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# **Juniper Ridge – TSSA – Update**

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**Matt Stuart, Real Estate, Facilities, Housing Director**

**Amy Fraley, Senior Program Manager, Houselessness Solutions**

September 29, 2025

# Agenda

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Purpose of today's meeting is to provide an update/status on the Temporary Safe Stay Area (TSSA) management and implementation, and clarify next steps.

Overview

Collaborative Efforts

Intent

Continued Efforts

Housing Focused Case Management

Enforcement

Challenges

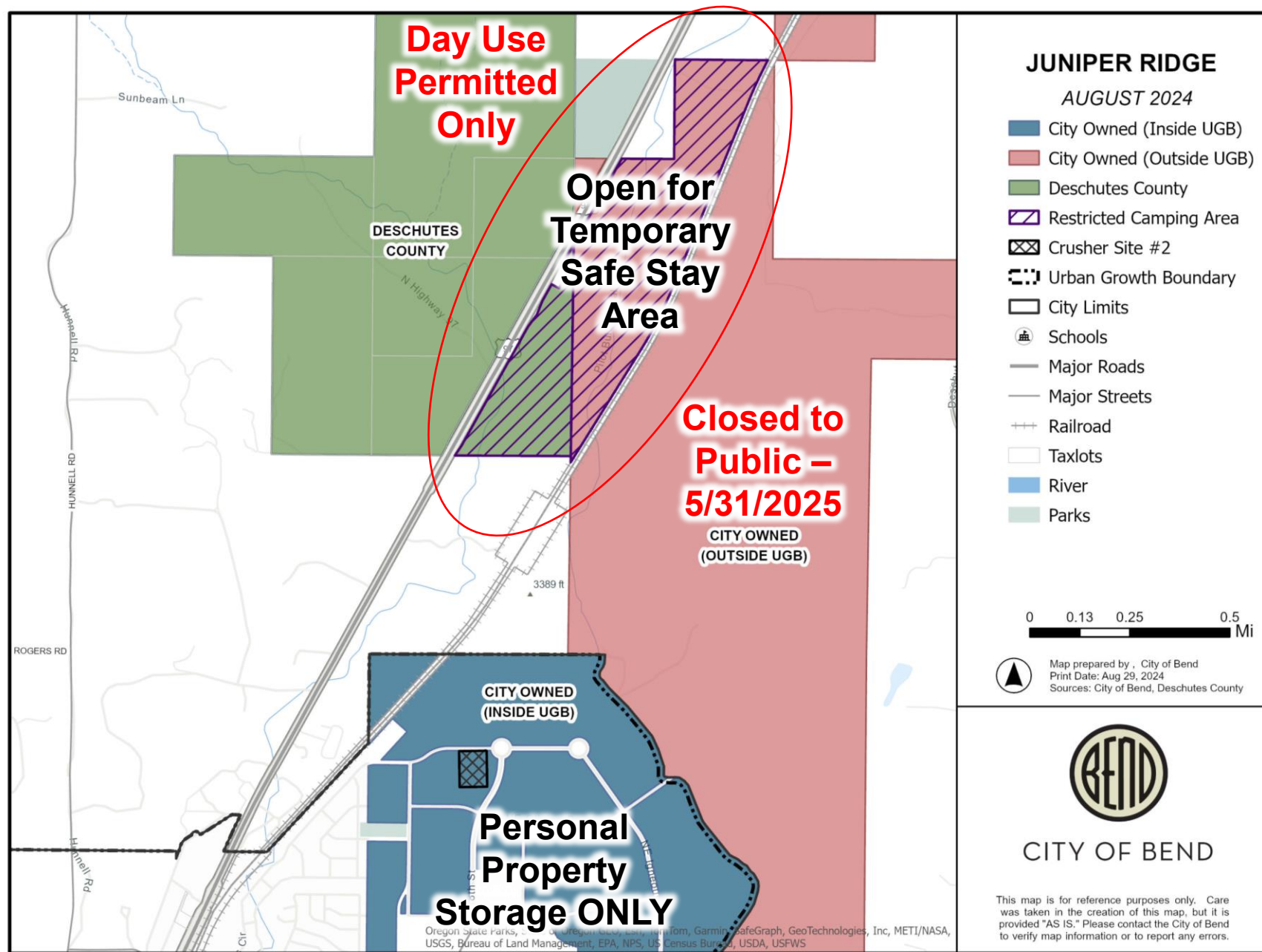
Next Steps – Closure or Extend

