

## Exhibit "1"



Shaded area above is the Leased Property

### Legal Description of Leased Property

All that portion of Tracts 33 and 40 of Goodwin's Five Acre Tracts, Recorded in Volume 'A' of plats, Page 18, records of Yakima County, Washington described as follows:

Beginning at the Southwest Corner of Tract 40, as described on Record of Survey, recorded under Auditors File No. 7718968, records of Yakima County, Washington; thence N 0°15'41" E 75 feet; thence S 89°44'19" E 10 feet, to the point of True Beginning; thence N 0°15'41" E 345 feet; thence S 89°44'19" E 280 feet; thence S 0°15'41" W 345 feet; thence N 89°44'19" W 280 feet, plus or minus, to the point of True Beginning.

## EXHIBIT 2

# CAMP HOPE

## Operations Plan 2020

**GRACE CITY OUTREACH (GCO)** will assume the operation of Camp Hope, as it has been known to the Yakima County Community for over three years.

Camp Hope will continue to serve the community by striving to reduce homelessness within the Yakima Valley.

Camp Hope will move forward by using innovation and initiative to fulfill the immediate and critical needs of people experiencing homelessness in our community.

In addition to this, Camp Hope will work toward empowering people experiencing homelessness with critical tools needed to navigate their way back to a healthy and productive life, with the ultimate goal of self sufficiency via the Strength's Based-Relationship Service Model.

Camp Hope, the managed encampment located at: 2300 E Birch St. Yakima, Washington 98901 will provide unsheltered individuals with a safe, accommodating and well managed facility. This facility, as well as the services provided there will create relief for downtown businesses, public works dept., law enforcement and other city and county entities.

Camp Hope and it's services will also improve the appearance of public spaces, including sidewalks and doorways, allowing such spaces to be used for their intended purposes.

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## **Overview**

GCO will provide coordination of shelter, meals and basic needs assistance to people experiencing homelessness, as well as their pets beginning on, or about August 4th, 2020.

This temporary, sanctioned encampment will be managed and staffed by GCO. Camp Hope will serve up to 100 people each night and will operate 24 hours a day.

Based on the proven strategies of Camp Hope leadership, the encampment will continue to be managed in the same manner as has been successful since Camp Hope's inception.

## **Successful Strategies include:**

- All individuals must register each evening to remain within the encampment. This policy provides security, as well as accountability within the population we serve.
  - A maximum occupancy will be established, which shall not be exceeded and the entrance will be monitored and secured by staff at all times.
  - All individuals will check in and out when entering and leaving the property to ensure the safety and security of the encampment.
  - Check in hours will be between 3PM and 6PM, with variances allowed for those who work, or those with verifiable appointments.
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The *Camp Hope Operations Plan 2020* calls for the use of large dormitory style tents, rather than smaller individual tents. The use of larger tents will drastically reduce the appearance of clutter and allow for the monitoring of resident activity within the facility.

There will be separate areas for male and female residents, along with storage facilities for resident belongings. An appropriate number of gender specific staff will monitor both the male and female spaces to avoid mixed gender situations among staff and residents whenever possible. A staff member will remain on site at all times for resident safety.

Each person choosing to stay at Camp Hope will be asked to sign a *Good Neighbor Agreement*, which will outline behavior expectations for both on and off Camp Hope property. The agreement will also explain potential consequences for violation of said agreement.

Each resident of Camp Hope will be expected to contribute to the cleanliness of the facility, depending on individual circumstance and capabilities.

### **Facilities**

The Camp Hope facilities include 4 dormitory barracks style military tents, two for males and two for females. These tents will accommodate up to 30 individuals each. Two additional dormitory barracks style tents will be used for emergency family shelters.

Additional facilities include:

- Mobile Kitchen Unit
  - Mobile Shower Unit
  - Mobile Restroom Unit
  - Portable Laundry Unit
  - Dormitory Style Day Use Tent
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Camp Hope also utilizes small, portable buildings (no larger than 10x20ft) built on skids as a variation of offices (I.e. Case Managers / Director / Security). Camp Hope will contract with the City of Yakima for garbage collection service.

