

## Downtown Homeless Solutions Task Force

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### Task Force Members

Councilor Kaser, Chair (Ward 1)  
Al Tandy, Salem Summit  
Angie Onyewuchi, Travel Salem  
Christy Wood, Runaway Art Studio  
Brad Compton, Pioneer Trust Bank  
Dana Vugteveen, Salem Center  
Evan Delgado, Governor's Cup  
Gayle Doty, resident/property owner  
Irene Bernards, Travel Salem  
Jason Myers, Marion County Sheriff  
Jim Lewis, Councilor (Ward 8)  
Jon Reeves, MWVCAA  
Matthew Ausec, Councilor (Ward 5)  
Neal Kern, CANDO  
Paul Logan, NW Human Services  
Sandy Powell, Olivia's  
Shannon Garcia, Oregon Law Center  
Steven Hill, Union Gospel Mission  
Trevor Phillips, Doctor

### City Staff

Kristin Retherford, UD Director  
Dan Atchison, City Attorney  
Jerry Moore, Salem Police Chief  
Andy Wilch, Housing Authority Administrator  
Kevin Hill, Salem Police Department  
Sheri Wahrgren, Downtown Manager  
Brady Rogers, Nbrhd Enhancement Manager

[www.cityofsalem.net](http://www.cityofsalem.net)

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### Meeting Agenda #4

Wednesday, April 4, 2018

6:00 p.m.–8:00 p.m.

Salem City Library

Anderson A & B conference rooms

585 Liberty St SE

1. Call to Order  
Welcome and Introductions
2. Approval of Agenda
3. Approval of March 20 Minutes
4. Announcements
5. Discussion
  - a. Continued brainstorming of solutions
  - b. Define consequences
  - c. Identification of possible obstacles
  - d. Next steps
6. Adjourn

Next Meeting: TBD

# Downtown Homeless Solutions Task Force

## Meeting Agenda #3 – Review Community Solutions

Tuesday, March 20, 2018, 6:00 p.m. to 8:00 p.m.

Salem City Library, Anderson A, 585 Liberty St SE

Action Agenda/Minutes complements the meeting audio recording attached to the online Minutes.

### 1. CALL TO ORDER AND ROLL CALL

**Audio:** 00:00:00

**CALL TO ORDER:** 6:00 p.m.

**Welcome and Introductions**

(Hr. Min. Sec)

**ROLL CALL:** Councilors Cara Kaser-Chair (Ward 1), Councilor Jim Lewis (Ward 8); and Matthew Ausec (Ward 5); Al Tandy-Salem Summit, ~~Brad Compton~~- Jon Stadick Pioneer Trust Bank, Dana Vugteveen-Salem Center Mall, Evan Delgado-Governor's Cup, Gayle Doty-Building Owner, Jon Reeves-MWVCAA, Christy Wood-Run-Away Art Studio; Neal Kern-CANDO, Paul Logan-NW Human Services, Sandy Powell-Olivia's, Shannon Garcia-Oregon Law Center, Trevor Phillips-Salem Hospital

**MEMBERS ABSENT:** Angie Onyewuchi, Jason Myers, Irene Bernards, Steven Hill

**STAFF:** Kristin Retherford and Sheri Wahrgren-UD, Dan Atchison-Legal, Mark Becketl-PW, Brady Rogers-CD, Andy Wilch-Salem Housing Authority, Ali – COG, Treven Upkes-SPD

**GUESTS:** Rene McConaha-Homeless; Brandelynn Heath-Project Able; Josh Lair, Gary Schreck and Matt Maceira-Be Bold Street Ministries; Maya Close, Pamella Watson and Delana Beaton-Home Base Shelters; Chris May-S. Salem Church of the Nazarene; Gary Miller, Matthew Miller and Hollie Oales-Miller-DSA;; Virginia Green-Shine on Salem; Kenneth Houghton-Community Action, ARCHES; Dave Nuss-Church at the Park; Jayne Downing-Center for Hope & Safety; Blake Bural-AC+Co. Kevin Cunningham; LouEllen Person-JBC-Jefferson; Fonda Knight ; Bruce DeForest; Melanie Zermer-KMUZ-FM; Reece Brown; Lori Walker-MBSS; David Watson-1<sup>st</sup> Congregation UCC; Ryan Ervin-Social Work Student; Joan Tomlinson and Art Scaquone-City Vibe; Dustin Stratton; Jeanine Knight-Union Gospel Mission; Kyleigh Gray-Law Student; Aria Cherney; Ken Ploeser-Creek Walk Project; Marcy Mee-DHS; Jackie Reeder; Alyssa Delgado; Jim Qunech; Tara Aricha; Michael Kort; Angelina Macnab; David Russell; David West-Two Homeless Guys; Mark Weisgram; Teri Daly; Karen Kirschner; Bill Thorp; Karin Shinn; Micki Varney.

### 2. APPROVAL OF AGENDA

00:01:50

**Motion:** Move to approve the agenda for March 20, 2018, as presented.

**Motion by:** Member Vugteveen

**Seconded by:** Member Ausec

**Action:** Agenda for March 20, 2018, approved as presented.

**Vote:** Aye: Unanimous **MOTION CARRIES**

### 3. APPROVAL OF MINUTES

00:02:10

**Motion:** Move to approve the minutes for March 06, 2018, as presented.

**Motion by:** Member Ausec

**Seconded by:** Member Jon Reeves or Stadick (which one?)

**Action:** Minutes for March 06, 2018, approved as presented.

**Vote:** Aye: Unanimous **MOTION CARRIES**

### 4. DISCUSSION

#### A. Recap of Prior Meetings

00:02:30

**Presentation by:** Cara Kaser and Kristin Retherford

**Comments and questions:** Kaser (scope of Task Force), Retherford (why the focus on Downtown), Upkes (Center Street walkway; and ordinances), Garcia (number of homeless resisting assistance), Wood (Task Force priorities; ordinance changes)

#### I. What are we solving for?

- Bathrooms/toilets/hygiene
- Behavioral expectations
- Safe Downtown for everyone

