#### **CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS**

Sitting/Acting as (if applicable)

### Policy Session Worksheet

Presentation Date: July 30, 2024 Approx. Start Time: 1:30 pm

Approx. Length: 30 minutes

Presentation Title: Stabilization Center Update & Program Design Plan

Department: Health, Housing & Human Services

Presenters: Rodney Cook, Director, Health, Housing & Human Services

#### WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Health, Housing & Human Services is seeking to provide the Board with an update on the development of the Clackamas County Stabilization Center. It is also seeking Board approval of its preliminary program design and site management plan for operations of the facility.

#### EXECUTIVE SUMMARY:

In response to community need for rapid behavioral health assessment and crisis stabilization, the Health, Housing & Human Services Department and the Clackamas County Sheriff's Office have partnered to develop a stabilization center in the former Women's Center building at 9200 SE McBrod Avenue in Milwaukie. This is part of Clackamas County's effort to increase access points for services within its Recovery-oriented System of Care. Other access points in development include:

- The recovery center in Clackamas (addictions focused)
- The resource center in Oregon City (housing services focused)
- The transitional housing village in Clackamas (housing services focused)
- Recovery-oriented scattered site homes (various, including recovery housing and medical respite)
- Access centers in Estacada and Molalla (housing services focused)

In December 2023, the Board approved the one-time and ongoing funding plan for the Stabilization Center and approved staff to proceed with solicitations for construction and program delivery services. Shortly after Board approval of the funding plan, the Oregon Legislature allocated \$4.0 million for the one-time capital renovation of the site. This will allow the county to reallocate most of the previously approved one-time capital funds, which includes \$1.0 million in Community Mental Health Program (post-settlement) funds and \$2.8 million of Supportive Housing Services funds.

#### **Project Timeline**

Since December, staff have worked with County Facilities and the architectural and engineering team to finalize the site design for the construction solicitation. That solicitation was released on July 22 and will be open for four weeks. The solicitations for program delivery services will be released in early August, with separate solicitations for behavioral health crisis stabilization and housing stabilization. All of the vendors are expected to be selected by the end of September and contracts are anticipated to come to the Board for approval between September and November. The current project timeline is as follows:



#### **Program Design**

Currently, Clackamas County community members experiencing a behavioral health crisis do not have enough support resources to get back on their feet. Behavioral health includes mental health and wellbeing, and related behavior may include substance addiction. Often, these community members draw the attention of law enforcement and are taken to jail or the emergency room. Emergency departments and local jails are not equipped to provide the type of support they need, though that need is increasing.

The Clackamas County Stabilization Center, which will include two complimentary programs in the north and south halves of the building, will serve adults primarily referred by law enforcement, health providers, and mobile crisis responders. The program will build on the successful neighborhood relationships of the Clackamas County's Corrections Center that has existed at the site for more than 25 years. The Stabilization Center will be a comfortable and safe place for community members who need short-term support, coping skills and connections to resources to manage a crisis.

The building's north half will operate a 24/7 schedule to provide short-term, drop-in behavioral health crisis stabilization services. The building's south half will provide short- and medium-term housing stabilization to people experiencing homelessness through referrals from the county's Coordinated Housing Access system. The two programs will be complimentary, ensuring close coordination and collaboration between the county's behavioral health and housing systems. The site will be operated by one or more community-based organizations experienced in delivering related services.

#### Behavioral Health Crisis Stabilization Program

The north half of the Stabilization Center will be a behavioral health crisis stabilization program that operates 24 hours a day, seven days a week. The services will support adults experiencing the acute phase of a behavioral health crisis under a 23-hour care model. The 23-hour care model means that it is designed to provide less than 24 consecutive hours of care to people who do not require in-patient treatment. Supportive service will include:

- A safe, supportive environment and compassionate care to address behavioral needs in the moment.
- A thorough evaluation by a multidisciplinary team.
- Stabilization and connection to medium- and long-term supportive services.
- Opportunity to address other barriers to health and well-being, including addictions and housing insecurity or homelessness.
- Rest, safety, and hygiene.
- Transportation assistance upon leaving the facility.

