

CITY OF BOISE RECOMMENDATIONS FROM

SHELTER BETTER TASK FORCE

RECOMMENDATIONS REPORT

UPDATED SEPTEMBER 2021



STATEMENT OF PURPOSE

DEVELOPED JULY 2021

In our commitment to ensuring a home for everyone, we need housing solutions for all, including those who are experiencing an immediate crisis. The Shelter Better Task Force will provide a foundation for community partners, leaders and residents to better understand homelessness in our city. The Task Force's work will include a review of a shelter needs analysis and strategic land assessment to develop a final advisory recommendation for Mayor McLean, Boise City Council, shelter leadership and the public. The goal of the recommendation will be to guide community decisions around Boise's emergency shelter response as it folds into Our Path Home's strategic plan for ending homelessness.

MAYOR'S STATEMENT

Interfaith Sanctuary provides critical services to those experiencing homelessness in our city. And, as we look to do shelter better, we will incorporate best practices and data into our decision making. To do this, we quickly convened a task force comprised of community leaders with unique perspectives, diverse expertise, and view homelessness through a dignity lens. Members include Our Path Home partners, a Boise City Council member, health providers, residents who have experienced homelessness, and neighborhood leaders, to conduct a comprehensive shelter needs analysis over the course of approximately two months. The analysis will evaluate potential locations for the proposed emergency shelter, including the State Street location, and will fold into Our Path Home's strategic plan to end homelessness.

Like any other community in our country, Boise is challenged by balancing how to respond to the immediate crisis faced by those who need a safe and welcoming place to shelter tonight with the housing solutions that end homelessness. I know that together we can find solutions that uplift everyone in our community. As Boiseans, we don't shy away from hard decisions and will never turn our back on those who need our support.

As we move through the process of the shelter needs analysis and ultimately identifying the right location for a new emergency shelter, I ask that we center conversations around our values of compassion, community, and service.

PARTNER STATE OF COMMITMENT

As members of the Shelter Better Task Force and leaders in the Boise community, we commit to developing recommendations that serve our entire city. We commit to listening carefully to multiple perspectives, including the diverse views and values of community members, service providers, and especially our fellow community members experiencing homelessness. We will work collaboratively and in partnership with the city, Interfaith Sanctuary, and service providers to make recommendations that reflect the evidence-driven approaches.

*Workshopped With and Signed By,
Members of the Shelter Better Task Force
Adopted August 2021*

MEMBERS OF THE CITY OF BOISE SHELTER BETTER TASK FORCE

The Task Force is comprised of multidisciplinary community members who are committed to working towards ensuring a home for everyone. The task force members have sought to respond strategically and compassionately to the housing and homelessness crisis.

FACILITATOR

Dr. Jen Schneider, *Professor and Interim Associate Dean, School of Public Service Boise State University*

TASK FORCE MEMBERS

CHAIR:

Courtney Washburn, *Chief of Staff (non-voting member)*

BOISE CITY COUNCIL:

President Elaine Clegg (*non-voting member*)

INTERFAITH SANCTUARY:

Jodi Peterson, *Executive Director*
Andy Scoggin, *President Board of Directors*

OUR PATH HOME EXECUTIVE COMMITTEE:

Stephanie Day, *Our Path Home Chair, CATCH Executive Director*
Bea Black, *Our Path Home Executive Committee, WCA Executive Director*

HOSPITAL SYSTEMS/HEALTH CLINICS:

Rebecca Lemmons, *Regional Director Community Health & Well-being, Saint Alphonsus*
Penny Beach, *Chief Medical Officer, Family Medicine Residency of Idaho*

STREET OUTREACH TEAM:

Jeannette Curtis, *Outreach Program Director, Our Path Home OUTREACH*

NEIGHBORHOOD ASSOCIATION PRESIDENTS:

Katy Decker, *President, Veterans Neighborhood Association*
Hillary Takahashi, *President, Collister Neighborhood Association*
Tom Helmer, *President, Sunset Neighborhood Association*

NEIGHBORHOOD LEADERS:

Jennifer Godoi
Annie McCutcheon

LIVED EXPERIENCE/EXPERTISE:

Serena Hinojosa
Joe Hernandez and Tammy Peagy, *New Path Resident Leaders*

FAITH LEADERS:

Rev Dr. Andrew Kukla, *Pastor, First Presbyterian Church*
Rev Sara LaWall, *Minister, Boise Unitarian Universalist Fellowship*

BUSINESS LEADER:

Charity Nelson

CITY EMPLOYEES

Maureen Brewer, *Senior Manager Housing & Community Development*
Casey Mattoon, *Our Path Home Manager*
Racheal Hall, *Our Path Home Coordinator*
Lana Graybeal, *Senior Communications Manager, Strategic Initiatives*
Laura Pape, *Community Engagement Intern*

BACKGROUND TASK FORCE GOALS

1. Enlist a diverse group of community leaders who represent critical stakeholders involved and committed to responding strategically, objectively and compassionately to the housing and homelessness crisis.
2. Analyze all data points to ensure the solution(s) are informed and supported by data and matched to evidence-based interventions.
3. Understand that shelter will remain a critical component of Boise's response to homelessness, prepare a recommendation for a specific siting and suite of best practices for doing shelter better.
4. Strengthen relationships between the city, residents, and community partners.
5. Provide a clear course of action and a foundation for shelter as part of Boise's long-term response to homelessness.

FEASIBILITY CRITERIA

Set of criteria that are fundamental to the development of a feasible siting recommendation and underpin all aspects of the work of the Task Force. These criteria were drafted by City of Boise staff to address the original charge of the Task Force to recommend a site for Interfaith Sanctuary's new emergency shelter.

These criteria were subsequently workshopped with the Task Force over a period of four weeks, including the collection of questions that were developed into a Frequently Asked Questions document and additional space for unstructured feedback after several Task Force meetings. The primary concern from those that provided feedback was lack of community voice and perspective within this set of criteria. The Task Force addressed this through subsequent presentations from neighborhood leadership and the development of explicit recommendations around community criteria, which are outlined later in this report.

- **SHELTER DESIGN:** Shelter design must be manageable for Interfaith Sanctuary's sustainable operational needs and business plan.
- **SITE DEVELOPMENT:** Site development proposal must accommodate the needs of the night-by-night crisis in terms of the proposed size of the shelter (total beds) and the parcel's ability to support that (code compliance).
- **PROXIMITY TO SERVICES:** The proposed location needs to be in close proximity to services for those experiencing homelessness or be along transit routes that easily connect community members to services.
- **LAND AVAILABILITY:** The proposed location needs to be on land owned by the City of Boise, Interfaith Sanctuary, another partner agency, or available for purchase.
- **TIMELINE DRIVEN:** The proposed location needs to be available to develop/redevelop in a timely manner to ensure that Our Path Home is able to respond to the night-by-night crisis.
- **RIGHT-SIZED INVESTMENT:** The cost of the proposed project needs to preserve Our Path Home's ability to invest in housing first solutions that end homelessness, not just manage it.