- Clean-up garbage/human waste
- II. **Potential causes of the problem**
- Substance abuse and mental health
  - Low housing stock over the past 10 years (for low-income persons)
  - Lack of transitional housing
  - Lack of personal resources/toilets/showers
- III. **Homeless Individuals**
- Life or death issue
  - May not want services with strings attached
  - Food, safety, hygiene
  - May have opportunity to influence their destiny
  - Operates as local refugees (outside society)
  - Drug abuse is a disease process
  - Trauma and crisis impacts choices
  - Uncertainty in life and fear about what's next
- IV. **Statements (Homeless) to Questions to Solutions** 00:23:00
- Homeless individuals are overwhelmed with challenges and feelings of hopelessness.
    1. What individuals or organizations are best equipped to help them with their challenges?
    2. What can downtown businesses and providers do to help them feel less hopeless?
    3. What can I do?
      - a. Reach out and make contact,
      - b. Offer assistance.
      - c. Ask for assistance
      - d. Downtown training for consistent empathetic approach to homeless.
      - e. Have consistent boundaries and consequences.
      - f. Explore revenue options such as a bond measure for housing or CET.
      - g. Assessment of laws and ordinances to protect everyone;
      - h. Expand clean team, possible work opportunities for homeless.(New Mexico model)
        - i. Options to have safe disposal of hazardous materials.
      - i. Install parking meters for donations. \$
    4. Why are individuals feeling hopeless? Needs additional participants
      - a. Solutions addressed individually.
      - b. Money needed.
  - Homeless individuals have sanitation & hygiene needs.
    1. What barriers do individuals face to meeting their sanitation and hygiene needs?
      - a. Low maintenance and safe toilet facilities in multiple location on public or private properties: \$\$
        - i. Could be Art-a-Potties or
        - ii. Permanent facilities (i.e. Portland "Loo": <http://theloo.biz/> )
      - b. Train people to do outreach and build relationships, \$\$
      - c. Provide options and define expectations
        - i. Have consequences for misbehavior.
      - d. Provide Sharps containers downtown for needles.
    2. How can the City provide financially viable bathrooms and their maintenance and enforcement to keep them safe?
      - a. Portland "Loo": <http://theloo.biz/>
      - b. Port-a-Potties
      - c. Multiple locations. Private or public property?
  - Homeless individuals have safety needs. Needs additional participants

1. Where is their safe place?
  - a. Consider other types of safe housing. \$\$\$
    - i. Tent communities to pods or tiny houses.
    - ii. Identify places for organized camping.
      1. Provide tents.
      2. Provide sanitation.
      3. Control the area. Identify who monitors the camps.
      4. Storage
  - b. Provide safe controlled storage for possessions. \$\$
    - i. Bins with mailing address for homeless to establish a residence.
  - c. Consider large shelters
    - i. Like aluminum buildings which can be heated
  - d. Consider distributed shelters
    - i. Multiple smaller sites
2. How do we find them a home?
3. What does a safe place look like?
4. When are needs greater or lesser? (winter)
- Homeless individuals have difficulty navigating processes.
  1. How do we make it easy for them to do the right thing?
  2. How can we organize this complicated process?
  3. Why do some individual have difficulty navigating the system?
    - a. Simplify the 211 guide
    - b. Provide simple flow chart – Male and Female options
      - i. Current 211 not updated often enough. Portland based.
    - c. Make 211 local
- Homeless individuals sometimes trespass on private property and leave personal property and waste for others to clean up.
  1. Whose responsibility is it to clean hazardous materials?
  2. How can hazardous waste be cleaned?
  3. How do we help people understand the impact of the choices they make?
  4. Where can they leave personal property?
  5. Is there accountability?
    - a. Need more locking garbage collection sites downtown,
      - i. Emptied daily.
- Homeless individuals have food/nourishment needs
  1. Where can they meet their nutritional needs?
  2. How do we eliminate food insecurity?
- Homeless individuals with drug addiction and mental health issues might not make the best decisions when presented with opportunities that could benefit them.
  - 1.

v. **Statements (Service Providers and Faith Organizations) to Questions** 00:28:30

- Service providers do not have enough resources to meet needs.
- Service providers experience great demand for access to case management, shelter, food, showers, clothing, and laundry equipment and health care (mental health/substance abuse).
- Service providers have expertise in relationship building and mentoring.

VI. **Statements (Workers and Visitors) to Questions**

- People who work and visit downtown are concerned about safety issues.
- ~~People who work and visit downtown experience sanitation issues.~~
- ~~People who work and visit downtown don't know how to help.~~
- ~~People who work and visit downtown fail to exercise empathy.~~

VII. **Statements (Businesses) to Questions**

- ~~Businesses face sanitation issues such as human waste and trash and have to spend their time cleaning up after homeless individuals.~~
- Businesses have homeless individuals camp and loiter in front of their storefront.
- Businesses have homeless individuals trespass on their private property and use facilities intended for customer use.
- Businesses have customers who don't want to go into their stores because of behaviors of homeless individuals.
- Businesses don't know who is able to help nor who to contact to get help with (and for) homeless individuals.
- Businesses experience increased shoplifting due to homeless population.
- Businesses engaging financially.

VIII. **Statements (Property Owners) to Questions**

- Property owners face many of the same issues as business owners, such as sanitation, waste, camping, and loitering.
- Property owners have challenges attracting and keeping tenants due to the impacts of homelessness.
- Property owners incur costs for security and cleaning related to the impacts of homeless individuals.

B. **Review Solutions Suggested In Community Comments.**

01:58:00

**Presentation by:** Kristin Retherford

**Comments and questions:** Please review

I. **Cleanliness, Hygiene and Sanitation**

- Provide public restrooms open 24/7 and showers.
- Offer chits to redeem for food, shelter and clothing.
- Post rules for downtown behavior.
- Regularly clean the downtown.
- Pass an ordinance not to allow public defecation and cite people for leaving refuse and for defecation in public.
- Offer lockable storage for belongings.
- Offer jobs to homeless (including health insurance coverage) to build and maintain shelters, bathrooms/showers.
- Mobile showers
- Mobile laundry
- Post resource lists.
- Restore Porta Potties downtown.
- Pay homeless to pick up trash.
- Provide safe space for storage.
- Move the UGM out of the downtown.
- Pay homeless to keep their areas clean.
- Stop having food drops or providing meals outside of shelters, and groups who feed/supply food should be required to pick up the waste and litter.
- Enforce ordinances against human defecation in public.

II. **Camping and Loitering**

- Make "vagrancy" illegal to get folks into the existing system for treatment.
- Have Police tour downtown and roust campers nightly.

