

## Position 3

### Samuel Facey

*Editor's note: After receiving these responses OPB asked Facey if he used AI to write them. He replied in an email: "Yes, i use it as a vital tool"*

**OPB: How can the county address housing shortages and rents that are out of reach for many residents? What is your proposal for a long-term solution to the management of shelters and sanctioned camps?**

Facey: Effective management requires moving away from traditional "night-only" shelters toward a coordinated, **Housing First** orientation.

- Housing-Focused Operations: Shelters should be 24/7 facilities that include individualized case management focused solely on securing permanent housing. This approach has been shown to drastically reduce the length of stay in shelters.
- Sanctioned Camp Management: For sanctioned camps (Safe Stay sites), long-term success depends on:
  - Low-Barrier Entry: Removing strict prerequisites (like sobriety or income) to ensure the most vulnerable can access safety.
  - On-Site Services: Providing regular access to behavioral health, hygiene (showers/toilets), and "street medicine."
  - Managed Transitions: Using camps as a "triage" point where residents are immediately entered into a Coordinated Entry System to match them with the right permanent housing intervention.
  - Strategic Decommissioning: The ultimate goal is to "decommission through housing," where camps are closed only as residents are successfully moved into permanent units, rather than through enforcement alone.

Community Integration: Successful models often use "Good Neighbor Agreements" to foster collaboration between the shelter/camp operator and the surrounding neighborhood to address safety and sanitation concerns proactively.

An "Universal Renter Profile" Program instead of a resident paying \$50+ and filling out a new form for every single apartment, the county manages a verified digital portal:

The Universal Profile: Renters complete one comprehensive background check, credit report, and income verification through a county-approved non-profit. This profile is valid for 90 days.

Landlord Participation: The county offers "incentive tiers" for landlords who use the portal. This can include risk-mitigation funds (a pool of money to cover potential damages or unpaid rent) or vacancy payments to hold units for program participants.

**OPB: What measures would you champion to address resident concerns about natural hazards like winter storms, wildfire and extreme heat? Please address each type of disaster in your response.**

Facey: To address natural hazards, I would champion a transition from reactive emergency response to proactive community resilience by integrating advanced technology, updated infrastructure standards, and neighborhood-level support systems.

Winter Storms: Reliability and Vulnerable Outreach

Grid and Infrastructure Hardening: Prioritize [PGE's 2025 Wildfire Mitigation Plan](#) strategies, such as early fault detection and geo-probability modeling, to prevent power outages during ice and snow.

Strategic Shelter Networking: Pre-advertise summer and winter shelter locations well before peak seasons and expand [weatherization assistance \(LIHEAP\)](#) for low-income residents to prevent indoor hypothermia.

Emergency Vehicle Readiness: Mandate and fund "winterized" kits for all county-operated vehicles—including sand, jumper cables, and thermal blankets—to ensure essential services remain mobile.

Wildfire: Smarter Detection and Defensible Space

AI-Enabled Detection: Deploy AI-sensor networks that can "smell" smoke and provide real-time data to responders before a fire spreads.

Community Wildfire Protection Plans (CWPP): Update [CWPPs to 2026 standards](#), focusing on wildland-urban interface (WUI) zones and prioritizing grant funding for hazardous fuel reduction.

Annual Defensible Space Inspections: Implement annual inspections and "ember-resistant" zoning codes to help homeowners manage vegetation and lower the ignitability of their structures.

Air Quality Response: Establish a formal "significant air quality event" plan by [June 2026](#) to provide real-time smoke monitoring and outreach to medically frail residents.

Extreme Heat: Cooling Infrastructure and Equity Urban Greening and Shade: Launch a [Heat Action Plan](#) to install vibrant shade structures at bus stops and replace heat-absorbing pavement at schools with cooling surfaces.

Indoor Cooling Standards: Champion new regulations for [rental housing temperature standards](#) to ensure tenants have access to at least one climate-controlled room during heatwaves.

Public Awareness Campaigns: Distribute "Heat Safety Workbooks" to schools and community centers in [April 2026](#) to prepare vulnerable youth and seniors before the summer season begins.

Universal Measures

Modernized Alert Systems: Utilize the [REACT Act](#) framework to regularly test emergency alerts with evidence-based templates that give residents clear instructions on how to respond.

Resilience Contingency Funds: Establish a [county-state contingency fund](#) to provide immediate cash flow for events that don't meet federal disaster thresholds

**OPB: How would you approach applications to rezone parts of the county for denser development? How do you propose the county grows to accommodate a growing population?**

Facey: To accommodate our growing population, my philosophy is simple: we will plan ahead before we build.

I would approach rezoning applications and county growth through a strategy of "Infrastructure-First Development." We cannot simply approve density and hope the services follow; we must ensure the foundation is ready for the future.