Services will be offered on a walk-in basis and for voluntary drop-off by community-based organizations, mobile crisis teams, and law enforcement agencies across the county, providing muchneeded diversion from jail or emergency departments. The core objectives are to provide voluntary assessment and stabilization, reduce reliance on jail and hospital beds, develop effective care plans, clearly define measurable interventions, and provide connection to the appropriate level of care on site and going forward. The anticipated capacity is services for up to eight participants at a time.

#### Housing Stabilization Program

The south half of the Stabilization Center will be a housing stabilization program. It will operate 24 hours a day, seven days a week to provide semi-congregate safety off the streets for up to 12 adults at a time referred through the county's Coordinated Housing Access system. The average length of stay is anticipated to be between 30 and 60 days. Supportive services provided to program participants will be recovery-oriented and based on individual needs, which will include:

- Development of an individualized recovery-oriented service plan that identifies barriers to be overcome and goals to be achieved during program participation and toward successfully obtaining permanent housing.
- Access to case management, peer support specialists, housing navigation and placement services, and behavioral and physical health services.
- Access to resources that provide next steps or permanent housing solutions.
- Access to other support service networks that include physical health services, mental health treatment, substance use treatment, counseling, peer support, financial education, Rent Well courses, and other workshops and resources intended to increase self-sufficiency.
- Community meetings and events.
- Conflict resolution and mediation.
- 24/7 on-site staff.

#### Site Management

The current plan is for one or more service providers to carry out both site management and program delivery. Site management includes property management, safety and security, and responsiveness to the surrounding community. The following is a high-level overview of site management activities:

#### Property Management

This will include maintenance, repairs, materials and supplies, landscaping, housekeeping, cleaning, and ensuring that the overall condition of the property and its infrastructure are maintained and meet standards defined by the county. It will also include maintaining a Site Manual for housing stabilization program participants that outlines things like the program purpose, services offered, governance, participation guidelines, room inspections, policies, and values.

#### Safety & Security

Health, Housing & Human Services will work with the service provider(s) to ensure that site safety and security, both for program participants and the surrounding community, is a top priority. It will contain security cameras and be well-lit. Staff will be on-site 24/7 and carry out regular perimeter walks (for cleaning and security). Drug and alcohol use will not be allowed. Weapons will not be allowed. Camping outside of the property will not be allowed. Individuals seeking access to the housing stabilization program must be referred by the county's Coordinated Housing Access system - walk-up services will not be offered.

#### Responsiveness to the Surrounding Community

The county is committed to ensuring that the presence of the Stabilization Center will benefit the community overall. It recognizes that the success of this program will be contingent upon responsiveness to community concerns, collaborative problem solving, and engaging the community to meet shared goals. The county and the service provider(s) will continue to work with stakeholders in the surrounding community to:

- Initiate and maintain open, transparent, and proactive communications.
- Develop clear expectations and procedures for resolving problems.
- Enhance neighborhood safety and livability while promoting access to services.

• Foster positive relationships between the site neighbors.

#### FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget?  $\square$  YES  $\square$  NO

What is the cost? One-time Capital Improvements: Approximately \$4.0 million, based on current estimates. Ongoing program operations: approximately \$3.0 million, based on current estimates.

What is the funding source? One-time capital funding is from the Oregon Legislature, through a direct allocation in House Bill 5204, and Trillium Community Health Plan. Ongoing program operations funding from Health Share and Supportive Housing Services.

Funding Source	Behavioral Health Stabilization	Short-term Respite	Total
One-time Capital Improvements		-	
Oregon Legislature (HB 5204)	2,000,000	2,000,000	4,000,000
Trillium Community Health Plan	179,607	-	179,607
Community Mental Health Program (Post-settlement)	<u>1,000,000</u>	-	— <del>1,000,000</del>
Supportive Housing Services*	<u> </u>	<del>2,000,000</del>	— <del>2,820,393</del>
Total One-Time Capital	2,179,607	2,000,000	4,179,607
Ongoing Program Operations			
Health Share	1,500,000		1,500,000
Supportive Housing Services		1,500,000	1,500,000
Total Ongoing Operations	1,500,000	1,500,000	3,000,000

#### **STRATEGIC PLAN ALIGNMENT:**

- How does this item align with your Department's Strategic Business Plan goals?
  - This item aligns with the following Department strategic priorities:
    - Assist individuals and families in need to be healthy and safe
    - Increase self-sufficiency
    - Increase community safety and health
    - Continually improve the efficiency and effectiveness of services
- How does this item align with the County's Performance Clackamas goals?
  - This item aligns with the following County strategic priorities:
    - Ensure safe, healthy and secure communities
    - Grow a vibrant economy
    - Build a strong infrastructure
    - Build public trust through good government

#### **LEGAL/POLICY REQUIREMENTS:**

N/A.