- Pass ordinance to make it an offense to camp in public areas, parks and sidewalks. Impose fines or jail time and make these rather drastic so they can act as a deterrent.
  - Empower the city, similar to what is being proposed in Portland, to take action, regardless of who owns a property where a homeless camp is established.
  - Empower judges to impose fines and jail sentences without the possibility of appeal, as long as the facts are clear and evidence shows that (a) law(s) were broken
  - Empower local law enforcement to act swiftly and caution homeless people or, alternatively arrest them and hold up deadlines, i.e. give for example 24-hours' notice.
  - Put constant pressure on homeless people and keep them on the move so that they leave Salem and surrounding areas.
  - Enforce loitering and panhandling laws and/or ordinances or in absence of such create them in order to remove panhandlers from street corner and campers from parks and downtown.
  - Hold people accountable and hold them responsible for their actions or lack thereof.
- III. Public Safety
- Deputize group to enforce downtown rules.
  - Increase police patrols.
- IV. Broad Issues
- Streamline funding for the most impact
  - Dry shelters – transitional housing
  - Use taxes from marijuana sales for mental health and drug rehab
  - Tiny house communities
  - Dedicate apartments for homeless families.
  - Look at solutions from successful cities.
  - Utilize abandoned buildings (i.e. Truitt Bros warehouse, old K-Mart on 25th) near services.
  - Rent stabilization.
  - Reintegration programs.
  - Tent City: Pick one location near services: tents, Porta Potties, and garbage cans.
  - Partner with Chamber of Commerce to give jobs to job ready homeless.
  - LEAD program – Navigator tracks homeless folks and offers medical treatment and prevention.
  - Declare homelessness a public health emergency.
  - Sobering center
  - Set up “pod” camps under the road overpasses with solar power and central bathrooms /showers – each pod would have a legal address so people could apply for jobs.
  - Employ homeless to build pod homes.
  - Safe place to receive mail/ fixed address to get a job
  - Help homeless individuals start up small businesses.
  - More mental health facilities

**C. Brainstorm Solutions for Identified Issues and Impacts (see questions and solutions above)**

**D. Identify Needed Resources for Proposed Solutions.**

**E. Identify Any Budgetary Impacts of Proposed Solutions.**

**F. Identify Any Possible Obstacles to Implementation**

**G. Discuss timeline for implementation and next steps.**

**5. ADJOURN** 08:00 p.m.

**NEXT MEETING:** April 4, 2018

02:00:00

## Kristin Retherford

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**From:** noreply@cityofsalem.net on behalf of drw05@msn.com  
**Sent:** Wednesday, March 21, 2018 9:59 AM  
**To:** Kristin Retherford  
**Subject:** Contact Kristin Retherford  
**Attachments:** ATT00001.bin

Your Name	David Watson
Your Email	drw05@msn.com
Your Phone	503-559-4427
Street	7077 Lipscomb St SE
City	Salem
State	OR
Zip	97317
Message	<p>Kristin, thank you for your leadership. I was in attendance last night for the Downtown Homeless Solutions meeting (3.20.18). I wish to clarify that First Congregational United Church of Christ still has in our parking lot one of the original ArtaPotties. It is regularly serviced by ACE Chemical with whom we are happy to partner with. Yes, there have been challenges for the congregation and ACE to deal with, but thus far this service has been a tremendous success and we plan to continue as long as it is useful and needed.</p>

This email was generated by the dynamic web forms contact us form on 3/21/2018.

## Kristin Retherford

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**From:** Amy Johnson  
**Sent:** Tuesday, March 20, 2018 1:24 PM  
**To:** Kristin Retherford  
**Cc:** Sheri Wahrgren  
**Subject:** FW: Strategies to Reduce the Impact of Homelessness on Downtown  
**Attachments:** Solutions for Downtown.docx

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**From:** Pamala Garrick  
**Sent:** Tuesday, March 20, 2018 1:16 PM  
**To:** CityRecorder <CityRecorder@cityofsalem.net>  
**Subject:** Strategies to Reduce the Impact of Homelessness on Downtown

Good Afternoon,

On behalf of Salem Housing Authority, you will find an attached matrix of potential solutions to the impact of homelessness on our Downtown area. There is documentation of these approaches working in communities all across the country. Some address the visible impact of trash and debris, others focus on meeting basic needs and some create a revenue stream that could be channeled into Housing First Programs for Barrier Removal Funds, unmet needs and rental subsidies.

We are hopeful these ideas will contribute to the potential tools the community would like to mobilize. If we can assist further to inform this discussion, please let us know.

Respectfully,

Pamala Garrick, MA  
Grants Coordinator  
Salem Housing Authority  
503-373-3807



To: Kristen Retherford  
 From: Salem Housing Authority  
 Re: Strategies to Address Homelessness  
 Potential Strategies

<b>Impact on Downtown - Strategy</b>	<b>Outcome</b>
<b>Vending Machines</b> – Provides basic needs, stocked with local, coordinated donations for non-perishable food items and basic needs items. Uses electronic key card – value awarded for service engagement by cardholder. May access 3 items per day. Lack of engagement with service providers and the card can be canceled.	Less duplication by groups trying to meet small niche needs such as hygiene products, clothing or food only. Coordinate resources, employ homeless to help maintain and restock the machines. Reduces panhandling for cash.
<b>Homeless Work Program</b> – “Pick Up Salem” jobs. Municipal jobs with vacation and benefits to work on clean up details for camps, high traffic areas, parks, etc.	Dignified income source. Engages the homeless population in the solution. Piloted successfully Denver, Chicago and Portland, ME.
<b>A Home at School</b> – Install shower and laundry facilities at local high schools for homeless students to meet their needs with less stigma.	Homeless students are better able to perform in school due to having basic personal needs met in a discrete manner.
<b>Meters for Change</b> – Brightly colored parking meters are installed. Proceeds are donated directly into a “Basic Needs Fund” which can be used to purchase Vending Machines and stock them with needed items consistently. Or proceeds could be channeled into Barrier Removal Funding for Chronically Homeless persons who are entering into HRAP.	A consistent source of revenue to meet unique unmet needs and remove barriers to accessing housing. If done on a large enough scale, proceeds could help finance Affordable Housing development.
<b>Mixed Use Development</b> – Example: New Amazon Business Center will have provide housing for 65 homeless families in Seattle	Shared cost for building the units, additional Affordable Housing units available.
<b>Housing First</b> – Low/no barrier Permanent Supportive Housing – Best practice strategy for ending chronic homelessness	Chronically homeless persons with complex issues of substance abuse, mental health and declining physical health are housed and integrated into supportive services. Reduces overutilization of emergency services, reduces impact on health, hospitals, law enforcement and social service programs. It cost 80% less to meet the needs of someone who is housed.
<b>ACT</b> – Assertive Community Teams – Partners from law enforcement and mental health provide crisis response at street level. Provide assessment, referral and transportation if needed to appropriate intervention, thus avoiding overutilization of high-end emergency services.	Reduces duplication of efforts and services, service coordination and referral into the Coordinated Entry Program for evaluation and referral to appropriate housing intervention.