PROCESS FOR DEVELOPING RECOMMENDATIONS

The Task Force worked to develop recommendations for progressing the role of emergency shelter in Boise. The Task Force's recommendations were framed by a series of presentations from experts and stakeholders who provided a comprehensive overview of the local homelessness system response, advised on evidence-based practices for advancing the role of emergency shelters, delivered a data-driven shelter needs analysis, and presented a land scan for siting possibilities for shelter in Boise. The meeting schedule outlining these presentations is provided here:

MEETING SCHEDULE

WEEK 1: INTRODUCTIONS & TASK FORCE CHARGE

DATE: Tuesday July 13th, 10:00 am - 11:30 am

OBJECTIVES: Understanding our charge as a task force, getting to know each other, and setting expectations.

WEEK 2: HOMELESSNESS 101

DATE: Monday July 26th, 11:00 am - 12:30 pm

OBJECTIVES: Situating shelter within a larger homeless system response. Understanding the complexity of homelessness and who is working in the system (Our Path Home, OPH Outreach, OPH Connect, Terry Reilly Health Services, City of Boise Housing & Community Development).

WEEK 3: WHAT IS "SHELTER BETTER"?

DATE: Monday August 2nd, 11:00 am - 12:30 pm

OBJECTIVES: Task force members understand the role of emergency shelter in homelessness response systems, including best practices for shelter operations in regards to low-barrier and housing first orientation, in a national context with presentation from experts (National Alliance to End Homelessness).

WEEK 4: SHELTERED & UNSHELTERED HOMELESSNESS IN BOISE

DATE: Monday August 9th, 11:00 am - 12:30 pm

OBJECTIVES: Shelter needs analysis - provide all the necessary data to provide a clearer picture of what the system response to homelessness needs in terms of a low barrier shelter by covering reasons why folks don't shelter (Outreach), the activity/impact of a shelter siting (Boise Police Department), and the numbers behind our current and future emergency shelter system (Agnew::Beck; Corporation for Supportive Housing)

WEEK 5: DEFINING SHELTER BETTER IN BOISE

DATE: Monday August 16th, 11:00 am - 12:30 pm

OBJECTIVES: Task force members hear from emergency shelter operator (Interfaith Sanctuary) on their current operations and plan for their future facility as designed - responsive to the highlighted concepts from weeks 3 and 4.

WEEK 6: NEIGHBORHOOD PERSPECTIVES

DATE: Monday August 23rd, 11:00 am - 12:30 pm

OBJECTIVES: Neighborhood representatives present on their involvement with the Task Force, the siting process, opportunities for shelter, and concerns neighbors have around siting shelter – both generally in any location within the city and specifically for the State Street proposal (Veterans Park Neighborhood Association, Sunset Neighborhood Association, Collister Neighborhood Association, At-large Neighborhood Leaders).

WEEK 7: RECOMMENDATION WORKSHOP

DATE: Thursday August 26th, 11:00 am - 12:30 pm

OBJECTIVES: Unpack complexity of shelter siting process in Boise’s real estate environment through exploration of original land scan resulting in purchase of 4306 W State Street and updated land scan process in current market (TOK Brokerage Services, City of Boise Housing & Community Development, City of Boise Planning & Zoning). Workshop recommendations in three strategic areas of focus.

WEEK 8: RECOMMENDING SHELTER BETTER IN BOISE

DATE: Monday August 30th, 11:00 am - 12:30 pm

OBJECTIVES: Present progress on strategic areas of focus for recommendations, gather feedback, and define process for finalizing the final report.

ADJUSTED CHARGE: STRATEGIC RECOMMENDATIONS

Although the original charge for the Task Force included a recommendation for a specific location to site shelter, an adjustment was made to not include a specific siting recommendation. This was due to an expressed unease among some Task Force members about the gravity of the decision they were being asked to make and in recognition that the Task Force was not empowered to decide in the way that the Planning and Zoning Commission and, ultimately, Boise City Council are as decisionmakers.

Based on this adjustment, the Task Force prioritized recommendations in strategic focus areas: Shelter Better Practices, Community Criteria and Recommendations for Leadership. Task Force members worked to align their recommendations with the information presented and in connection to Our Path Home’s role as the public-private partnership driving the homelessness system response in Boise. The goal of these recommendations is to inform any shelter siting conversation or process that occurs within the city in the future. These recommendations serve to supplement processes for shelter siting that include existing standards for review and established decision-making procedures.

1. SHELTER BETTER PRACTICES:

Shelter policies should be aligned with national best practices for system-wide approaches to emergency shelter and aligned with the community’s goals to end homelessness. Any proposed shelter should be evaluated for its compliance with these practices.

LOW-BARRIER: Shelter should be positioned to offer immediate and low-barrier access to anyone facing a housing crisis.

- Requirements for entry are limited, meaning few to no prerequisites to shelter, to avoid creating obstacles to access.
- Shelter guests are welcomed when they arrive and have clear behavioral expectations and simple rules that primarily pertain to safety.
- Shelter design should include solutions that address reasons people don't access shelter today – specifically around pets, partners, parking, and possessions.
- Shelter is open 24/7 to not exclude households based on their ability to comply with entry/exit times, including the expansion of programming to provide day access to shelter guests.
- Shelter adopts clear process for emergency shelter guest access that prioritizes households with the most need and prevents “first come first serve” access to shelter. This process should include coordination between all shelter operators in Boise and remain aligned with the separate Coordinated Entry processes for individuals entering the homelessness management system.

HOUSING FIRST APPROACH: Shelter should not be a destination; it is a passthrough as people gain access to permanent housing.

- Every shelter guest is ready for housing and should be supported in the development of a housing plan, this should be done in collaboration with Coordinated Entry with is operated by Our Path Home CONNECT.
- Duration of stay should not be impacted by a “time out” to ensure guests can access to shelter based on their need, remain clear that an effective shelter achieves shorter lengths of stay where households exit to permanent housing.
- The role of shelter and housing are distinct and should remain distinct.

DATA COLLECTION: The utilization of data systems to collect information and rigor of implementation by all staff need to be bolstered. This data should be used to regularly update the tool developed by the Corporation for Supportive Housing to understand ongoing shelter needs, ensuring the shelter system can make data-informed decisions and track outcomes.

ACCESS TO SERVICES: Shelter services should treat people with human dignity and align with trauma-informed practices. Shelter services should align with the system goal of returning people to or stabilizing them in permanent housing as quickly as possible.

SUPPORTIVE SERVICES: Services in shelter settings benefit shelter guests when they increase access and relate to best practices.

PARTNER HOMELESSNESS SERVICES: Ensure shelter provides onsite access or transportation support for shelter guests to engage with Our Path Home CONNECT, medical service partners, and other network providers.

SHELTER PROGRAMS: Shelter can offer shelter guests additional services through programs including life skills, substance abuse, financial health, job training, personal identification, daycare, etc. These programs can be additive, although nationally it is recognized that programs which address issues that contributed to a household's homelessness are more successful once the household is permanently housed.

TRANSPORTATION: Shelter site should provide access to options for affordable transportation that shelter guests can easily use to connect with community resources.

2. COMMUNITY CRITERIA:

Process for siting shelter should have concrete ways to engage with and respond to community considerations, both leading up to and after the siting of shelter.

COMMUNITY ENGAGEMENT BOARD: Shelter provider should create body of leaders who formalize processes for community engagement in parallel with the siting effort. The board will serve as outreach ambassadors, be time limited in duration, and their role should be aligned with the Conditional Use Permit process associated with a specific siting proposal.