#### **PUBLIC/GOVERNMENTAL PARTICIPATION:**

This proposed project was included in the Shelter and Housing Projects Plan & Board Engagement Strategy approved by the Board during the Policy Session on December 7, 2022. It was also the subject of Policy

Sessions with the Board on April 19 and December 5, 2023, in addition to being included in discussions over the past year about one-time and limited-term uses of the Supportive Housing Services carryover balance. The Sheriff's Office and Health, Housing & Human Services have led engagement with City of Milwaukie Officials. The City of Milwaukie is supportive of this project and the project team will continue engagement with the City over the coming months, including a briefing with the City Council on August 6.

#### **OPTIONS:**

- 1. Approve the preliminary program design and site management plan.
- 2. Modify the preliminary program design and site management plan.
- 3. Reject the preliminary program design and site management plan.

#### **RECOMMENDATION:**

Staff respectfully recommend Option 1, Approve the preliminary program design and site management plan.

#### ATTACHMENTS:

Attachment 1: Stabilization Center renderings Attachment 2: Stabilization Center floor plans Attachment 3: Communications materials (one pager and postcard)

#### SUBMITTED BY:

Division Director/Head Approval \_\_\_\_\_ Department Director/Head Approval \_\_\_\_\_ County Administrator Approval \_\_\_\_\_

For information on this issue or copies of attachments, please contact \_

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# TENANT IMPROVEMENT | AUGUST 01, 2024

**ISSUED TO:** OWNER/CLIENT BIDDERS

# **MCBROD CRISIS CENTER**

9200 SE MCBROD AVENUE, MILWAUKIE, OR 97222 **BIDDING DOCUMENTS** 





CENTER CRISIS CBROD Σ

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### **BUILDING/LIFE SAFETY CODE ANALYSIS**

JURISDICTIONAL AUTHORITY: CITY OF MILWAUKIE

APPLICABLE CODES: SEE G001

#### OCCUPANCY (CHAPTER 3):

R-4 RESIDENTIAL; B, OFFICE GROUND FLOOR

ACCESSORY OCCUPANCIES (SECTION 508.2): ACCESSORY OCCUPANCIES ARE ANCILLARY TO THE MAIN OCCUPANCY. ACCESSORY OCCUPANCIES SHALL NOT OCCUPY MORE THAN AN AGGREGATE 10% OF THE FLOOR OF THE STORY IN WHICH THEY ARE LOCATED. THE ALLOWABLE BUILDING HEIGHT AND NUMBER OF STORIES OF THE BUILDING SHALL BE IN ACCORDANCE WITH THE MAIN OCCUPANCY. THE ALLOWABLE AREA OF THE BUILDING SHALL BE BASED ON THE MAIN OCCUPANCY OF THE BUILDING.

#### SEPARATION OF OCCUPANCIES (SECTION 508.2.4):

NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY.

NONSEPARATED OCCUPANCIES (SECTION 508.4): TABLE 508.4 REQUIRES SEPARATION BETWEEN B AND R OCCUPANCIES IS 2 HOURS IN AN UNSPRINKLERED BUILDING.

#### CONSTRUCTION TYPE (CHAPTER 6): TYPE V-B

RE RESISTIVE REQUIREMENTS (TABLE 601)		
STRUCTURAL FRAME	0 HOURS	
EXTERIOR BEARING WALLS	0 HOURS	
INTERIOR BEARING WALLS	0 HOURS	
FLOOR CONSTRUCTION	0 HOURS	

AUTOMATIC SPRINKLER SYSTEMS (SECTION 903.3.1.1): THIS BUILDING IS NOT SPRINKLERED.