## Kristin Retherford

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**From:** Toby Kroker <tobykroker@gmail.com>  
**Sent:** Tuesday, March 20, 2018 10:39 AM  
**To:** CityRecorder; Kristin Retherford  
**Subject:** Homeless Task Force

I've been in attendance for the "Downtown Homeless Solutions Task Force" meetings and it seems that meetings have taken on a focus exclusively on the Homeless Solutions aspect and is leaning towards development and implementation of social services to assist the homeless population.

At the last meeting a flyer was passed out with no less than 183 phone numbers from 164 service organizations. While this is admirable and even commendable, another social program or aid organization will not resolve the issues brought forward such as acceptable social conduct and creating a safe/clean downtown environment.

The problems of; aggressive panhandling, public urination/defecation, blockage of business/sidewalks, trespassing, illegal drug use/distribution, verbal/sexual harassment, etc. will not be solved by addressing the homeless issue as these are not symptoms of homelessness, rather individual conduct. Persons who commit these public nuisances and criminal offenses are not Atypical of a person suffering from homelessness.

I work in the downtown area and it's frustrating to have a young teenaged girl walk up to me and say, "There is a man in the Parkade that just told me he was going to rape me" or being asked by females I work with to escort them to their car because "some guy told me he would wait by my car so we could have sex after I got off work". It would be one thing if this were a rare occasion, but I hear about this kind of conduct almost once a week. How would any of you feel if that happened to your wife or daughter, even once, let alone on multiple occasions? Would you permit your teenaged daughter to frequent the downtown area alone?

I implore this task force to focus on the actions of the few who are causing the downtown area to deteriorate, not the issue of homelessness. This is not the appropriate venue for anyone with an agenda other than solving the problems identified. The word "Homeless" should not even be used when addressing the problem in the down town Salem area. Being homeless in Salem is not the problem, Salem allowing inappropriate and unacceptable social conduct and blaming the problem on the homeless is.

## Kristin Retherford

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**From:** noreply@cityofsalem.net on behalf of thorpb41@gmail.com  
**Sent:** Monday, March 19, 2018 3:28 PM  
**To:** Kristin Retherford  
**Subject:** Contact Kristin Retherford  
**Attachments:** ATT00001.bin

Your Name	B. Thorp
Your Email	thorpb41@gmail.com
Street	585 Winter St. NE, Apt. 202
City	Salem
State	OR
Zip	97301
Message	Ms. Retherford, The buildings at 450 and 456 Church St. NE appear to be vacant. The door at 450 Church has sign on door that this building was a Greyhound bus terminal. The Center for Hope and Safety is next to these buildings. Maybe these buildings could be used in some capacity to assist homeless individuals. B. Thorp

This email was generated by the dynamic web forms contact us form on 3/19/2018.

## Kristin Retherford

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**From:** Brady Rogers  
**Sent:** Monday, March 19, 2018 2:59 PM  
**To:** Casey Prock  
**Cc:** Kristin Retherford  
**Subject:** RE: Phone message

Thank you Casey.

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**From:** Casey Prock  
**Sent:** Monday, March 19, 2018 2:58 PM  
**To:** Brady Rogers <JBRogers@cityofsalem.net>  
**Subject:** Phone message

There was a phone message left while I was at lunch today, regarding the homeless people living downtown. Caller did not leave name or phone number. His suggestion is to section off a parcel of Wallace Marine Park, south of the railroad trespass. Fence the area in. It would be slightly sheltered (from the bridges) and remain close to the West Salem business and to the Union Gospel Mission.

Casey Prock, Office Assistant  
Community Development Dept  
City of Salem  
555 Liberty ST SE #305  
Salem OR 97301  
503.588.6173  
[cprock@cityofsalem.net](mailto:cprock@cityofsalem.net)

March 18, 2018

For: City of Salem  
Downtown Homeless Task Force  
Downtown Resident and Merchant Resource  
From: Kathleen Thorpe

Outline of the **Transportation Outreach Intervention Team** idea -

Merchants and Residents would like to be able to reach a “homeless resource” that is not necessarily the police.

1. 211 – Currently exists –
  - a. The Crisis and Information Hotline, operated since 1970 by Northwest Human Services, offers a number of services to the general public in Marion, Polk, and Linn Counties. The Hotline is accredited by the American Association of Suicideology.
  - b. Services include:
    - i. 24/7 crisis intervention services
    - ii. Emergency Rent, Utility and prescription payment assistance
    - iii. Access to Food Boxes
    - iv. Cherriots day passes (limited)
    - v. Trauma debriefing and counseling services
  - c. Marion and Polk county residents can access single day bus passes, personal hygiene items, laundry detergent, snack packs, and emergency food boxes Monday through Friday during the hours of 9:00 a.m. - 2:00 p.m.
  - d. *Could the 211- service expand to be responsive to the downtown merchants and residents?***
  - e. *Could 211 be used to connect/dispatch a Mobile Intervention Team?***
2. **Transportation/Outreach and Intervention Team could:**
  - a. **Can respond to requests from merchants and downtown residents to have trained crises intervention team come and speak with distressed individuals in the downtown area (define the boundaries?)**
    - i. **What are the merchant and resident concerns?**
      1. **Restroom/shower**
      2. **Garbage**
      3. **Mental Health**
        - a. **Aggressive Behavior**
        - b. **Delusional Behavior**
        - c. **Panhandling**
      4. **Elderly**
      5. **Place for belongings**
      6. **Safe place to sleep**

- b. How often are the merchants/residents experiencing issues/concerns?
  - 1. What time of day do they mostly occur?
  - 2. Is there a general location?