### **Staffing**

The current model for Camp Hope consists of the following staffing levels:

- 1 - Executive Director
- 3 - Full-Time Shelter Monitors
- 1 - Part-Time Care Manager
- 2 - Part-Time Shelter Monitors
- 5 - Interns
- 10 - Trustees

Camp Hope staff will have an onsite supervisor at all times, as well as access to the Executive Director 24 hours a day.

The Executive Director Mike Kay has direct experience with the homeless population, is a certified peer counselor and has established relationships within the shelter. He is currently supported by three full-time and three part-time staff, as well as 5 interns.

In addition, the staff is supported by a continuously expanding group of dedicated volunteers. A part-time professional care manager will administer our mental health referral support system. GCO is committed to collaborating with organizations in order to provide a pathway toward housing and other necessary resources. GCO will continue working to support each resident as they work toward self-sufficiency.

Camp Hope will have round-the clock staff and designated, monitored outdoor spaces to prevent disruption to the businesses and activities in the surrounding area.

As part of their stay, residents of Camp Hope will participate in grounds-keeping and other meaningful work, creating a sense of pride and ownership in the encampment on a volunteer basis.

This includes, but is not limited to:

- Public service projects such as participation on the Greenway Events / Cleanup
- Working with City Staff to assist in graffiti removal
- City clean up and snow removal

The Camp Hope *Internship and Trustee programs* provide current, or formerly homeless individuals a combination of classroom and on the job training within our Low-Barrier Homeless Shelter, or Transitional Housing facility. This training can offer experience and create recent job history for residents and prepare them for outside employment.

### **Programs & Services**

#### *Transportation:*

GCO maintains two vehicles for the purpose of providing limited transportation services to the residents of Camp Hope. Camp Hope staff will transport residents in assigned vehicles to the Yakima transit center in the morning and will return to the transit center in the evening to transport returning residents back to camp. GCO also maintains a *sedan program* to assist in providing non-life threatening transportation of residents to medical, mental health, pharmacy and employment services.

### **Education Center**

Camp Hope provides an education center, which offers the residents access to several educational resources. Residents of Camp Hope are given the opportunity to enhance their knowledge in:

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- GED Preparation
- Reading Comprehension
- Writing Skills
- Math Comprehension
- Financial Management
- Coping Skills
- Grief Management
- Computer Literacy Courses
- Resume Writing Courses
- Job Interview Skills

The education center also provides an opportunity for individual mentoring / tutoring for residents of Camp Hope. Residents have access to a computer with internet access in order to search for jobs, housing and to connect with family. A volunteer coordinator and large team of volunteers with expertise in various subject matter staff the education center.

### **Accountability Partner Program**

The residents of Camp Hope and all other GCO facilities are automatically enrolled in our *Accountability Partner Program*. This program helps ensure each resident feels welcome and connected. Additionally, the program helps guarantee residents are given access to resources, including permanent housing, medical, psychiatric and addiction services in an efficient manner.

Upon entering a GCO facility, each resident is taken through a mandatory intake process. Once said intake process has been completed:

- Within 48 hours of the initial intake, our on site Care Manager provides each resident with an assessment interview / review.
- The Care Manager will identify any barriers that the resident has identified (I.e. No Identification, Transportation, etc.) and refer the resident to the *Accountability Partner Team*. The team is made up of facility staff who are assigned a maximum of 8 residents to assist with following their accountability plan.
- The resident will have a weekly meeting with their assigned team member to review their progress on the accountability plan.
- The Facility Director will also meet weekly with the resident to review their accountability plan and ensure they are being provided resources and assistance in a timely manner.

The purpose of a multi-staff approach to this plan is to ensure that each resident feels connected to service providers, creates a sense of community and removes any potential gaps in services.

### **Homeless Outreach Team (H.O.T.)**

GCO will provide a Homeless Outreach Team, or H.O.T. H.O.T. will respond as requested within Yakima County, as staffing and funding allow.

H.O.T. will act as a response team to the Yakima County Community and will respond with specially trained staff / volunteers. H.O.T. will respond to calls placed by the community, City, or other service providers for people experiencing homelessness who may be congregating, or unaware of the services available to them.