1. Planning Ahead Before We Build

Before a single shovel hits the ground for a denser development, we must conduct a Comprehensive Capacity Audit. This means rezoning will only be green-lit if the following "Growth Pillars" are pre-planned:

- a. Traffic & Transit: We will synchronize new housing with road improvements and expanded transit routes to prevent gridlock.
- b. Utility Scalability: We will ensure water, sewer, and power grids are upgraded *before* adding thousands of new residents to the system.
- c. Public Services: Growth plans must include designated space for new schools, parks, and emergency services (fire/police) to maintain the quality of life for current residents.

2. Strategic Rezoning

Instead of "spot-zoning" (which leads to disjointed neighborhoods), I propose creating Pre-Approved Density Corridors. We will identify specific areas—such as underutilized commercial zones or transit hubs—and perform the environmental and infrastructure planning upfront.

By doing the heavy lifting of planning first, we give developers a clear roadmap for what the community actually needs while ensuring the neighborhood can handle the increased load.

3. Smart Infill vs. Urban Sprawl

To protect our natural resources and rural character, we will prioritize Smart Infill. By incentivizing the redevelopment of vacant or dilapidated lots within existing service areas, we grow inward rather than outward.

This approach keeps the county's footprint manageable and ensures that we aren't stretching our emergency services are too thin across sprawling developments.

In short, the county's growth will be intentional, not accidental. We will ensure that every new development is a net positive for the community because we took the time to plan ahead.

**OPB: Where would you propose the county build a new solid waste facility and how do you propose helping the county reach the state's Department of Environmental Quality goal of reducing waste disposals in landfills to 45%?**

Facey: In alignment with the principle of planning ahead before we build, the proposal for a new solid waste facility and the path to a 45% waste reduction goal is as follows:

**Proposal for New Solid Waste Facility**

The county should prioritize a location that minimizes environmental and community impact while ensuring long-term operational viability. Based on recent regional planning, the preferred strategy is:

- a. **Location Criteria:** Future sites must be located away from residential areas to protect property values and public health. To comply with safety standards, new facilities should be sited at least five miles away from public airports to avoid bird hazards.
- b. **Preferred Site Type:** The county has previously recommended the Hooker Creek "Moon Pit" property (a former aggregate mine) in eastern Deschutes County as a prime candidate because it utilizes already disturbed land.
- c. **Technical Infrastructure:** The facility must be designed as an Integrated Management Site, featuring dedicated areas for separation and diversion of recyclables, food waste, and construction materials alongside the landfill.

To hit the [Department of Environmental Quality \(DEQ\)](#) goal of 45% diversion, the county must shift from "trash management" to "resource recovery":

- a. **Mandatory Organics Diversion:** Organic waste is a primary driver of landfill volume. The county should implement weekly curbside collection of food and yard waste for all residents and commercial generators, supported by local composting or anaerobic digestion facilities.
- b. **Universal Recycling Access:** Mandate that all multi-family complexes (5+ units) receive the same recycling services as single-family homes and provide durable recycling containers to every household to remove barriers to participation.
- c. **Economic Incentives (PAYT):** Champion a "Pay-As-You-Throw" (PAYT) model, which treats waste like a utility. Residents who generate less trash pay a lower fee, providing a direct financial incentive to recycle and compost.
- d. **Waste Prevention Outreach:** Partner with the DEQ on campaigns like "Wasted Food, Wasted Money" to help businesses and schools reduce waste at the source.
- e. **Advanced Sorting Technology:** Invest in AI-powered sorting and robotics at transfer stations to increase the recovery rates of plastics and metals that are currently missed by manual sorting.

**OPB: Do you support the district map going before voters in November? Why or why not? If not, how do you think commission seats should be apportioned? Why?**

Facey: I fully support the district map going before voters this November. My support is rooted in the belief that for a county to thrive, we must plan ahead before we build—and that planning starts with ensuring every corner of our community has a direct voice in how we grow.

**Why I Support the Districts:**

- **Accountability Through Local Representation:** By moving to a district-based system, we ensure that commissioners are directly accountable to the specific needs of their neighbors. Whether you live in a rural area or a growing urban hub, you deserve a representative who understands your local infrastructure, traffic patterns, and unique natural hazard risks.
- **Balanced Growth:** As our population expands, we cannot afford a 'one-size-fits-all' approach. This map allows us to coordinate development more effectively by ensuring that geographic diversity is represented at the decision-making table. It prevents any one area from being overlooked or overburdened by new projects.
- **Encouraging New Leadership:** A district-based model lowers the barrier for residents to run for office, making our local government more accessible and reflective of the people it serves.

This map is a vital tool for the future of our county. It allows us to manage our resources, protect our residents from natural hazards, and solve our housing challenges with a localized, strategic focus. I encourage all voters to support this transition toward a more representative and better-planned future."