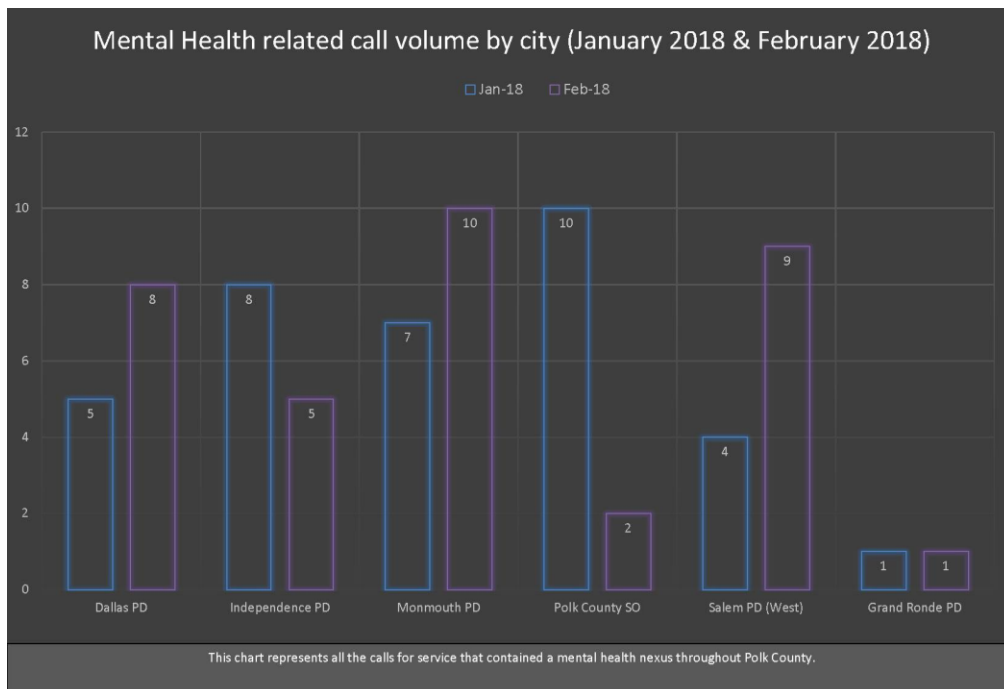
**c. What do the homeless folks typically need at times like these?**

**i.**

**d. Can provide transportation to (?):**

- 1. HOAP
- 2. Arches
- 3. Medical Services
- 4. UGM
- 5. Lighthouse

- 3. Polk County – Mobile Crisis Response Team (MCRT), two teams, consisting of a police/sheriff officer and a qualified mental health professional.
  - a. Provides 7-day a week coverage
  - b. Funded by a grand from the Oregon Health Authority
  - c. Covers all of Polk County



- 4. Salem Police - The Salem Police Department has officers who are specially trained to help people experiencing a mental health crisis. These officers also work with agencies in both Marion and Polk Counties.
  - a. Can we ask for the Transportation Outreach and Intervention Team to meet and partner with police to provide appropriate treatment (?) intervention services.
    - i. What is Salem Police Department’s current team format for mental health crises?
    - ii. Where are they getting funding?

- iii. **Could we partner?**
      - iv. **Does the police portion of the team always need to respond?**
      - v. **How do they coordinate and schedule mental health/crisis intervention specialists?)**
  - 5. Hours of Service for Downtown Merchants
    - a. Monday through Saturday
    - b. 7 AM to 9 PM
  - 6. Funding –
    - a. **How much would we need to fund this?**
      - i. **Grants? (Oregon Health Authority)**
    - b. **How much staff?**
    - c. **Could we rotate staffing from various agencies?**
      - i. **Who would the agencies be**
      - ii. **How would the service(s) be coordinated?**
        - 1. **Warm hand-off**
          - a. **Triage – if the point agency doesn't have the needed resources.**
          - b.
      - iii. **What would the staff level of expertise need to be?**
        - 1. **Qualified Mental Health Professional (QMHP)?**
        - 2. **Other training?**
      - iv. **Times – Are there specific times that would demand more staff than others – like first thing in the morning)**
7. Partners
  - a. Center for Hope and Safety
  - b. City of Salem
  - c. Community Downtown Churches
  - d. Downtown Merchants
  - e. Marion County
  - f. MWVCAA – Arches
  - g. Polk County
  - h. Salem City Council
  - i. Salem Hospital
  - j. Salem Leadership Foundation
  - k. Salem Police
  - l. UGM
  - m.
8. How soon could we put this on the ground?
  - a. What do we need to kick this off?
  - b. Can we build on any model already in place?
9. How do we engage community involvement and support?
  - a. Volunteers?

## **Kristin Retherford**

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**From:** Michael Olsen <gal220mike@gmail.com>  
**Sent:** Sunday, March 18, 2018 9:48 AM  
**To:** Kristin Retherford  
**Subject:** Homelessness

Thank you for your work with the homeless population. I have been working with the homeless since 1994. I started in New York and have been active in Salem since 1997, Brookings in 2010 and Gold Beach in 2015.

While in Salem in 1999, and again in 2001, and again in 2006, different agencies would come up with 10 year plans to end homelessness; but the years went by with little or no results. It's ridiculous!

A friend of mine in South Carolina came up with her own plan back in 2009 and has been very successful. Non for profits, law enforcement agencies would take names of the people they found to be homeless. By pre arrangement, they would have a facility ready for them to move into. If they refused, meaning they would not accept the services offered, they were escorted to the county line and told not to return.

In this way, they were separating the wheat from the chaff. Those who wanted help and those who were just 'hanging out'.

I used that method in Brookings and it worked well. The city fathers had no complaints. I left in 2014 and that model, with a few modifications, is still being used to date.

Just a thought to help you along

--

**Michael**



## Kristin Retherford

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**From:** Rena Peck <renapeck@ccswv.org>  
**Sent:** Friday, March 23, 2018 6:39 AM  
**To:** Sheri Wahrgren  
**Cc:** Kristin Retherford; Shelly Ehenger  
**Subject:** Re: Transitional Housing Availability  
**Attachments:** screeningcriteria.pdf

Sheri,

Yes. We have nine family transitional housing SRO's currently available. The SRO's are 1 and 2 rooms with 1/2 bath. The community shares four full bathrooms and two kitchens. Rents are \$300 for the 1 room and \$400 for the 2 room and CCSF pays all utilities. Tenants can stay up to six months with the possibility of extending if they are unable to secure permanent housing. It's important to understand that because these are HOME funded units it is not emergency housing so it can take a bit to income qualify tenants.

I have attached our screening criteria. Please feel free to pass this on and if anyone has any questions or would like to apply please have them call 503.584.1992.

Thanks for passing on this information. As I mentioned to you earlier we have had several homeless families stop in to obtain applications for housing but when we offer the shelter they aren't interested so tapping into another group will hopefully help get families off the streets.

Please let me know if there is anything more I can get to you.

On Thu, Mar 22, 2018 at 9:57 AM, Sheri Wahrgren <[SWahrgren@cityofsalem.net](mailto:SWahrgren@cityofsalem.net)> wrote:

Hi Rena. I had an opportunity this morning to share briefly with Kristin that you had mentioned your challenges with families utilizing the transitional housing opportunities available through Catholic Community Services. You had mentioned you currently have nine vacancies.