Further Discussion/Questions



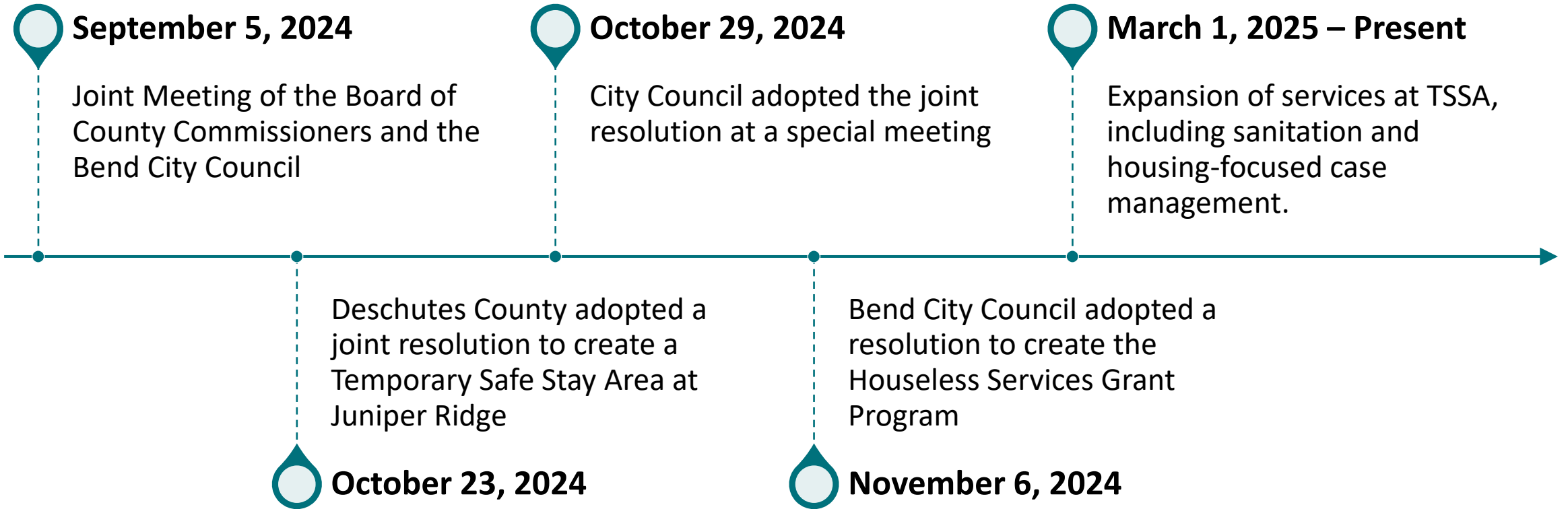
# Overview

- Code Enforcement Notices – 2024
- China Hat – Roundtable
  - Regional Collaboration
  - Health & Safety
  - Environmental Impacts (Bio-hazard, Wildfire, etc.)



# TSSA – Collaborative Efforts

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# TSSA – Intent

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As stated in the adopted resolutions\*, is to “...mitigate and improve the health and safety risks associated with unmanaged camping, and to provide improved sanitation services and case management to facilitate people camping at Juniper Ridge moving into safer shelter or housing.”