- **CHARGE:** Develop and implement comprehensive engagement opportunities including, at minimum, a neighborhood meeting to receive and address community feedback.
- **COMPOSITION:** Develop member selection process that aims to include shelter staff, shelter board members, shelter guests, neighborhood members, and local businesses.
- **SUPPORT:** Bring on an outside facilitator, meaning neither an individual from the shelter provider nor an individual from the proposed neighborhood location, could support a fair and transparent process.

PROACTIVE EMERGENCY AND SAFETY PLAN: Shelter provider and partners should analyze the shelter location to develop a responsive, collaborative safety plan with the goal of proactively addressing concerns. Timing for the safety plan would occur after a site is selected, which is appropriate based on the flexible nature of emergency response systems to make operational shifts as need occurs. This time ensures the resources, time and labor, associated with safety plan development are effectively used.

- **IMPACT REPORT:** The Boise Police Department should develop an impact report that, among other things, identifies needs related with the siting of an emergency shelter in a specific location and outline options for investments to address the needs.
- **PROACTIVE SAFETY PLANS:** Emergency responders should create a safety plan for implementing emergency response services that meet needs related to the siting of a new emergency shelter. Plan should focus on both proactive and reactive services that meet added need and do not result in the disruption of existing community responsive services. The plan should contain individualized agency plans and points of collaboration between partners including Fire, Medical, Police, Mobile Crisis Unit, and Our Path Home OUTREACH.
- **COMMUNICATE PLAN:** The plan should be presented publicly and made available as a component of community engagement.

GOOD NEIGHBOR AGREEMENTS: The shelter provider and neighborhood members should establish a vision and goals for how neighbors, including area residents, businesses, and service providers, will work together to support mutual success, communicate, and address concerns. Good Neighbor Agreements are not time limited in nature, they are structured to deliver mechanisms for mutual accountability and can be adjusted over time. This effort may include the development of a permanent Neighborhood Advisory Board.

GOOD NEIGHBOR AGREEMENT COMPONENTS: The agreement can include, but is not limited to, ways to operationalize the achievement of these outcomes:

- Initiate and maintain open – transparent – proactive communications
- Develop clear expectations and procedures for resolving problems
- Enhance neighborhood safety and livability while promoting access to services
- Foster positive relationships between the shelter and neighbors

RESIDENTIAL BUFFERS: Acknowledge draft zoning code includes a 300-ft residential buffer for a shelter home.

- **STATUS OF CODE:** The City of Boise’s current zoning code does not require shelters to be a minimum of 300 feet from residential zones. The consulting partner the city is working with on the ongoing zoning code rewrite, which is occurring separately from this Task Force, recommended the addition of the provision during the first stage of the rewrite process due to concerns expressed by homeowners in residential zones. The consultant noted that for shelters and social service facilities that are not subject to the Fair Housing Act, a spacing standard is common (although spacing should not be required for those types of residential uses covered by the Act) and 300 feet is about the shortest spacing distance seen in newer codes.
- **FEEDBACK:** Task Force members did not reach consensus on this point. Some Task Force members expressed strong feelings for this to be included as a necessary component of shelter siting, including how to scale any potential residential buffer to encourage and, in fact, allow smaller shelters in more residential areas. Other Task Force members had strong opposition to presuming such a buffer would be included in the final zoning code and felt that including it as a requirement now would create too many restrictions for shelter siting that further complicate siting.

3. RECOMMENDATIONS FOR LEADERSHIP:

There are many leadership bodies impacted by or who influence the process to site emergency shelter, namely: Boise City Council, Boise Planning & Zoning Commission, Interfaith Sanctuary Board of Directors, and Our Path Home Executive Committee. As leadership bodies approach decisions regarding emergency shelter, they should consider the following recommendations.

MEET THE NEED FOR EMERGENCY SHELTER: The City of Boise should have enough emergency shelter beds to meet need, not siting a new emergency shelter is not an option moving forward.

- **NEEDS ANALYSIS:** The Shelter Needs Analysis, conducted by the Corporation for Supportive Housing, defined an absolute system need for additional shelter beds. That need should be used in shelter siting proposals to determine if the proposal contributes to needed shelter bed capacity in our homelessness response system. For any imminent proposals, the below need should be evaluated. For future proposals, the tool developed for this analysis should be updated based on a current system capacity at the time of the proposal.

FAMILIES: Address the existing gap between available beds for families with children in the shelter system and the number of families seeking shelter. The Shelter Needs Analysis concluded that the current system does not have the current capacity to serve families with the appropriate number of shelter beds, which means bed/room composition that provides capacity for family privacy. Compared to the 31 permanent shelter beds dedicated to families with children in the current shelter system, the analysis illustrated that the peak demand of these beds is 142 guests in this target population, creating a gap of 111 needed beds for families.

MEDICALLY FRAGILE: The healthcare system that will not discharge patients experiencing homelessness without an appropriate shelter or housing arrangement. Ensure that shelter capacity exists for those discharging from hospitals to reduce the

strain, which has increase during the COVID-19 pandemic, which means bed/room composition that provides capacity for guest care.

HIGH-BARRIER INVENTORY: The Shelter Needs Analysis did not take into explicit account the low utilization rates of some shelter operators, which should be investigated further to determine if any accessibility issues are creating barriers to bed utilization, so bed inventory accessibility can be accurately included in the analysis.

- **CRITERIA FOR SITING SHELTER:** Our Path Home, as the public-private partnership for ending homelessness in Ada County, should develop and publish a set of formal criteria that are used to evaluate shelter siting proposals for alignment with best practices. Evaluation of proposed shelter sites should occur before the Conditional Use Permit process begins.

CRITERIA DOCUMENTATION: Provide public matrix of criteria that gives explanations of each criteria and includes weighted scores that correlate with importance for siting emergency shelter.

EVALUATION: Review any proposed site through shelter criteria and publish the outcomes, including identification of where criteria are unmet by proposal (if they are unmet by a proposal) and how that unmet criteria should be addressed by the proposal if it is to move forward.

- **CITY OF BOISE AS FINAL DECISION MAKERS:** For shelter proposals within city limits, the City of Boise is the decision maker in two venues that play a role in determining the outcome of a Conditional Use Permit – the Planning & Zoning Commission and Boise City Council. These bodies play specific roles and will be required to cast difficult votes based on their explicit areas of authority, as described in standards for review and decision procedures. Additionally, the City of Boise’s zoning codes directly impact current and future shelter siting. In recognition of those areas of authority, there are several recommendations from the Task Force for the City of Boise.

ADDRESS SHELTERS IN ZONING CODE: Updates to the city’s zoning code have not been finalized and there will be a public hearing process prior to any zoning code updates being adopted through approval by the Boise City Council. The city should continue to gather input to reflect specific considerations for siting emergency shelter homes, focusing on how zoning code holistically impacts the ability, or lack thereof, for future shelter siting across Boise. The process should specifically examine Boise’s peer cities for code regulations to inform final policy decisions, including process for Conditional Use Permit approvals for shelter. Shelter siting should be aligned with the City of Boise and community’s goals for long term sustainable growth.

- **HOLISTIC REVIEW OF ZONING ALLOWANCE FOR SHELTER:** Determine if any changes to the zoning district should be considered to allow for appropriate shelter siting locations within city limits, including what specific changes would be required and how they correlate with an associated Conditional Use Permit.
- **RESIDENTIAL BUFFER FOR SHELTER HOMES:** Explicitly engage community members on city code for residential buffers when siting emergency shelter homes.
- **TINY HOMES:** Address code regulations that prevent tiny home utilization in Boise for emergency shelter and housing alternatives.