Kristin is lead staff report to Councilor Kaser who is leading the Downtown Homeless Solutions Task Force Committee, and she would very much

like to receive an email from you regarding the units you have available, any challenges, and the number someone could call to get more information on these units. Thank you, Sheri

**Sheri Wahrgren**

*Downtown Revitalization Manager*

City of Salem | Urban Development Department

[350 Commercial Street NE](#)

[swahrgren@cityofsalem.net](mailto:swahrgren@cityofsalem.net) | [503-540-2495](tel:503-540-2495)

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*Rena Peck  
Chief Operations Officer  
Property Department*

Catholic Community Services Foundation  
2933 Center Street  
Salem, OR 97301  
[renapeck@ccswv.org](mailto:renapeck@ccswv.org)  
503.689.1469

***BE A FOSTER PARENT. . . . make a difference doing work you love.***  
For information call [503-362-2225 ext 301](tel:503-362-2225) or [www.ChangeALifeNow.org](http://www.ChangeALifeNow.org)

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# Catholic Community Services Foundation

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## Applicant Screening Criteria

Each rental application will be reviewed in four different areas: a) Rental History, b) Credit History, c) Income, and d) Criminal History. Your application may be *approved*, *conditionally approved*, or *denied*. To be *approved* you must meet the screening criteria without EXCEPTION. Applications not meeting the listed criteria may be *conditionally approved*. *Conditionally approved* applications may require an additional security deposit of \$200.00. Applications that do not meet the screening criteria, or fit into the conditional margin of approval, will be *denied*.

## OCCUPANCY GUIDELINES

1. Occupancy is based on the number of bedrooms in an apartment. A bedroom is defined as a separate, habitable room to be used primarily for sleeping purposes that contains at least 70 square feet, and has a fire exit. The room must have a separate door, a closet, and be in close proximity to a smoke detector.
2. Two (2) persons are allowed per bedroom plus one (1) additional person (i.e.; 1 bedroom, three people, 2 bedroom, five (5) people, etc.). A maximum of two (2) people are allowed in a studio or zero bedroom apartment. An infant under three (3) years of age is not considered when counting the number of occupants.
3. Any change of the original occupants requires a new application to be processed.

## APPLICATION PROCESS

1. Select your desired housing unit meeting our occupancy guidelines.
2. All applicants over the age of 18 must complete a separate application on the forms provided. Any area left blank will result in delaying the application process and/or rejection of the application. If the requested information does not apply to you, fill in "n/a".
3. You will be asked to pay a non-refundable applicant screening fee of \$18.00 for each application in the form of a personal check, cashier's check, or money order. Your application will not be processed until all the necessary fees have been paid.
4. All applications will be dated and timed. Applications are processed on a first received, first processed basis.
5. Be prepared to wait seven (7) days for the completion of the screening process.
6. If your application has been approved, you will have three (3) days to accept the available apartment by signing your Rental Agreement, including the Community Rules and Regulations. You will be expected to begin your tenancy no later than two (2) weeks from the date of acceptance, providing that apartment is ready for move-in, and no other arrangements have been made.
7. All appropriate fees and/or deposits must be paid before or at the time the Rental Agreement is signed. Any monies paid must be in the form of personal check, cashier's check or money order.
8. If your application is approved and you decide not to move-in, the applicant screening fee will be forfeited.
9. If your application has been approved, the Rental Agreement signed, and you decide not to rent starting on the agreed upon move-in date, you will forfeit your application screening fee. You will be responsible for a 30-day notice to vacate.

CCSwv.org



# Catholic Community Services Foundation

## GENERAL REQUIREMENTS

1. All applicants must provide a picture I.D. issued by a government agency and their Social Security Number (SSN). If they do not have an SSN, they can provide a Passport, Visa, Birth Certificate, Resident Card or Authorization Document from Homeland Security in lieu of their SSN.
2. The primary applicant must be eighteen (18) years of age or older.
3. Each applicant 18 years of age or older must qualify individually.
4. Unfavorable information for any individual applicant may result in denial of the total application.
5. All Section 8 applicants must sign a consent form allowing the Housing Authority to release information from their file regarding your rental history
6. The behavior and demeanor of applicants during the application process will be considered.
7. Information that is misrepresented on the application will be reason to deny the application. If the misrepresentations are found after a Rental Agreement is signed, your Rental Agreement may be terminated.

## RENTAL REQUIREMENTS

1. Two (2) years of verifiable unbroken rental history from a third-party landlord with positive recommendations is required. Questions asked will include 1) Was/is rent paid on time? 2) Length of tenancy? 3) Was proper notice given? 4) Did the applicant have any NSF checks? And 5) would you rent to this person(s) again? ***CONDITIONALLY APPROVED: Applicant lacks two (2) years of history because of student status, previously living with parents, owning a home, in the military, or homelessness.***
2. Significant complaints or noncompliance violations will result in denial of the application – a) Repeated disturbances to the neighbors' peace, b) Reports of illegal activity, c) Damage to the property beyond normal wear and tear, d) Unpaid rent or damage charges, e) Reports of violence or threats to landlords, neighbors, or staff, f) Allowing persons or pets not on the lease to reside on the premises, and g) Failure to give proper notice when vacating the property.
3. Home ownership may be verified through the County Tax Assessor's office. Mortgage payment must be current to reflect positive rental history.
4. Any recorded, non-recorded, or pending eviction less than five (5) years old will result in automatic denial of the application.
5. Any balance owed related to previous housing will result in denial of application. Applicants who are covered under protection of VAWA may provide a statement of explanation along with proper documentation.
6. Three (3) or more NSF rent checks within a period of one (1) year will result in denial.
7. Previous non-payment of rent notices within a period of one (1) year may result in denial.

## INCOME REQUIREMENT

1. The monthly combined gross household income must be at least one and one half (1 1/2) times the stated monthly rent. ***CONDITIONALLY APPROVED: Income requirements may vary based on subsidized rental programs or subsidized housing units.***
2. Employment verification will be made by fax/e-mail confirming position in company, length of employment, salary, and future with company. Two (2) current paycheck stubs showing year-to-date earnings, W2 or tax return may be required.
3. Self-employed applicants may be required to show proof of income through copies of the previous two year's tax returns.