Reduce TSSA Area by ~50% in Year 2 (2026)



Full Closure of TSSA Area – on or before December 31, 2026

\*County No. 2024-046, City No. 3401



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# TSSA – Continued Efforts

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**Hygiene Stations  
(Toilets, Water,  
Handwashing)**

**Security Patrol  
(~4 hours/day)**

**Infrastructure  
Protection  
(COVID, Swalley)**

**Fuels/Fire Mitigation  
(City & County)**

**Housing Focused  
Case Management**

**Rules/Guidelines  
Adoption &  
Enforcement**

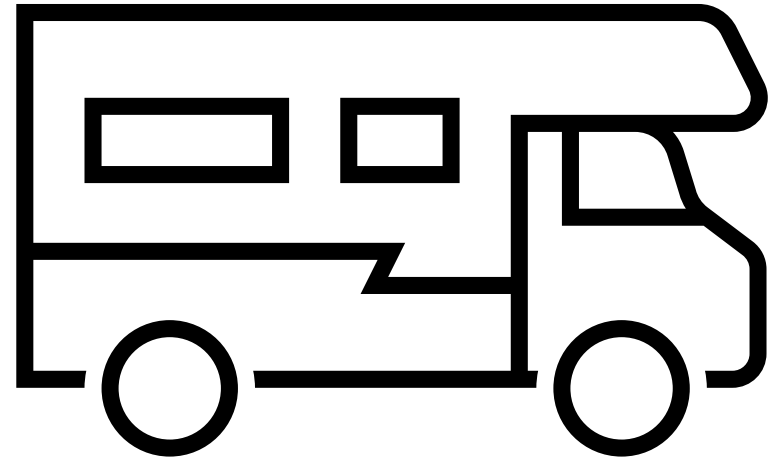


# Provider/Grantee – Levels of Engagement

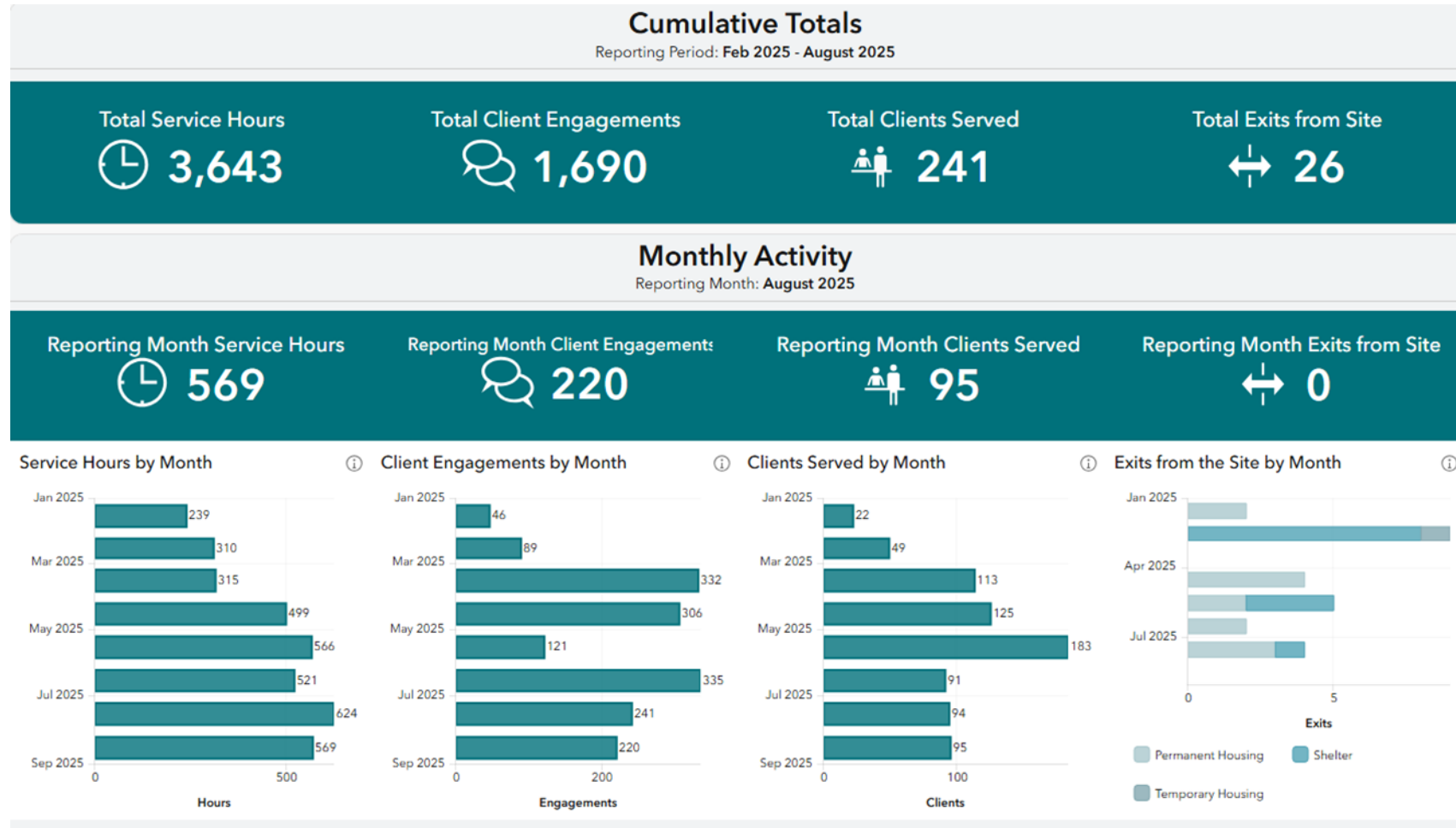
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City of Bend Houseless Services Grant recipients have engaged 241 clients at the TSSA