CONDITIONAL USE PERMIT: The determination of the Conditional Use Permit, required for siting emergency shelter, will adhere to the clearly established protocols for Planning & Zoning for approval and post-approval compliance. Based on Task Force member input and public interest, the City of Boise should take additional steps alongside Conditional Use Permits to provide robust support with public engagement where the Conditional Use Permit addresses the siting of emergency shelter.

- **STANDARDS OF REVIEW:** The Planning & Zoning Commission will review any Conditional Use Permit application for the siting of a shelter in accordance with its authority as outlined in established criteria.
- **COMMUNITY UNDERSTANDING:** The city should develop community engagement strategies that provide community members enhanced opportunities to understand and participate in the Planning & Zoning process.
- **ENFORCEMENT:** If the Conditional Use Permit for shelter is approved, the city should develop materials that outline how enforcement of the Conditional Use Permit is carried out, including one adapted to describe the specifics of that enforcement mechanism for the approved shelter. Enforcement should be implemented in accordance with regular practices, with no greater scrutiny than ascribed to the authority for enforcement.
- **INVEST IN HOUSING SOLUTIONS:** Our Path Home should proactively pursue increased investment in the creation of more housing opportunities as the only long-term solution to homelessness.

BEST USE INVESTMENTS: Ensure public dollars and leveraged investments move our community closer to long-term solutions. The decision framework for investment of dollars should consider trade-offs for alternative investment in our system, with the goal of identifying the best use of resources based on the expenditure's alignment with short-term needs and long-term system goals alongside temporary versus permanent solutions.

SUPPORTIVE HOUSING: Focus investments on supportive housing expansion. The population experiencing unsheltered and sheltered homelessness needs scaled supportive housing solutions to effectively end their homelessness. Our community does not have enough supportive housing resources available to meet the demand today, nor in the future.

- **CONSIDER ALTERNATIVES:** Partners should look beyond the shelter model to identify solutions we can pursue locally.

COMMUNITY-BASED PUBLIC SAFETY SYSTEMS: Continue to build out Our Path Home OUTREACH's cross-sectoral team's approach to provide mental health first response for crises involving mental health, homelessness, and addiction throughout the homelessness response system. Incorporate best practices from other communities, looking specifically at the CAHOOTS example for non-police responses and system level financial investments.

RESIDENTIAL WORK PROGRAMS: Explore potential programs that combine live and work opportunities.

MULTI-SITE POTENTIAL: There was varied interest from Task Force members to evaluate the feasibility of a multi-site shelter system, that manifested in several ways:

Requests for Interfaith Sanctuary to evaluate their organization's ability to operate a multi-site shelter system, which would result in the reduction of size in their original shelter proposal.

Desire to evaluate feasibility multi-site shelter system with the outcome would result in smaller shelters that are sited throughout the community, including in residential zones.

Intention to develop several shelter locations, where each shelter would serve guests by specific populations segmentation(example populations - families, medically fragile, adult men, adult women, etc).

While all these multi-site concepts were not directly evaluated by the Task Force, Interfaith Sanctuary did address in their presentation how operational constraints and financial costs underpin their belief that a multi-site model isn't feasible for them as an independent organization. Additionally, presenters from both the National Alliance to End Homelessness and the Corporation for Supportive Housing addressed that there is no "right size" for emergency shelter, because shelter size does not influence best practices nor shelter outcomes. Also, other Task Force members indicated issues with trying to site multiple shelters:

- Such an effort would likely result in similar neighborhood rejection of shelter across the community
- Such an approach would likely result in increased costs associated with the purchase, development, and operation of multiple shelters.

Regardless, there remains interest from some Task Force members to see the city explore this option. The Task Force did not cover how a multi-site option would, as a practical matter, be explored by the city in terms of funding, development, and operations - especially without a single or multiple low-barrier, housing first emergency shelter operators identified. Funding for multi-site shelter development is similarly unclear, given the Task Force consensus to focus investments on housing rather than expending additional resource on shelter.

FUTURE TASK FORCE BEST PRACTICES: Task Force members expressed consternation over the Task Force process at different points throughout their time together, with consensus over the last several meetings about dissatisfaction with the adjustment to the Task Force charge in the last few weeks. They expressed disappointment about the timing of the adjustment and resulting changes in the total scope of work, including time afforded to members to develop final recommendations.

CHARGE CLARITY: Future task force development should include the development of a clear charge and goals that are adhered to throughout the process.

STAFF FOLLOW UP: City of Boise staff should conduct exit interviews with Task Force members to gain more insight into member experience and develop some general best practices for future task force development.

APPENDICES

1. Feasibility Criteria Frequently Asked Questions
2. Public Input: Stakeholder Survey Packet
3. Shelter Needs Analysis
4. Siting Emergency Homeless Shelters: Community Opposition and Support Report
5. Issue Expert Presentation Summaries
6. Neighborhoods' Presentation
7. Land Scan Results
8. Public Input (email compilation)
9. Engagement Timeline



Appendix 1: Feasibility Criteria Frequently Asked Questions

City of Boise Shelter Better Task Force

Feasibility Criteria Q&A

During Week 2 of the Shelter Better Task Force, questions were collected from task force members regarding the feasibility criteria for the proposed emergency shelter. The questions have been recorded under each criterion listed below and answered by Our Path Home representatives. Questions are represented by Q and Comments are represented by C, while all answers provided by the Task Force planning team begin with A.

Feasibility Criteria #1: Shelter Design

Shelter design must be manageable for Interfaith Sanctuary's sustainable operational needs and business plan.

Q: What does this mean in terms of size? Has IFS (Interfaith Sanctuary) determined what is currently manageable?

A: Interfaith Sanctuary determined that the balance between the need for emergency shelter and their operational capacity was approximately 200 beds in a single location, given their current shelter guest count and routine requests for shelter beds, especially among unique household types (e.g., families, single dads). More information regarding projected need for beds was discussed in Week 4, and Interfaith Sanctuary's operational capacity was discussed in Week 5 of the Task Force.

Q: Can we get a copy of the proposed plan, business plan, etc....?

*A: Interfaith Sanctuary presented their proposed shelter plan to the Task Force in Week 5. The materials and resources presented to the Task Force during the meeting will be provided to Task Force members online on the City of Boise website:
<https://www.cityofboise.org/departments/mayor/shelter-better-task-force/>.*

Q: What are the operational needs and business plan?

*A: Interfaith Sanctuary presented their proposed shelter plan to the Task Force in Week 5. The materials and resources presented to the Task Force during the meeting will be provided to Task Force members online on the City of Boise website:
<https://www.cityofboise.org/departments/mayor/shelter-better-task-force/>.*

Q: Should shelter design also focus on meeting the needs of its guests in a holistic and humanitarian way?

A: Yes, Interfaith Sanctuary is a tenured emergency shelter operator with policies, procedures, and programs that meet the needs of guests. Interfaith Sanctuary

presented their proposed shelter plan to the Task Force in Week 5. The materials presented to the Task Force during the meeting will be provided to Task Force members and posted online on as additional resources on the Task Force webpage.

Q: Is concentration needed (Pros/Cons of one shelter)?