# Catholic Community Services Foundation

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4. Non-employment sources of income may be verified by contacting the source (Bank Accounts, Alimony, Child Support, Trust Accounts, Social Security, VA, Unemployment, TANF, Grants/Loans) or by applicants furnishing most current social security award letters, VA benefits, school loan award letters, savings account or checking account statements.
5. Additional income documentation may be required for applicants applying for subsidized housing.
6. The application will be denied if your source of income cannot be verified or does not meet the income requirements.

## CREDIT REQUIREMENTS:

1. An acceptable credit history for at least the last three (3) years.
2. No unpaid collections, liens, or judgements in the last three (3) years.
3. No pending bankruptcy. No bankruptcy in the last three (3) years.
4. The combined debt-to-income ratio does not exceed 45%.

## CRIMINAL HISTORY

1. Any felony convictions within ten (10) years may be cause for denial. Any criminal convictions that may constitute a direct threat to the health, safety, or right to peaceful enjoyment of the premises, or premises of the residents. (I.e. involvement in any violent or sexual crime, and/or manufacturing and distribution of illegal drugs) or could result in physical damage to the premises may be cause for denial with no time or degree limitation. **Conviction of any crime that requires lifetime registration as a sex offender or any conviction of manufacturing of a controlled substance will result in a denial.**
  - a) Misdemeanors not listed above involving: theft, criminal trespass, property crimes or any other crime if the conduct for which applicant was convicted or is charged is of a nature that would adversely affect property of the landlord or a tenant or the health, safety or right of peaceful enjoyment of the premises of the residents, the landlord or the landlord's agent, where the date of disposition has occurred in the last 3 years.
  - b) Misdemeanors involving: drug related crimes, person crimes, sex offenses, weapons, violation of a restraining order, criminal impersonation, criminal mischief, stalking, possession of burglary tools, financial fraud crimes, where the date of disposition has occurred in the last 5 years.
  - c) Felonies not listed above involving: drug-related crime; person crime; sex offense; crime involving financial fraud, including identity theft and forgery; or any other crime if the conduct for which applicant was convicted or is charged is of a nature that would adversely affect property of the landlord or a tenant of the health, safety or right of peaceful enjoyment of the premises of the residents, the landlord or the landlord's agent, where the date of disposition has occurred in the last 10 years.
  - d) Felonies involving: murder, manslaughter, arson, rape, kidnapping, child sex crimes, manufacturing or distribution of a controlled substance **will result in automatic denial with no option for appeal.**

## DISABLED ACCESSIBILITY

1. Applicants may submit written request of Reasonable Accommodation.



# Catholic Community Services Foundation

## CONDITIONALLY APPROVED APPLICANTS

Because of special circumstances, some applicants may not meet 100% of the criteria for approval to rent.

- An applicant with past credit problems, but good rental history, and adequate income;
- An applicant who is new to the area, or has recently graduated from school, or has recently returned to the work force, rental and credit history is good and income level is adequate;
- An applicant who has been living at home and does not have a rental history, but their credit and income meet the other criteria;
- A student applicant who has verifiable full-time student status with guaranteed income from financial aid and/or parents, and no negative landlord reference or credit history;
- An applicant who has successfully completed the Rent to Ready class, or an equivalent course;
- An applicant who meets the criteria for VAWA;
- An applicant whose credit history has been negatively impacted due to medical collections only;

**Qualified co-applicants** can make up the deficiency of one (1) applicant only if the applicant lacks one of the three (3) area of the qualification requirements—rental history, credit history, or income (but they must be strong in the other two).

## REJECTION POLICY

**DENIAL BASED UPON INFORMATION RECEIVED FROM THE CREDIT BUREAU.** If your application has been rejected due to unfavorable information revealed on your credit report:

- Contact the credit bureau or service providing the information – the name and address is found on the Adverse Action Form;
- Correct any incorrect information through the credit company by “filing a dispute”;
- Request the credit company submit a corrected report to Catholic Community Services Foundation, Property Department;
- Upon receipt of the corrected information, your application will be re-evaluated for the next available housing unit.

**DENIAL BASED UPON NON-CREDIT INFORMATION:** If your application has been rejected and you feel that you qualify as a resident per the screening criteria, within 10 days of the denial, send written request to:

Catholic Community Services Foundation  
Equal Housing Opportunity Officer  
2933 Center St NE  
Salem, OR 97301

In your letter, you should explain the circumstances surrounding the denial of your application. Following the receipt of your letter, your application and any pertinent information will be reviewed and you will be notified of the review findings.



# Catholic Community Services Foundation

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## ADDENDUM TO SCREENING CRITERIA

### TENANT SELECTION PREFERENCES

1. Preference given to tenants at risk of losing their children to foster care.
2. Family and individuals that are homeless or at risk of being homeless.
3. Victims of Domestic Violence

The following applicants shall be given priority over other qualified applicants on the Waiting List:

The following is required to be identified as a preference:

1. Applicant at risk of losing children to foster care, or are homeless, or at risk of being homeless by a recognized Service Provider;
2. Applicant referred to CCSF by a recognized Service Provider;
3. Third-party documentation of VAWA status

In the event that no applicant qualifies for this preference, the unit will be leased to an applicant selected from the Waiting List.



## Have you heard?

# On April 10, 2018 we're kick-starting an event to change lives and improve Oregon – and we want you to help.

On April 10, 2018 the Business Team of the Governor's Re-Entry Council is hosting a statewide event to kick-off Oregon's first "Second Chance Employment Tour."

The Second Chance Tour is a first-of-its-kind opportunity to share with Oregon's business community the tremendous value and potential of employing people with criminal backgrounds. The Tour is a series of regional workshops designed to engage Oregon businesses to learn more about Second Chance Employment, learn how to replicate real-world business/employer examples, and begin providing employment opportunities to individuals with criminal backgrounds; individuals who are dedicated to changing their lives and their community, for the better.

### Why you should help:

Individuals with criminal backgrounds face significant barriers when seeking, obtaining and maintaining employment. Similar efforts to this employment tour, as hosted by private companies and employers, have proven that educating and engaging business leaders, business owners, and human resources professionals to explore the possibilities of providing Second Chance Employment is making a positive difference in their workplace, the community and beyond.

### How you can help:

- 1) **SHARE.** Please share this invitation with your team members who are working with or on behalf of Oregon's employers and human resource professionals. Invite employers and business leaders to get involved. Click on this link for more information [www.secondchancetour.com](http://www.secondchancetour.com)
- 2) **DONATE.** Please provide a monetary donation to help fund this statewide effort and bring 'how-to' tools and training to Oregon businesses around the state.
- 3) **SPONSOR.** Please consider sponsoring the kick-off and/or one of the five regional workshops to be held around Oregon between April and September 2018.