OCCUPANT LOAD (TABLE 1004.5): SEE CODE PLANS THIS DRAWING.

#### REQUIRED EGRESS WIDTH BASED ON OCCUPANT LOAD (1005.3):

STAIRWAY WIDTH SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD BY 0.3 INCHES THE WIDTH OF OTHER EGRESS COMPONENTS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD BY 0.2 INCHES.

EXTERIOR NON-BEARING WALLS & PARTITIONS 0 HOURS

0 HOURS

0 HOURS

INTERIOR NON-BEARING WALLS & PARTITIONS

ROOF CONSTRUCTION

EXIT ACCESS TRAVEL DISTANCE (EATD) (TABLE 1017.2): R-4 & B (WITHOUT SPRINKLERS): 200' MAX ALLOWED

### ACCESSIBLE PARKING FACILITIES (SECTION 1106.1):

ROOF ASSEMBLY FIRE CLASSIFICATION (TABLE 1505.1): CONSTRUCTION TYPE V-B = CLASS C ROOF COVERING IS REQUIRED.

- PLUMBING FIXTURES (TABLE 2902.1): TIMES.

  - DRINKING FOUNTAIN = 1 PER 100 OCCS. DF: 24 OCC/100 =

### **BUILDING AREA + OCC SUMMARY**

				# OF
AREA NAME	OCC GROUP	AREA (NSF)	LOAD FACTOR	OCCUPANTS
<23 HR CRISIS CARE	B OCC	2524 SF	150 SF/OCC	17
	·			
STOR/MECH	ACC R-4 OCC	116 SF	300 SF/OCC	1
KITCHEN	ACC R-4 OCC	128 SF	200 SF/OCC	1
OFFICE	B OCC	198 SF	150 SF/OCC	2
30-60 DAY CRISIS FACILITY	R-4 OCC	2643 SF	120 SF/OCC	22
TOTALS		5609 SF		43



17 TOTAL PARKING SPACES PROVIDED IN LOT = INCLUDING 1 VAN ACCESSIBLE SPACE REQUIRED & PROVIDED.

FOR CALCULATIONS INVOLVING MULTIPLE OCCUPANCIES, SUCH FRACTIONAL NUMBERS FOR EACH OCCUPANCY SHALL FIRST BE SUMMED AND THEN ROUNDED UP TO THE NEXT WHOLE NUMBER. FOR THE PURPOSES OF THIS BUILDING, THE TWO SIDES (23 HR CARE AND 30-60 DAY CARE, WILL ALWAYS BE SEPARATE. THE DOOR BETWEEN THE TWO IS FOR STAFF ONLY AND LOCKED AT ALL

B, BUSINESS: 19 OCC/2 = 9 MALE, 10 FEMALE. REQ'D W/C = 1 PER 25 OCCS; REQ'D LAV = 1 PER 40 OCCS. W/C: 10 OCC/25 = 0.40 W/C REQUIRED PER SEX; **2 PUBLIC, 1 STAFF WC PROVIDED - ALL SINGLE-USER** LAV: 10 OCC/40 = 0.25 LAV REQUIRED PER SEX; 2 PUBLIC, 1 STAFF LAV PROVIDED - ALL SINGLE-USER

R-4, CONGREGATE LIVING: 24 OCC/2 = 12 MALE, 12 FEMALE. REQ'D W/C = 1 PER 25 OCCS; REQ'D LAV = 1 PER 40 OCCS; REQ'D

W/C: 12 OCC/25 = 0.48 W/C REQUIRED PER SEX; **3 PUBLIC, 1 PRIVATE, 1 STAFF WC PROVIDED - ALL SINGLE-USER** LAV: 12 OCC/40 = 0.30 LAV REQUIRED PER SEX; **3 PUBLIC, 1 PRIVATE, 1 STAFF LAV PROVIDED - ALL SINGLE-USER** 0.24 DF REQUIRED; 1 PROVIDED



### GROUND LEVEL CODE PLAN



### **DRAWING NOTES**

- SEE G001 FOR PROJECT DESCRIPTION, PROPERTY DATA, AND CODE REQUIRED SIGNAGE.
- SEE DWG A901 FOR DOOR SCHEDULE + DOOR HARDWARE NOTES. SEE A100 SERIES FLOOR PLAN DWGS FOR DIMS +
- ACCESSIBILITY CLEARANCES AT DOORS, FIXTURES, APPLIANCES, ETC. SEE A601 FOR DIMS + ACCESSIBILITY 4.
- CLEARANCES/REQUIREMENTS FOR TOILETS AND BATHROOMS.