A: As described in the Corporation for Supportive Housing's Shelter Needs Analysis Presentation during Week 4, the three critical components of a successful emergency shelter are that it is low barrier, treats people with dignity, and creates exits to permanent solutions. The size of a shelter does not directly correlate with the success of a shelter, and there is no definitive answer in literature on the subject as to the right size of emergency shelter. In this instance, it is an operational requirement for Interfaith Sanctuary, as an independent non-profit service provider, that their emergency shelter operate from a single site location.

Q: Considering options outside of Interfaith operating model could lead to better shelter in Boise. Can we consider these, too? (e.g. expanding Permanent Supportive Housing or housing stock to reduce need for shelter, especially from long term users; move to scattered site model with smaller distributed shelters, etc...)

A: Our Path Home, the public-private partnership working to end homelessness in Ada County, is charged with leading strategic planning among more than 40 partners. As part of that scope, many different programs are managed as a continuum of care including outreach, engagement, and assessment; prevention and diversion; emergency shelter; rapid re-housing; and permanent supportive housing for those most in need.

Although the task force has engaged in homelessness response system learning to better understand the role of emergency shelter, the charge of the Task Force does not include making recommendations beyond a location for and services to accompany emergency shelter.

To that end, the components of Our Path Home's Permanent Supportive Housing work was included in the Corporation for Supportive Housing's shelter needs analysis from Week 4, in terms of projection of total inflow of new people experiencing homelessness and expansion of housing options for placement of people experiencing homelessness.

As demonstrated through the analysis, permanent supportive housing is not a replacement for the ongoing needs of the night-by-night crisis for which emergency shelter is the only right-sized investment.

Q: Can we address whether maintaining an increased private funding stream to support expanded shelter is sustainable? What if funds fall short?

A: Interfaith Sanctuary has successfully operated an emergency shelter in Boise for over a decade, including the management of a \$1.8 million annual budget and their donor relationships. In part, Interfaith Sanctuary's new proposal was based on their efforts to consolidate operations to further fiscally responsible outcomes.

Q: Does IFS create a housing plan on day 1 with shelter guests? If so, what is an individualized plan?

A: Interfaith Sanctuary connects every guest experiencing literal homelessness with Our Path Home CONNECT, the centralized access point to the homeless services system. There, each person receives a housing assessment and is provided the guidance to navigate a housing plan with the collaborative support from partner agencies in Our Path Home's homelessness services network. Interfaith Sanctuary takes additional steps towards housing with shelter guests on an individualized basis, including helping shelter guests secure personal identification or assisting with the housing search process.

C: We should outline services needed in building.

Interfaith Sanctuary presented their proposed shelter plan to the Task Force in Week 5. The materials presented to the Task Force during the meeting will be provided to Task Force members and posted online as additional resources on the Task Force webpage.

C: Must be manageable for surrounding community; shouldn't concentrate those in need.

A: The goal of shelter is to move people into permanent housing to end their homelessness. Interfaith Sanctuary and Our Path Home partners work with shelter guests to identify housing solutions and the location in which that shelter guest is ultimately housed happens across the Treasure Valley.

A key consideration in the housing search process is the need to keep that household's natural and community supports accessible to them while preserving that household's right to choose where they live. This approach results in households moving out of the shelter and into various communities and neighborhoods across Ada County.

That said, Our Path Home's Supportive Housing Plan includes establishing a pipeline of supportive housing projects for development. This means that new projects akin to New Path Community Housing and Valor Pointe will be developed in Boise to help end homelessness for households currently in need of emergency shelter. If those developments are to be appropriately sited, close to transit and services, then neighborhoods with those amenities will continue to see development aimed at serving the needs of this population and moving our City forward on housing our most marginalized community members.

Feasibility Criteria #2: Site Development

Site development proposal must accommodate the needs of the night-by-night crisis in terms of the proposed size of the shelter (total beds) and the parcel's ability to support that (code compliance).

Q: Can we entertain creative approaches, multiple smaller shelters for example?

A: Interfaith Sanctuary has experience in the operation of multi-locational shelters. Their experience identified that this delivery model for shelter is cost-burdensome, logistically challenging for staffing, and limits access to services/programs for shelter guests. In keeping with feasibility criterion #1, shelter design, the proposal must be workable for Interfaith Sanctuary as an independent non-profit organization and the lead operator of low-barrier, Housing First-oriented emergency shelter in Boise. Additionally, the cost of land and the cost to staff and serve multiple locations puts the concept of multiple, smaller shelters in direct conflict with criterion #6, right-sized investment.

Q: What is the best data to determine this fit? (e.g. Current occupancy, projected/potential growth of people experiencing homelessness, current housing solutions in the works?)

A: The shelter needs analysis was presented to the Task Force on Week 4. For the analysis, data was evaluated from Our Path Home's Homeless Management Information System on shelter utilization over the past two years including: unique households entering shelter, unique households exiting shelter, number of households exiting into permanent housing, the average length of stay for all exits, median length of stay for all exits, average length of shelter stay for all stayers, median length of stay for all stayers. In addition, we reviewed Our Path Home's shelter capacity which includes the number of beds by shelter and by service population (adult only, families with children, unaccompanied youth).

Beyond shelter, the needs analysis covered projections looking into the future. These projections considered how the demand for shelter might increase due to population growth and the increased use of shelter by our unsheltered population. It also looked at how our need for shelter will be impacted by our progress toward housing people experiencing homelessness. As described in the presentation, the tool developed for this analysis will be retained by Our Path Home to be used in ongoing strategic planning.

Q: How to balance night-by-night needs within the greater context of the community and neighborhood in which the shelter may reside? Define night-by-night needs.

A: The night-by-night need is determined by the number of people seeking shelter on a given night compared to the number of available number shelter beds. The availability of beds is determined by the total number of beds and the household type that bed serves, in addition to considerations of barriers that prevent individuals from accessing those beds. Although vacancies may occur across the shelter system, those vacancies do not directly correlate with accessible system capacity. Information about low-barrier shelter was presented by the National Alliance to End Homelessness in Week 2, background was provided on the reasons people experiencing homelessness do not access shelter in Ada County for Week 4, and a shelter needs analysis was presented by the Corporation for Supportive Housing in Week 4.

C: I don't understand what this is trying to say.

A: The recommendation for a shelter location must be able to accommodate the total number of beds needed while also complying with City of Boise code.

Feasibility Criteria #3: Proximity to Services

The proposed location needs to be in close proximity to services for those experiencing homelessness or be along transit routes that easily connect community members to services.

Q: How does this (does this?) incorporate the needs for EMS, fire, other emergency services?

A: Presentations from Our Path Home OUTREACH and the Boise Police Department in Week 4 demonstrated that emergency services are prepared to adapt to any shift in location for the emergency shelter and allocate resources at the scale necessary to respond to any calls for service. For emergency service responses, Our Path Home will continue to collaborate with its outreach partners including the Our Path Home OUTREACH team, Boise Police Department, DHW's Mobile Crisis Unit, Ada County Paramedics, and others to proactively plan for delivery of emergency services.

Q: Can we better understand what these services are? What services are these and where are they located? Which services are most important? Which services are used most often?

A: There are two types of services that are important to consider for accessibility in shelter siting: community services and homeless services. Combined these services are part of any siting work for an emergency shelter and should be evaluated for any potential site.