The goals of the Camp Hope H.O.T. Team are:

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- To provide the community with an immediate response.
- To provide relief to emergency service providers by reducing their responses to non-criminal nuisance complaints. HOT will provide safe transportation for people experiencing homelessness to shelter / encampment / service providers within Yakima County.
- To provide people experiencing homelessness within Yakima County with trained personnel, able to provide resources directly related to the needs of the individual.
- To treat people experiencing homelessness in Yakima County with dignity and respect.

Camp Hope maintains a 24 hour hotline, provides community outreach services and has a partnership with The Downtown Business Association to provide an alternative to calling 911 for non-emergent issues relating to homelessness. These services will drastically reduce the demand on the Yakima Police and Sheriff's Department to respond to such calls. We are committed to a close and creative partnership with local law enforcement. Over the past months, we have conferred on shelter safety practices and intake of certain nuisance offenders. In addition we have also discussed accessing future funding for programs aimed at reducing unnecessary police calls and associated public safety costs, as well as the need for closer coordination between the police and social services. Our HOT Team will be working in conjunction with local law enforcement to address and mitigate the public impact of people experiencing homelessness in the immediate neighborhood surrounding Camp Hope.

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## **Policies & Procedures**

A Low-Barrier Shelter is a model of service delivery which provides for the basic needs of people experiencing homelessness in order to end the cycle of street dependent living. This model prioritizes the provision of shelter and basic needs FIRST, allowing each individual to access additional services once emergent needs are met. (I.e. housing programs, addiction services, mental health support programs, etc.). In practice, the Low-Barrier Shelter model encourages individuals to participate in available programs, but not *required*.

- Sobriety is not required, however drug and alcohol possession and use is prohibited on the premises.
- Each individual will have a formal intake and registration interview, but will not be denied service if they do not possess a valid ID.
- Couples will be able to stay together.
- Limited storage space is provided for personal items.
- Service animals and companion pets will be accommodated.
- Homeless (HUD Definition)
- Individuals seeking shelter at Camp Hope must be age 18, or older.
- Individuals seeking shelter at Camp Hope must be ambulatory and not require hospital, or skilled nursing care.
- Individuals seeking shelter at Camp Hope must agree to be non-violent
- Individuals seeking shelter at Camp Hope must agree not to use, possess, or sell alcohol, drugs, or illegal substances on the premises.
- Individuals seeking shelter at Camp Hope must agree to treat other residents, staff, volunteers and the property with respect.
- Individuals seeking shelter at Camp Hope must agree to obey fire and other safety regulations.

Camp Hope will accept new residents on a first-come, first-serve basis. However, if there is an emergent need for shelter we will offer the individual a bed for the night, providing they pass the initial screening.

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## **Rules Of Conduct**

In order to receive shelter from Camp Hope, residents must agree to follow the 5 *community standards of behavior*:

- No violence toward yourself, or others.
- No illegal substances, alcohol, or paraphernalia on the premises.
- No stealing.
- No disruptive behavior of any kind that disturbs the general peace and welfare of the camp.

The above mentioned standards are enforced and all residents agree during the intake process to leave voluntarily if found in violation of these standards.

There is no set time-limit to any resident's stay, as long as they are able to follow the community standards of behavior.

*Responsibilities of residents include:*

- Attending mandatory community meetings held at the Executive Director's discretion.
- Actively participate in community cleanup of their area (I.e. bed space) every week as mandated by the Department of Health.

There are varying lengths of bans from the Camp Hope community for the violation of rules and standards of behavior. There are also three "elected arbitrators" (selected by the Executive Director with community input) who are responsible for working with residents who don't follow the acceptable rules and behavior of the camp.

Camp Hope also has a donations coordinator, a volunteer responsible for logging and distributing donations equitably. The encampment Executive Director must approve all donations prior to them being accepted. Donations will only be accepted at an agreed upon date / time which will be clearly posted.

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### **Term Of Stay**

There will be no set time-frame, or limit on any resident's stay at Camp Hope. Arbitrary time limits have proven to be a barrier to sheltering people experiencing chronic homelessness, as they time-out, get discouraged and are unable to re-enter the shelter for a period.