### LEGEND

	(N) UNRATED WALL
	(E) UNRATED WALL
	(2) HR. RATED FIRE WALL - (E) TO BE CONVERTED TO 2-HR
	-PROPERTY LINE
	ROOM/SPACE AREA BOUNDARY LINE
# OCC.	EXIT GROUP
# OCC.	EXIT DISCHARGE
FEC	FIRE EXTINGUISHER MOUNTED WITH HANDLE 15"-48" A.F.F FINAL LOCATION TO BE DETERMINED BY FIRE MARSHAL
€	EXIT SIGN
o>	EXIT ACCESS TRAVEL DISTANCE (EATD) - INCLUDES CPET
$\sim \rightarrow$	COMMON PATH OF EGRESS (CPET)
	EGRESS PATH - MIN 36" WIDE SHALL BE CLEAR AND UNOBSTRUCTED AT ALL TIMES. PROVIDE EGRESS LIGHTING ENTIRE WIDTH OF EGRESS PATH, MIN LIGHT LEVEL OF 1 FOOTCANDLE MEASURED AT FLOOR LEVEL. PROVIDE WITH BATTERY

	ROOM NAME
XXX	ROOM OCCUPANCY
R-2 OCC.	TOTAL ROOM SF
XXX SF	OCCUPANT LOAD FACTOR
200 SF/OCC	TOTAL NO. OCCUPANTS
8 OCC.	

A POWER OUTAGE

BACKUP THAT CAN ILLUMINATE PATH FOR A DURATION OF 90 MINS AFTER

<−−−−→ PUBLIC WAY/ACCESSIBLE ROUTE</p>

#### DRAWING REVISIONS

NO.	DATED	DESCRIPTIO



9200 SE MCBROD AVENUE **BIDDING DOCUMENTS** 08.01.2024 CODE ANALYSIS

G101

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DRAWING NOTES

1. SEE CIVIL DRAWINGS FOR INFORMATION ON TOPOGRAPHY, FLOOD PLAIN, IMPERVIOUS SURFACES, ETC.

# DRAWING LEGEND

KEYNOTES 🗇

- 1 PROPERTY LINE, TYP
- 2 (E) SIDEWALK/PATH
- 3 (N) STAIR AND ENTRANCE, SEE A700 SERIES
- 4 (E) PARKING TO BE RESURFACED SEE CIVIL DRAWINGS
- 5 (E) FIRE HYDRANT
- 6 (N) RAMP, SEE A700 SERIES
- 7 (N) STAIR TO (E) DOOR
- 8 (N) WASTE+RECYCLING ENCLOSURE AND ACCESS FOR ROLL CART WASTE RECEPTACLES
- 9 (E) LOW VOLTAGE10 (E) WATER METER

DRAWING REVISIONS NO. DATED DESCRIPTION



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MCBROD CRISIS CENTER 9200 SE MCBROD AVENUE

BIDDING DOCUMENTS 08.01.2024 SITE PLAN



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### DRAWING NOTES

1. SEE A901 FOR FINISHES + MATERIALS

- • 44' - 6" VIF T.O. GROUND LEVEL - • 41' - 0" VIF TYP GRADE

- - - 44' - 6" VIF T.O. GROUND LEVEL 41' - 0" VIF TYP GRADE

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# KEYNOTES (\*)