Community services include access to grocery stores, banks, employment, community centers (e.g., libraries and parks), health clinics, and access to public transit. By nature, these should be accessible in proximity to the shelter so that shelter guests can easily integrate their daily lives into the surrounding community.

Homeless services are primarily provided for within the shelter, meaning that these services are either provided by Interfaith Sanctuary or a partner who delivers services at the shelter. In instances where shelter guests need transportation that public transport cannot accommodate, it has been Interfaith Sanctuary's operating model to provide transportation necessary to connect guests to homeless services.

Q: Has there been research on what the most successful proximity is? How does public transport impact this? Is walkable more helpful than bus?

A: Households needs for transportation and walkability are unique whether you are housed or experiencing homelessness. Primary reasons that public transport is key for households experiencing homelessness include that 33% of individuals experiencing homelessness are employed, public transit provides a means for moving additional individuals toward employment opportunities, and some of the individuals served by emergency shelter are medically fragile and have significant mobility needs. Not unlike any other resident of the City, including those who are housed, convenience, cost (to include time), and the public transport schedule are factors households consider as they navigate their daily needs.

Q: What services will Interfaith Sanctuary provide? What is being duplicated?

Interfaith Sanctuary, currently and within this proposal, will continue providing the Our Path Home a low-barrier and Housing First-oriented shelter that serves a variety of household types, including families. Interfaith Sanctuary presented their proposed shelter plan to the Task Force in Week 5. The materials presented to the Task Force during the meeting will be provided to Task Force members and posted online on as additional resources on the Task Force webpage.

Q: What are the services at or near the proposed location?

A: Note: our interpretation of this question is the original siting proposal of the Interfaith Sanctuary relocation to State Street.

Community Services - The State Street location is near public transit routes, grocery stores (Albertson's and Tom's Fruit Stand), community gathering centers (Collister Library, Willow Lane Park, Veteran's Park), banks (Chase Bank and Wells Fargo), the greenbelt as an alternative method of transportation, and other services that allow for self-sufficiency. This location is also near both hospitals which are better served with appropriate, nearby places to discharge.

Homeless Services - The State Street location provides sufficient space at 33,000 square feet to provide onsite homeless services in collaboration with network providers across the Our Path Home partnership. Additionally, the proposal also provides space for medical services, pre-school, and other services/programs that IFS plan on offering within the shelter that will be provided in more detail during Week 5.

Q: Can we consider alternate options such as a private shuttle which SLC implements?

A: Interfaith Sanctuary and Our Path Home partners have agreed to deliver necessary services to shelter guests onsite to the degree possible. In instances where shelter guests need transportation that public transit cannot support to access community or homeless services, it has been Interfaith Sanctuary's operating model to provide the transportation necessary. In that vein, Interfaith has provided shuttle services in the past

depending on the needs of shelter guests. The cost for developing a shuttle system that replicates a service already provided through public transit is ill-advised in an already resource-constrained system that needs to prioritize housing.

Further, conceptually, a private shuttle would only be required if the siting of the shelter is incongruent with access to either community services, homeless services, or both. The issue is this premise moves against best practices for siting shelter. Public transit is a community service that is vital for shelter guests. Providing a duplicative service rather than siting a shelter along existing community resources is not only more costly but can lead to the otherization of people experiencing homelessness. That is, to suggest that public transit is not an appropriate resource for those experiencing homelessness to use for accessing and participating in community creates harm.

Q: Where would those transit routes be that would easily provide that access?

A: Public transit routes should be within walking distance to the shelter. To meet shelter guest needs, the siting should prioritize proximity to routes that provide more frequent service, run on extended hours, and provide uncomplicated routes to employment centers and other community services.

C: Transit should connect to needed destination conveniently.

A: Yes, please see the answer to the question above for more information on transit routes and the importance of their accessibility and proximity to uncomplicated bus routes that connect people to community and employment services.

Feasibility Criteria #4: Land Availability

The proposed location needs to be on land owned by the City of Boise, Interfaith Sanctuary, another partner agency, or available for purchase.

Q: With land prices going up, is a new purchase really an option?

A: We are currently evaluating all available land for purchase in the City of Boise with a brokerage firm in addition to considering land currently owned by the City of Boise, Interfaith Sanctuary, and other Our Path Home partners. New purchase also includes a compounding factor of delay, which can increase the total project costs of the relocation of an emergency shelter. The Task Force will receive a presentation on this land and building scan from TOK Brokerage Firm and the City of Boise in Week 6. This question demonstrates why this criterion in particular will be useful as the Task Force evaluates all potential parcels for the proposal by taking into account the real cost of the land, including a purchase price.

Q: Are there any other City owned properties, other than the Salvation Army building?

A: Yes, the Task Force will receive a presentation on the performed land and building scan from TOK Brokerage Firm and City of Boise in Week 6.

Q: The building has already been purchased by Interfaith Sanctuary, yes?

A: Yes, Interfaith Sanctuary owns the old Salvation Army building on State Street, which is the original proposal for siting the new emergency shelter.

Q: With only one location?

A: Interfaith Sanctuary has experience in the operation of multi-locational shelters. Their experience identified that this delivery model for shelter is cost-burdensome, logistically challenging for staffing, and limits access to services/programs for shelter guests. In keeping with feasibility criteria #1, shelter design, the proposal must be workable for Interfaith Sanctuary as an independent non-profit organization and the lead operator of low-barrier, housing first emergency shelter in Boise. Additionally, the cost of land puts the concept of multiple, smaller shelters in direct conflict with criteria #6, right-sized investment.

Q: Will there be a map provided with alternate locations that currently meet this criteria?

A: Yes, the Task Force will receive a presentation on the performed land and building scan from TOK Brokerage Firm and City of Boise in Week 6. These alternate locations, along with shelter sites recommended by the Task Force, will be evaluated through the lens of the feasibility criteria.

Feasibility Criteria #5: Timeline Driven

The proposed location needs to be available to develop/redevelop in a timely manner to ensure that Our Path Home is able to respond to the night-by-night crisis.

Q: What is the timeline? Are there proposed dates? Need specifics and what has to be done by when.

A: Timing is fluid because of the factors outlined below, but the issue is urgent. A crisis exists tonight.

Emergency Shelter (146 beds) - Interfaith Sanctuary has sold their original building and has a leaseback option for their current building for 12 months beginning in March 2021. Interfaith Sanctuary could be offered a conditional 6-month extension to be added onto the 12 months, for a final 18-month timeline from March 2021. The specific timeline for project completion will be dependent on the proposed shelter site.

Emergency Shelter Hotel (142 beds) - Interfaith Sanctuary has been managing an emergency shelter at a hotel as part of Our Path Home's emergency response to COVID-19.

There are additional factors to consider when identifying a timeline for any proposals. The timelines for each of these factors will vary significantly, making estimations not helpful. The key piece of this feasibility criterion is that Interfaith must be able to move forward immediately:

Purchase/Swap: Identification of a new location will result in the need to either purchase the land or negotiate a land swap with the owner.

Design: Any new location will require design support from an architectural firm

Conditional Use Permit: A process that will be required for the siting of this shelter, wherever the proposal is sited, **which can take between 2-3 months**; if an appeal is filed that extends the process to **between 4-5 months**.

Construction/Remodel: Complicated by the availability of materials in a development heavy local market and global supply chains impacted by COVID-19.