The premise of "shelter first" housing is that through creating a safe environment and fostering a sense of stability, we can eliminate some of the "toxic stress" affecting people experiencing homelessness.

It is within this safe environment that we can help residents meet their basic needs and become more stable, easing to process and building on their progress into housing and other services.

### **General Safety & Security**

Risks to residents, staff, volunteers, neighbors and property owners are of equal concern to the staff of GCO. We will continually evaluate and systematically address issues of risk. Concerns linking crime and safety risks with people experiencing homelessness have been expressed in the past.

It is through our intent to address these concerns that they have been abated through productive community dialogue, partnership and responsive agency practice. Through our "Good Neighbor" policy and practices we strive to mitigate the off-site impact of the shelter. We have routinely deployed our HOT Teams to patrol the area, as well as providing a 24 hour hotline for neighbors to call, should any issue arise.

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## **Outside Services & Community Collaboration**

Camp Hope is filling a clearly defined gap in services for unsheltered adults in Yakima County. Cities and Counties with the most success in ending homelessness subscribe to a continuum of care network. This network begins with low-barrier emergency shelter and ends with affordable home ownership. In order for an individual to move from a state of unsheltered homelessness and into a place of self-sufficiency, we must provide an entry point to gain maximum access to supportive services. Such services as mental health support (on site), chemical dependency and substance abuse programs, housing programs and many more. Under our agency umbrella we will operate in close coordination with Community Health Centers and other service providers to assist residents in gaining entry into the rapid rehousing program. Helping residents establish that first connection with service providers is key to their success within recovery.

## **Partners**

GCO has established a comprehensive community network of providers. We have an agreement whereby these partnering agencies will be provided secure access to shared residents (clients).

Various churches, civic groups, and businesses help provide the evening meal for Camp Hope residents on a daily basis. Camp Hope will work with Yakima Neighborhood Health and other private providers for case management services, as well as other medical, dental and substance abuse issues. Camp Hope will partner with Comprehensive Mental Health to provide services to residents suffering from mental illness, as well as working with Entrust Community Services to provide workplace training and support programs for residents. Additional service providers are sought out and connected with our residents as needed.

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# EXHIBIT 3 Pre/Post COVID-19 Conf.



# CAMP HOPE

Pre/ Post Covid-19

## Legend

1. Men's 64x20 ft Dormitory Tent
  2. Men w/ Pets 64x20 ft Dormitory Tent
  3. Women w/ Pets 64 x 20 ft Dormitory Tent
  4. Women 64x20 ft Dormitory Tent
  5. Family Tent 48x20 ft Tent
  6. Family Tent 48x20 ft Tent
  7. Power Pole w/ Light
  8. 48 x 20 ft Day Tent
  9. Mobile Kitchen Trailer
  10. Restroom Trailer
  11. Shower Trailer
  12. Laundry Building
  13. Small Storage Shed
  14. Classroom / TV Room
  15. Office
  16. Case Manager's Office
  17. Case Manager's Office
  18. Education Center
  19. Storage Trailer #1
  20. Storage Trailer #2
  21. Director's Office
  22. Donation Center Trailers
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# COVID-19 EMERG. CONF.





# CAMP HOPE

## Covid-19 Emergency Configuration Legend

1. Men's 64x20 ft Dormitory Tent
2. Men w/ Pets 64x20 ft Dormitory Tent
3. Women w/ Pets 64 x 20 ft Dormitory Tent
4. Women 64x20 ft Dormitory Tent
- 5.
6. 48x20 ft Tent (Used for Male Only Outside Employment Workers)
7. Power Pole w/ Light
8. 48 x 20 ft Day Tent
9. Mobile Kitchen Trailer
10. Restroom Trailer
11. Shower Trailer
12. Laundry Building
13. Small Storage Shed
14. Classroom / TV Room
15. Office
16. Case Manager's Office
17. Case Manager's Office
18. Education Center
19. Storage Trailer #1
20. Storage Trailer #2
21. Director's Office
22. Donation Center Trailers
23. Women's Isolation Area
24. Men's Isolation Area
25. Quarantine Area (Covid Positive Only)