Reflects the exceptional rapport providers build with people survival camping and the interest in housing-centered case management



# Case Management - Dashboard



## Temporary Safe Stay Area (TSSA) Dashboard



# Provider/Grantees – Expenditures

Provider	Award	Expended	Percent Expended
Central Oregon Villages	\$183,863.00	\$3,149.16	1.71%
Companion Animal Medical Project	\$100,000.00	\$20,625.20	25.98%
Home More Network	\$154,700.00	\$25,000.00	16.16%
Mosaic Community Health	\$135,906.00	\$39,823.91	29.30%
REACH	\$283,431.00	\$55,806.62	19.69%
Shepherd's House Ministries	\$223,132.00	\$52,880.73	23.70%
NeighborImpact	\$50,000.00	\$0.00	0.00%
<b>Total</b>	<b>\$1,131,032.00</b>	<b>\$173,119.45</b>	<b>15.31%</b>



# Shelter and Housing Assumptions

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- Considerations
  - ~191 campers / 143 camps (9/16/2025)
  - 70 campers have current HEAT assessments (9/16/2025)
  - City-supported shelters are at 95% utilization for the current calendar year
  - 5-6 families with 8-10 minor children in the TSSA

25% or 48 people may qualify for permanent supportive housing (PSH)

25% of people may wish to access safe parking (24-35 additional spaces)

25% of non-congregate shelter beds (28 room motel)

25% people may wish to access a managed camp (48 spaces)



# TSSA – Rules & Regulations

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- Vehicle camping is permitted within the designated area
- Construction, including vehicle additions and fencing, is not allowed
- Causing damage or injury, or engaging in threats to physical safety is prohibited
- Dumping of black/gray water (water or human waste) is prohibited
- Use of any road or access point other than what is authorized is prohibited
- All trash must be disposed of in dumpsters or yellow bags
- All open flames and fires, including recreational fires, burning garbage, etc. deemed unsafe by Bend Fire & Rescue is prohibited
- Discharge of firearms is prohibited
- Storage of and abandonment of inoperable vehicles and tires is prohibited
- Animals and pets must be kept on leash and under control at all times



# TSSA – Notice of Remedy / Removal

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## *Remedy*

- Noise or disruption
- Cooking/open flames deemed unsafe
- Failing to utilize hygiene stations
- Dumping/littering
- Off leash animal/pet
- Creation or use of unauthorized roads
- Camping outside of boundary
- Abandoning vehicles
- Construction of new structures
- Camping in structures or tents