Q: What is the timeline in question? Are interim solutions available to bridge the gap? (e.g. Boise Rescue Mission absorbing folks, continuing hotel rental, etc...?)

A: Please see the answer to the question above for information of the timeline. The Boise Rescue Mission is not an option for absorbing the overflow guests that currently reside at Interfaith Sanctuary (both in the current, congregate shelter or at the hotel Interfaith is currently operating for families, medically fragile, and COVID-19+), based on the Boise Rescue Mission's bed count capacity/household type served and programmatic requirements. The hotel is secured through emergency funding provided by the federal government in response to the COVID-19 pandemic. This funding is limited in both amount and time.

C: I don't understand how Our Path Home is responding nightly to a crisis.

A: The crisis is that people without a home need shelter. Therefore, every night, Our Path Home, by way of its emergency shelters, responds to a crisis. This night-by-night crisis is defined by the number of people seeking shelter. Our Path Home, in collaboration with IFS and over 40 partner agencies, respond to this night-by-night crisis by providing emergency shelter – out of the weather, in a bed, and with a meal.

Feasibility Criteria #6: Right-Sized Investment

The cost of the proposed project needs to preserve Our Path Home's ability to invest in housing first solutions that end homelessness, not just manage it.

Q: What is the cost of the project?

A: The proposal for the State Street location project total was \$4.9 million; \$2.4 million for completed purchase of building, additional \$2.5+ million for remodel based on the fluctuating, increased price of materials.

Q: How will we get more investment? There is a funding shortage for the size of the problem.

A: This project is one in a larger portfolio of work within Our Path Home's homelessness response system. For this project, Interfaith Sanctuary has secured the necessary financing and has an internal capital fundraising plan to support the proposed new building. Operationally, Interfaith Sanctuary has an annual budget to sustain the proposed emergency shelter indefinitely. Because this proposed project is financed, Our Path Home has increased flexibility to use its resources on supportive housing.

Our Path Home manages the strategy for funding decisions across the rest of the homelessness response system in partnership with the larger collaborative: balancing the needs of people experiencing literal homelessness and people at risk for or currently experiencing housing insecurity.

Q: The prior proposal reflected an expansion of the number of emergency shelter beds in Boise. To effectively use more beds, can Boise commit to bringing on the equivalent number of additional affordable housing units per month?

A: The proposal is not an expansion of the number beds in Boise. The prior Interfaith Sanctuary proposal submitted for a planning and zoning hearing specified 200 beds in the new structure's design. Currently, Interfaith Sanctuary operates two overnight emergency shelter locations. The emergency shelter has 146 beds and the hotel shelter has 142 beds, for a total of 288 beds. Therefore, the original proposal represents a 31% reduction from IFS's current bed capacity.

Notwithstanding, the City of Boise is working alongside Our Path Home and other housing partners to develop a strategic plan to address affordable housing at all levels. The scale of the issue is beyond the scope of this Task Force and includes far more ambitious targets for affordable housing, including supportive housing for those experiencing literally homelessness, than is requested in this answer.

Q: Will the investment include projected costs of fully supporting shelter operations in years to come?

A: Interfaith Sanctuary has been a successful and independent non-profit servicing households experiencing homelessness for more than a decade with their own funding sources. For this project, Interfaith Sanctuary has secured the necessary financing and has an internal capital fundraising plan to support the proposed new building.

Operationally, Interfaith Sanctuary has an annual budget to sustain the proposed emergency shelter indefinitely.

Q: Are the cost of operations considered in this proposal? Based on solution?

A: Interfaith Sanctuary has been a successful and independent non-profit servicing households experiencing homelessness for more than a decade with their own funding sources. For this project, Interfaith Sanctuary has secured the necessary financing and has an internal capital fundraising plan to support the proposed new building. Operationally, Interfaith Sanctuary has an annual budget to sustain the proposed emergency shelter indefinitely.

Q: Can we entertain other funding models involving broader partners, gov'ts, etc...?

A: For this project to develop a new emergency shelter to replace Interfaith Sanctuary's current operations, Interfaith Sanctuary has secured the necessary financing and has an internal capital fundraising plan to support the proposed new building. Operationally, Interfaith Sanctuary has an annual budget to sustain the proposed emergency shelter indefinitely. The funding models for this project have been pre-developed by Interfaith Sanctuary in collaboration with their independent Board of Directors. Because this proposed project is financed, Our Path Home has increased flexibility to use its resources on supportive housing. However, if a siting recommendation concludes with another location that requires new funding, then Interfaith Sanctuary and the City of Boise will work in partnership with Our Path Home on the recommendation.

Q: Will Our Path Home be contributing private and/or federal or city/state funding?

A: Today, Our Path Home has not provided any financial contribution to the project. If a siting recommendation concludes with another location that requires new funding, then Interfaith Sanctuary and the City of Boise will work in partnership with Our Path Home on the recommendation, including the funding options available.

C: We should not build more permanent emergency shelter space than needed long term.

A: Yes, not only does the current project proposal reduce the total number of beds operated by Interfaith Sanctuary, the shelter needs analysis presentation from Week 4 illustrated that the proposed shelter is sized appropriately based on the projected populations of need within the Ada County.

Additional Questions

Q: Can we utilize the tons of empty commercial buildings? For shelters and resources?

A: Commercial real estate is highly competitive and cost-prohibitive in the current market. As part of the City of Boise's work for this Task Force, w a commercial real estate brokerage firm completed a scan of all available real estate including off-market opportunities for potential siting of the emergency shelter. The result of that scan will be presented to the Task Force in Week 6.

Q: There has been a lot of talk about impacts (Pros and Cons) about the shelter location on State St. How are those impacts being addressed?

A: This Task Force has been comprised to involve community members and include their perspectives on the impacts of the shelter location on State St, including neighborhood leadership that has publicly opposed the siting of the shelter on State St. The neighborhood leadership Task Force members have been invited to present their concerns on the siting of shelter in general and specific to the State Street location to the Task Force on Week 6. They will be supported by the professional facilitator with in an additional two-hour session to workshop their concerns and prepare their presentation. Additionally, community perspectives are being addressed and included in a public engagement interview process that has sent invitations to more than 30 community members representing unique constituencies, as requested by the Task Force. The compilation of those interviews that will be provided to the Task Force in Week 6 and included in the final recommendation.

Q: Why do the success criteria not include any metrics regarding surrounding land use, appropriate site selection, and public service availability?

A: The criteria incorporate land use through the requirement of code compliance in criteria #2, site development, and public service availability and access to services in criteria #3. Appropriate site selection encompasses the criteria as a package and cover the spectrum of needs for siting a successful emergency shelter.

C: Neighborhood impacts need to be identified and addressed if possible.

A: This Task Force has been comprised to involve community members and include their perspectives on the impacts of the shelter location on State St, including neighborhood leadership that has publicly opposed the siting of the shelter on State St. The neighborhood leadership Task Force members have been invited to present their concerns on the siting of shelter in general and specific to the State Street location to the Task Force on Week 6. They will be supported by the professional facilitator with in an additional two-hour session to workshop their concerns and prepare their presentation. Additionally, community perspectives are being addressed and included in a public engagement interview process that has sent invitations to more than 30 community members representing unique constituencies, as requested by the Task Force. The compilation of those interviews that will be provided to the Task Force in Week 6 and included in the final recommendation.

