



BestCare Multifamily Development Project, Crisis Housing

Project Overview

This project is a cottage housing development designed to provide single-occupant dwellings for individuals experiencing severe mental illness. The goal is to create a supportive living environment for those engaged in mental health services while ensuring long-term sustainability and community integration.

Project Scope

- **Location:** Prineville, Crook County
- **Site Area:** Accommodates 5 buildings with room for 10 structures
- **Occupancy:** Residents live rent-free, and will be enrolled in supportive services
- **Duration of Stay:** No set length of stay currently
- **Funding:** Supported through Measure 110 state funding and an OHA grant

Purpose & Community Benefit

This housing development is designed to support individuals who face significant barriers to stable housing, with a focus on the following populations:

- **Prioritized Unhoused Populations:**
 - Aid and Assist program participants
 - Psychiatric Security Review Board (PSRB) individuals
 - Civil Commit patients
- **Other Eligible Populations:**
 - Individuals with a Serious and Persistent Mental Illness (SPMI) diagnosis
 - Individuals who have struggled to obtain or maintain housing due to mental health challenges

This initiative is part of a broader effort to address mental health and housing stability in the region. It is specifically intended to serve Crook County residents living with serious and persistent mental illness, many of whom are unhoused and have frequent contact with law enforcement for non-violent nuisance offenses such as trespassing or loitering.

By providing safe and supported housing, the program aims to reduce homelessness, lower involvement with the legal system, and support long-term mental health recovery. This model not only improves outcomes for individuals, but also reduces nuisance calls, eases pressure on local law enforcement and emergency services and relieves stress on Crook County families who often struggle to support loved ones in crisis. The result is a stronger, safer, and more stable community overall.



Management, Screening & Support Services

- **Property Management:**

- The housing development will be managed either by our in-house housing department or a third-party property management firm to maintain the property and ensure compliance with local regulations.
- Routine inspections will be conducted to ensure units remain in good condition, free from hazards, and do not contribute to urban blight.
- All residents will be enrolled in BestCare's intensive services program, which includes near daily staff contact and regular home visits. This high-touch model allows our team to identify and respond to concerns early, before they escalate, helping ensure stability and accountability in the housing community.
- Commercial landscaping vendors will be contracted to maintain exterior spaces, ensuring a well-kept, aesthetically appealing neighborhood.
- The development will adhere to local neighborhood standards, ensuring that the property is well-maintained and does not become a site for excessive trash, hoarding, or urban decay.

- **Resident Screening:**

- Screening residents presents challenges as some of the target occupants are unhoused and or may lack formal documentation or rental history.
- Instead of a traditional tenant screening process, placement will be based on clinical and service engagement criteria, prioritizing those who meet the eligibility requirements for mental health support programs.

- **Support Services:**

- Residents will have access and be required to engage in mental health treatment, substance use disorder services, case management, and peer support specialists.
- Collaboration with our organization and other local providers will ensure access to medical care, employment training, and independent living skills programs.
- Regular wellness check-ins and crisis intervention services will be available to maintain a stable living environment.

Design & Land Use Considerations

- **Structural Plan:**

- Cottage-style housing is prioritized over row housing for privacy, stability, and improved outcomes of care
- Lower development cost and isolation to reduce risk of total loss if catastrophe were to occur
- Aesthetic integration to enhance surrounding property values and maintain flexibility for potential future repurposing
- Low environmental impact due to small footprint and single occupant load, making it a practical and economical housing model that requires minimal infrastructure compared to traditional multiunit developments.



- Should the program discontinue, the dwellings and property layout are designed for future adaptive reuse, either as commercial leasable space or a small-form-factor home community

Site Selection Considerations

This location was intentionally acquired, funded, and planned from the beginning for this specific use. When BestCare received a state grant to develop supportive housing, available properties were limited. We evaluated multiple sites, but one was ruled out early due to cost and feasibility concerns. Of the two remaining properties that met our needs for size and zoning, the selected site was ultimately chosen for its flexibility, proximity to services, and its potential to have the least impact on future business development or neighboring properties.

Other key factors involved in our decision:

- **Staff and Client Safety:** Integrating residential housing for high-acuity clients directly adjacent to the treatment facility was determined to pose potential safety and operational risks for both residents and staff. A separate, standalone setting better supports recovery, autonomy, and clinical effectiveness.
- **Site Limitations and Future Growth:** The BestCare main campus is leased property and also serves as the Crook County Mental Health Program (CMHP) site, providing a broad range of services beyond adult mental health and substance use treatment. Building permanent residential structures there would limit the organization's ability to expand clinical services or respond to future program needs. Additionally, investing federal grant dollars into a site not owned by BestCare is not advisable and, even if permitted by the property owner, would present multiple challenges, up to and including long-term use restrictions (encumbrances).
- **Asset Ownership and Strategic Investment:** The proposed site was purchased by BestCare specifically for this project. The acquisition and development are funded by a Behavioral Health Housing grant through House Bill 5202, administered by the Oregon Health Authority (OHA). As a condition of this state grant, the property will be encumbered by long-term restrictive covenants requiring its use for behavioral health housing for a minimum of 20 years.
- **Strategic Separation from Clinical Operations:** The selected site is located across the street from BestCare's main campus and near an existing mobile home community where many of our clients already live. This allows for access to services when needed, while maintaining the separation necessary to avoid operational conflicts and preserve residential independence.

Current Housing Accommodation Rationale

At present, there is no long-term or purpose-built housing option available in Crook County for this population. In limited cases, temporary rentals have been used to meet short-term needs, but these solutions are not sustainable. They depend on availability and often divert housing from others who could be better served in transitional settings.

Individuals with severe and persistent mental illness often require stable, long-term housing with appropriate support. The proposed development addresses this gap by offering a structured, service-connected solution that provides consistency and accountability. This approach strengthens community infrastructure while helping those with complex needs live more safely and independently.



Community Engagement & Opposition Considerations

This development is not a homeless shelter but a carefully planned housing community providing stable, long-term housing for individuals in need of support. We recognize concerns regarding stigma associated with substance use disorder and homelessness, and we want to reassure the community that this project is designed to be a well maintained, high quality residential neighborhood. The intent is for this development to be indistinguishable from any other desirable neighborhood an attractive, well-kept community that enhances the surrounding area. If someone were unaware of its purpose, they would see a modern, thoughtfully designed space where anyone might want to live.

As a committed community partner, we aim to work collaboratively with neighbors and local stakeholders to ensure that this development is a positive addition to the area. We are dedicated to maintaining the property to high standards, engaging with the community, and addressing any concerns proactively. We recognize that there is community concern regarding this project, and our approach includes:

- **Transparency:** Sharing a clear business model detailing management, screening, and support services
- **Engagement:** Conducting outreach to neighboring properties to address concerns proactively
- **Security & Oversight:**
 - Residents will be actively engaged in services with our organization, ensuring frequent staff interactions and monitoring.
 - CCTV security cameras will be installed throughout the development to enhance safety and discourage criminal activity.
 - While no on-site staff will be stationed at the development, our main campus is less than 500 feet away, allowing for rapid response to any issues that may arise.
 - The development will implement strict property maintenance policies to prevent accumulation of trash, junk, or hoarded goods, ensuring the community remains clean, safe, and visually appealing.

Conclusion

This project represents a thoughtfully designed, well-integrated housing solution aimed at serving one of the community's most vulnerable populations while maintaining respect for local concerns. The combination of strategic site placement, careful planning, and a strong service model will ensure both short- and long-term benefits to the residents, the city, and the broader community.