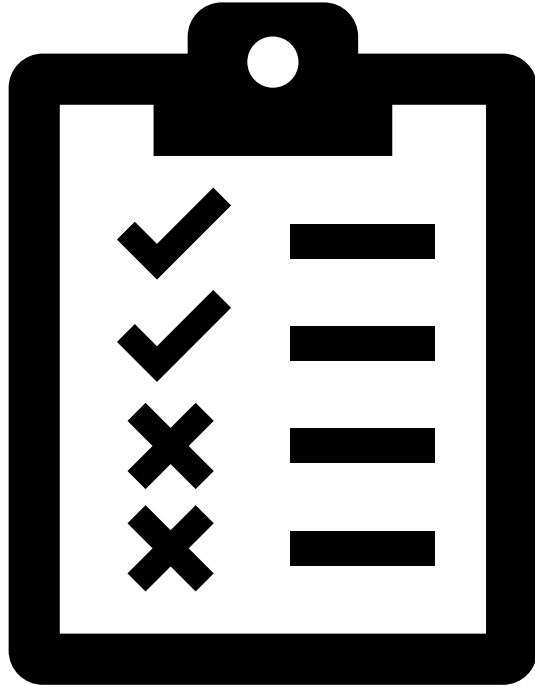
## *Removal*

- Conditions/behavior creating danger to public health, life, safety
- Civil or criminal offenses, particularly threats or injury to people and property
- Black/gray water dumping
- Excessive dumping/littering
- Fire, cooking/open flames deemed unsafe
- Discharge of firearms
- Damage to infrastructure or property



# TSSA – Enforcement

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June 2025 began concerted effort to educate camps of the Rules & Regulations, emphasizing compliance

August 2025 began issuing Notice to Remedy's – 10 to date

September 2025 issued 3 removals for non-compliance with remedy and Rules

# TSSA – Challenges

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**Population:** Closure of China Hat/Cabin Butte Project and surrounding BLM property shifted >100 people to the TSSA. Total = ~191 People



**Rules Compliance & Enforcement:** Staffing levels less than adequate to address increased population



**Land Management Costs:** ~\$1M (City & County – FY 24 & 25) for TSSA hygiene, security, trash; closure/cleanup east of RR tracks; staffing, management, enforcement



**Housing/Shelter Options:** Lack of housing, shelter, safe parking, and other transition opportunities

# Deschutes County expenses


CATEGORY	FY '24	FY '25	FY '26 (3 mos)	TOTAL
Water	\$20,105	\$34,255	\$9,300	\$63,660
Portable Toilets & Handwashing Stations	\$17,625	\$19,450	\$3,600	\$40,675
Dumpsters	\$5,978	\$10,189	\$2,957	\$19,124
Security	\$41,436	\$65,821	\$21,396	\$128,653
General Cleanup	\$102,532	\$108,779	\$37,226	\$248,537
Misc (fire gates, eco blocks, etc)	\$12,750	\$45,741	\$394	\$58,885
<b>TOTAL</b>	<b>\$200,426</b>	<b>\$284,235</b>	<b>\$74,873</b>	<b>\$599,534</b>



# Next Steps – In Accordance w/Resolution

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Increase compliance and enforcement efforts; removing individuals and camps that do not remedy or comply with the Rules and Regulations.



Continue to support efforts for safer shelter and/or housing to increase the number of successful exits and transitions from the area.