### Reminders:

What: "Kick-off" for Oregon's first "[Second Chance Employment Tour](#)"

When: Tuesday, April 10, 2018 from 9:00 a.m. to 3:30 p.m.

Where: Salem Convention Center

Who Should Attend: Employers from around Oregon, business leaders and human resource personnel

**Questions?** E-mail us at [info@secondchancetour.com](mailto:info@secondchancetour.com) or [Kellie.e.whiting@doc.state.or.us](mailto:Kellie.e.whiting@doc.state.or.us)





## Kristin Retherford

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**From:** Jonathan Clark <jonathan@jonathanclarklaw.com>  
**Sent:** Tuesday, March 20, 2018 3:17 PM  
**To:** Kristin Retherford  
**Subject:** People Staying Nights Outside in Downtown Salem

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Retherford:

I own a small law office and practice in downtown Salem. I would like to share some anecdotal evidence that permitting homeless persons to sleep and store their belongings in downtown Salem is deteriorating downtown business. At this time I have no intent to leave downtown Salem. However, as you review this list, you will see that the City Councilors have taken steps to end downtown business.

1. A few months ago, I had lunch with a friend. Let me describe him first, so that you understand the weight of his comment. He works near the highest level of unelected state officials and his children are grown and out of the home. He lives about 20 minutes from downtown Salem. He and his wife ate dinner in Salem one evening. Because of having to walk over people to get from their car to their restaurant and back, his wife did not enjoy their evening out. He said to me during that lunch, "That will be our last dinner in downtown Salem. We will not be back."
2. I employ two part-time clerks. Work here covers their personal lives while they attend school. Based on what I see and experience on my way to my car when I work at night, I can no longer permit them to work after dark.
3. One morning three weeks ago as I came to work just before 8:00 a.m., I watched as people, apparently from two different sleeping areas, were "commandeering" a street corner for their loud and boisterous behavior. One or more of the men walked across the street against the light, forcing cars (presumably on their way to work as well) to stop. One of them men pulled a baseball bat from out of his shopping cart as a middle-aged woman approached the corner on her way to work or shop downtown.
4. On one occasion I have been unable to exit my office until ordering people sleeping on the stairs to exit.
5. Last month, an attorney in our building asked the people using our stairwell as their private property to leave. They did. Before they left, they forced themselves to vomit on the stairs.
6. Two weeks ago feces was left on our stairwell.
7. Last week feces was left on our stairwell.

If you work with the City Council, please provide them these questions. Their answers will help me know how to address the people they permit to spend the afternoons and evenings in downtown Salem.

1. Since it is unlikely my clerks can walk to their cars un-acosted in the evening, should I cut the hours of my high school student who is building his resume for college, or should I cut the hours of my college student building her resume for law school? (Loss of their hours will reduce my income as well, a factor that drives where I house my business.)
2. What hours will the City Council direct the police to move people out of the entryways to businesses? It is best for the businesses in this building if we can schedule client meeting times, with the people who provide us income, when clients do not have to walk over feces and vomit.
3. Is the City willing to subsidize the cost of bleach for businesses who have to clean up after the people the City Council permits to stay on our sidewalks, doorways, and stairwells? And, since it is difficult to stay on schedule

with clients when cleaning feces takes up the first meeting time, would the City Council be willing to come down to clean up the mess they permitted?

4. During last week's feces cleaning, a man walking by said, "Those poor people. They have no place to go to the bathroom." Would it be possible to get his address so that we can drive them over to his front porch? Probably not. I was just joking. Could I have the address of the City Councilors who decided to permit this so that we can have people shit on their porches?

Thank you in advance for your answers to these questions. I will be at the address below a little while longer.

Best Regards,

Jonathan Clark  
Jonathan A. Clark, P.C.  
317 Court Street NE  
Salem, Oregon 97301  
T: (503) 581-1229  
F: (503) 581-2260  
E: [jonathan@jonathanclarklaw.com](mailto:jonathan@jonathanclarklaw.com)

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## Kristin Retherford

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**From:** Virginia Green <vagreen9@gmail.com>  
**Sent:** Thursday, March 22, 2018 10:29 AM  
**To:** Kristin Retherford; cara.kaser@gmail.com  
**Cc:** Thomas Nash Green, Jr.  
**Subject:** Fwd: Boise things

Kristin and Cara,

See below.

Some info on what Boise is doing about the homeless there- from my colleague and friend - formally living here in Salem.

Plus an interesting "art history" event there.

V

Sent from my iPhone

Begin forwarded message:

**From:** Stephanie Matlock Allen <[samatlock@gmail.com](mailto:samatlock@gmail.com)>  
**Date:** March 22, 2018 at 10:20:49 AM PDT  
**To:** Virginia Green <[vagreen9@gmail.com](mailto:vagreen9@gmail.com)>  
**Subject:** Boise things

Good morning!

Thanks for the lovely chat yesterday. Always great talking with you!

Here are a few items of note for you-

A comprehensive article from 2016 about the city's "Housing First" project and its partnerships with local agencies, including the County and both major hospitals:

<http://www.idahostatesman.com/news/local/community/boise/article93634042.html>

A follow-up about the groundbreaking of the New Path free apartments:

<http://www.idahostatesman.com/news/local/community/boise/article174733816.html>

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This morning I went on a tour to preview the "James Castle House." It's a huge project from the city's Department of Arts & History (isn't it wonderful that we have an arts & history department?!). James Castle was a deaf artist born in 1899 and completely self-taught. He is now well-known as an "outsider artist" by art collectors and museums worldwide. The city purchased his family's rundown house and are turning it into a gallery, general store, and artist-

in-residence home. It's a fascinating project, both in the historical preservation and re-use of his homesite, and telling the story of this amazing person whose story isn't well-known here in Boise. Naturally, I thought of you and Tom because of the historic nature of the project and the emphasis on a deaf man and deaf culture in general. They are holding a ribbon-cutting on April 28, with a long schedule of events happening throughout the week. It's all very exciting!

More info:

The City's website about James Castle House:

<https://www.boiseartsandhistory.org/james-castle-house/>

Info about the artist, from the James Castle Foundation (based in Boise):

<http://jamescastle.com/biography/>

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I hope you're having a nice day! It's a drizzly, gray Oregon-like day over here... There are a few Canada Geese who spend their days on the balcony outside my office door at City Hall. They honk and yell all day long. It's quite obnoxious, but I appreciate their presence anyway.

Much love  
Stephanie