- 1 (N) PRE FINISHED METAL COPING
- 2 (N) TRASH ENCLOSURE 3 (E) VINYL SIDING - CLEAN AND REPAIR AS
- NEEDED 4 (N) METAL CANOPY
- 5 (N) DOOR IN (E) WINDOW OPENING
- (E) FOUNDATION VENT, TYP. 6
- 7 (E) GRADE 8 (N) VERTICAL T+G CEDAR SIDING, 4"
- (E) COLUMN WITH (N) METAL PRE 9 FINISHED TRIM
- 10 (E) EXT. LIGHT FIXTURE
- 11 (N) CEDIAR T&G SIDING AROUND DOOR OPENING
- 12 (E) SECURITY CAMERA, TYP 13 (E) WALL PLAQUE
- 14 (E) ROOF ACCESS LADDER
- 15 (E) SCUPPER AND DOWNSPOUT
- 16 AREAS OF (E) SIDING REQUIRING REPAIR/REPLACEMENT

CRED AR

DRAWING REVISIONS

NO. DATED



DESCRIPTION



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MCBROD CRISIS CENTER 9200 SE MCBROD AVENUE **BIDDING DOCUMENTS** 08.01.2024

EXTERIOR ELEVATIONS

A301

### Clackamas County Stabilization Center Short-term behavioral health support and recovery

Clackamas County and the Clackamas County Sheriff's Office are partnering in the development of a behavioral health stabilization and short-term care center. Behavioral health includes mental health and wellbeing, and related behavior may include substance addiction.

Currently, Clackamas County community members experiencing a behavioral health crisis do not have sufficient resources for crisis support to get back on their feet.

Often, these community members draw the attention of law enforcement and are taken to jail or the emergency room. Emergency departments and local jails are not equipped to provide the type of support they need, though that need is increasing.

The Clackamas County Stabilization Center will serve adults who are referred by law enforcement, health providers, and mobile crisis responders. The program will build on the successful neighborhood relationships of the Clackamas County's Corrections Center that has existed at the site for more than 25 years. The Stabilization Center will be a comfortable and safe place for community members who need short-term support, coping skills and connections to resources to manage a crisis.

#### **Frequently Asked Questions**

#### Q: What is behavioral health? What is a behavioral health crisis?

A: Behavioral health is an umbrella term that includes mental health and wellbeing, and how that affects behavior. Examples of behavioral health disorders and symptoms include anxiety, depression, schizophrenia, eating disorders and addictive behaviors.

A behavioral health crisis is a situation where someone's behavior puts them at risk of hurting themselves or others or prevents them from being able to care for themselves. This could include, for example, panic, anxiety, agitation, or hearing voices.

#### Q: What services will be provided at this center?

A: Services will include but are not limited to:

- Rest, safety and hygiene
- Connections to treatment
- Referrals to healthcare, food, disability services, substance use, mental health and employment services.
- Benefits sign up
- Help accessing permanent housing, including removal of housing barriers, providing vouchers and rent assistance, and housing search assistance.
- Help with emotional regulation and coping skills

#### Q: Who will the Stabilization Center serve?

A: The Clackamas County Stabilization Center is a program for members of the Clackamas County community experiencing a behavioral health crisis who need short-term support. The Stabilization Center will primarily take referrals from Clackamas County law enforcement and mobile crisis responders.

### Q: What other behavioral health and housing resources are available from the county?

A: Our list of behavioral health services is at https://www.clackamas.us/behavioralhealth

Our list of housing services is at https://www.clackamas.us/guide/housing-resources

#### **Q: What is the timeline for this project?**

A: Construction is scheduled to begin in late 2024, and the center will open in fall 2025.

#### **Stabilization Center Postcard**

Draft v1, 05.29.24 Size: 4x6, or 5x7

#### Front Side of the Postcard

Community Announcement: Stabilization Center Coming Soon!

We're excited to share important news about a new resource that will benefit our community. The Clackamas County Stabilization Center is being built at 9200 SE McBrod in Milwaukie, to support community members experiencing a behavioral health crisis.

#### **Back Side of the Postcard**

#### Why?

Currently, community members experiencing a behavioral, mental or substance use crisis do not have an accessible 24/7 resource for support. This new center will provide that support, helping people get back on their feet.

#### **Benefits**

- Provides immediate and accessible crisis support
- Reduces the burden on emergency departments and jails
- Enhances community safety and well-being
- Offers a safe space for people in crisis to stabilize and receive the help they need

This center is an important step toward improving mental health resources in our community. Together, we can ensure those in need receive the right support at the right time. For more information, visit [website, QR code].