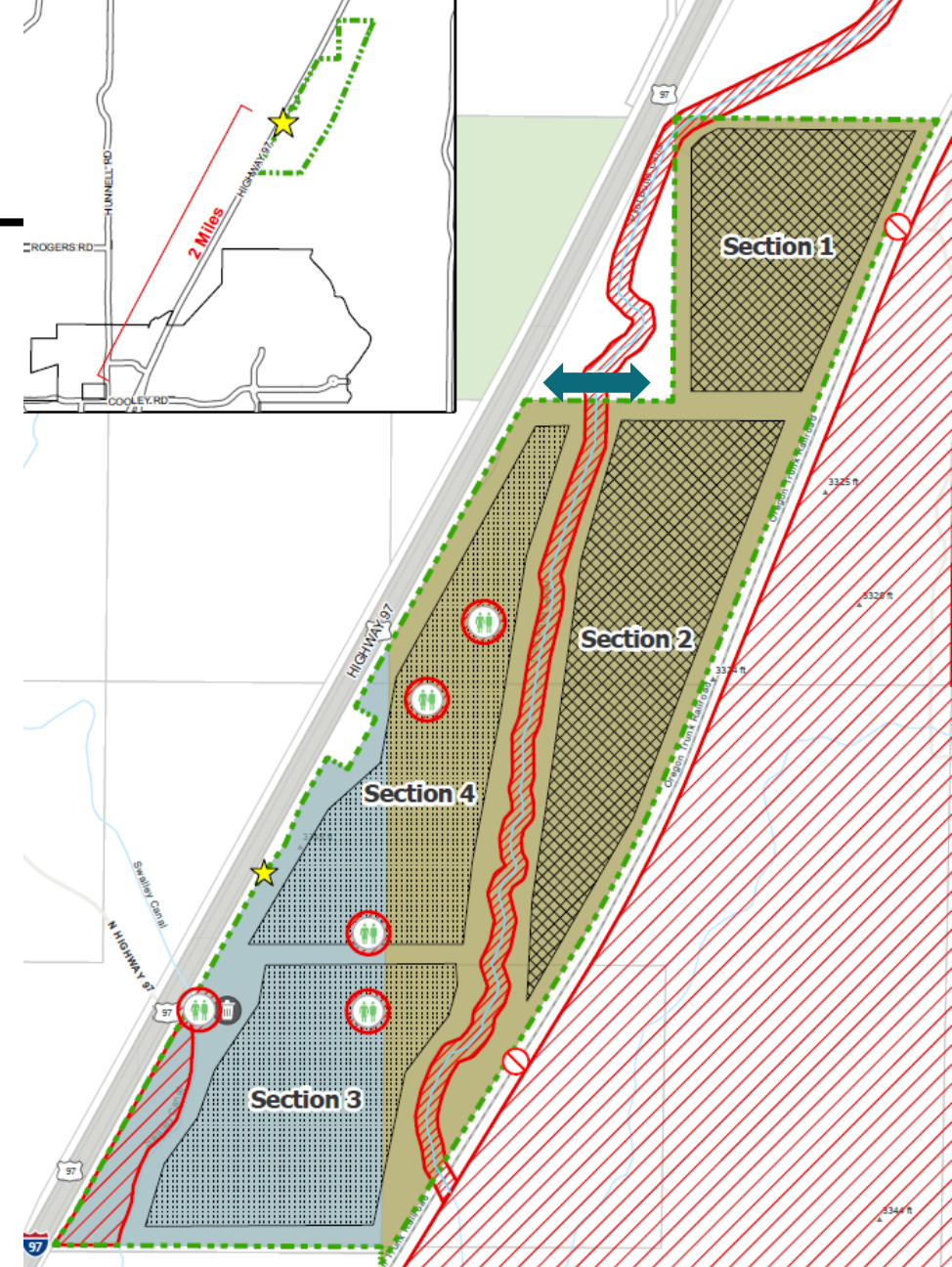
Coordinate a closure plan for the area for on or before Dec. 2026.



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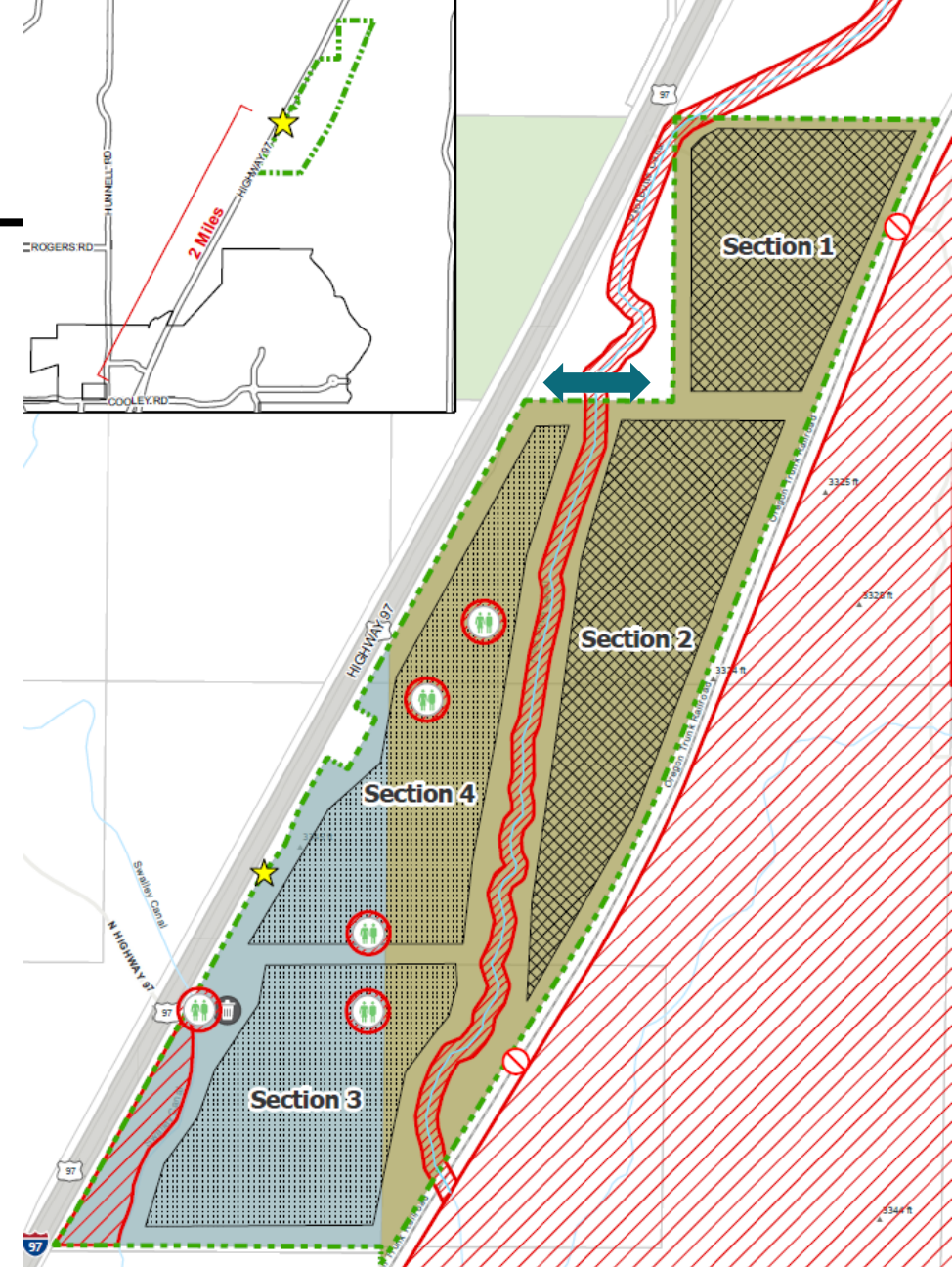
# Next Steps – Closure (Concept)

- Aim for full Closure October/November 2026
- Phased Closure with noticing beginning in March 2026
- Close a section every 60-90 days between May and October/November
- Start with area at the north end adjacent to COID infrastructure



# Alternative – Extend (Concept)

- Extend Closure into 2027 (Date, TBD)
- Reduce TSSA area by 50% in 2026.
- Phased Closure of Sections 1 & 2 beginning in March 2026, complete by July 2026.
- Allow individuals/camps located in Sections 1 & 2 to relocate to Sections 3 & 4.



# Discussion / Questions



# Language Assistance Services & Accommodation Information for People with Disabilities

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You can obtain this information in alternate formats such as Braille, electronic format, etc. Free language assistance services are also available. Please contact Matt Stuart at [mstuart@bendoregon.gov](mailto:mstuart@bendoregon.gov) or 541-388-4157. Relay Users Dial 7-1-1.



## **Servicios de asistencia lingüística e información sobre alojamiento para personas con discapacidad**

Puede obtener esta información en formatos alternativos como Braille, formato electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto con Matt Stuart en [mstuart@bendoregon.gov](mailto:mstuart@bendoregon.gov) o 541-388-4157. Los usuarios del servicio de retransmisión deben marcar el 7-1-1



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