Appendix 2: Public Input – Stakeholder Survey Packet

Shelter Better Task Force Public Input – Stakeholder Surveys

The Stakeholder Survey process provided an opportunity for the task force members to hear from unrepresented and/or underrepresented constituencies that are stakeholders in the process of shelter siting so they may take into account additional perspectives as they move towards a final proposal.

A questionnaire was developed to understand what shelter better in Boise looks like to constituencies not represented on the task force. Over 30 invitations were sent out to stakeholders and they were given the option to respond to the questionnaire via one-hour interviews with city staff or to submit their answers in writing. Answers were collected and one-page conversation summaries were produced and compiled into this packet.

Of the 30+ invitations sent, we received 22 responses from 20 various stakeholder agencies. The stakeholder is listed below in order of their appearance in this packet:

1. Ada County Paramedics – Dawn Rae, Paramedic
2. Boise Police Department – Chief Ryan Lee
3. Boise Public Library – Heidi Lewis, Division Manager
4. Boise Public Library – Jennifer Villalobos, Branch Supervisor
5. Boise School District – Lisa Roberts and Jennifer Henderson, Deputy Superintendent and Executive Director of Boise Public Schools Foundation
6. Corpus Christi – Marc Schlegel-Preheim, Mission Coordinator
7. DHW Mobile Crisis Unit – Ellie Merrick and Belinda Dalrymple, Clinical Supervisor and Human Services Program Specialist
8. Downtown Boise Neighborhood Association – Jennifer Mauk, President
9. Idaho Homeless Coalition – Denise Caruzzi, President
10. Idaho Homeless Coalition – Executive Committee
11. Idaho Housing and Finance Association – Brady Ellis, Vice President of Housing Support Programs
12. Idaho Legal Aid – Howard Belodoff
13. Idaho Youth Ranch – Scott Curtis, CEO
14. Intermountain Fair Housing Council – Zoe Ann Olson, Director
15. Lived Experience/Expertise – Bonnie Haymaker
16. Lived Experience/Expertise – Marcee Burns
17. Salvation Army – Amber Young, Social Services Director
18. St. Luke's – Theresa McLeod, Director of Community Relations
19. TOK Commercial – Sam McCaskill, Broker
20. West Ada School District – Social Work Team
21. West Downtown Neighborhood Association – Kelley Tagg, President
22. West End Neighborhood Association – Board Response

City of Boise Shelter Better Task Force

Public Input – Stakeholder Survey

Name: Dawn Rae

Organization: Ada County Paramedics

1. How did you first hear about the shelter siting?

I had heard a move was in the works before the official announcement, but didn't know of any details or solid plans

2. What motivates you to care about this project?

As a paramedic for Ada County since 2003 I have worked downtown Boise for most of my career. In addition to responding on a 911 ambulance, I was part of group that in 2011 started Ada County Paramedics' Community Paramedic program. We sought to address some of the root causes of individuals' frequent 911 use, roughly 20-25% of whom were homeless. Engagement of community stakeholders led to collaboration with those entities, providing me with a much more nuanced and robust knowledge of the challenges facing persons experiencing homelessness.

I see the negative health outcomes associated with homelessness nearly every work day. The fractured and siloed systems currently in place do not provide for improved health outcomes for vulnerable people.

3. What do you feel is the most challenging thing about this project for the community?

Funding. Adequate funding is necessary to provide those crucial services that work to prevent homelessness, provide supportive services to those who become or are homeless, and address the concerns raised by community members. The average Ada County citizen has no knowledge of the challenges faced by those who are unhoused, it is up to those of us who do the work to find and face those challenges. There is no one program or place that will "fix" homelessness, the causes are variable and require work by both service providers and the individuals themselves. Work that requires funding, accessible supportive programs, and affordable housing options.

4. If you had an hour to talk to the Mayor about this, what you would say?

The area surrounding Interfaith Sanctuary is a "hot-spot" for 911 EMS calls. Since 2017, ACP has responded to 1555 calls to Interfaith Sanctuary and Corpus Christi alone. The #1 dispatch reason is "sick person", which encompasses non-specific medical complaints. What this means to those of us who respond is that there are gaps, expensive gaps, in healthcare for the unhoused population. The solutions are multi-faceted and will require extensive collaboration and innovative thinking to address both current and future needs of a vulnerable and growing population.

5. What isn't being highlighted in this conversation that you want to say more about?

There is an impact to the 911 EMS system where unhoused individuals congregate and are sheltered. Collaborative approaches are necessary to provide staff training, integrated and responsive primary healthcare teams, and emergency response to both medical and behavioral health crises. EMS and hospital EDs are not the most appropriate delivery model for chronic medical and mental health needs. This taskforce and discussion provide an opportunity to create a patient-centered system of care for those individuals in need.

City of Boise Shelter Better Task Force

Public Input – Stakeholder Survey

Name: Police Chief Ryan Lee

Organization: Boise Police Department

1. How did you first hear about the shelter siting?

I have a strong connection to officers who work with constituencies experiencing homelessness and in being relatively new to my role, I've also met with key stakeholders that work within the homelessness response system. The first time I heard of potential change of the shelter site was from our bike unit who work with homeless populations and service providers. I also met with Jodi as a key stakeholder and she mentioned she was looking for a larger property that would better serve this population. But ultimately, I heard about the State St. purchase through public announcement and as we do with all developments, we will look to respond accordingly wherever the final site is selected.

2. What motivates you to care about this project?

It's a project that deals with unsheltered/sheltered homelessness and they are a vulnerable population. It's our commitment to serve and protect all community members. Those without homes end up living their private lives in public and that's where a lot of calls arise for these people that puts us in contact with them (i.e. welfare check, getting ready in the morning, etc.). They are not criminals. We care about shelter, transitional housing, supportive housing -whatever can help these people live their lives productively and valuably.

3. What do you feel is the most challenging thing about this project for the community?

Looking through a community lens, there are a couple of challenges regarding understanding and awareness. The community has to understand the need for this service; we may not be aware of the magnitude of this need as we go about our daily lives. We need an educational component to raise awareness of this need and of potential bias that we may hold towards this population. When I talk to people about leading drivers of homelessness, it includes domestic violence and that's not what people think. We need to understand the perception of the problem vs. the actual need; not just specifically to IFS, but for the entire homeless population.

4. If you had an hour to talk to the Mayor about this, what you would say?

We need to examine all types of different models and what is going to best serve our community, recognizing that Boise is unique, and understanding that what works in one place may not be successful here. We need to establish clear metrics to deal with this problem and providing emergency shelter, and metrics for the community to see that measures the success of our model. We need to be transparent with the community and show them what success looks like. The more we involve the community, the more that they are aware of the problem and can feel that they are a part of the solution.

5. What isn't being highlighted in this conversation that you want to say more about?

The examination of what police and public safety services we may need to provide to an increase in population density or particular area. From a broader lens, I think we need to have conversations about what does success look like and what is the goal/model we are working towards. From my past experience working in another city, one of the challenges was defining what success looks like for some of the shelter settings in a manner that was agreed upon by the community. We need to clearly define what a successful shelter looks like for those that need to access it, the neighbors, and anyone else impacted by the relocation.

City of Boise Shelter Better Task Force
Public Input – Stakeholder Survey

Name: Heidi Lewis

Organization: Boise Public Library

1. How did you first hear about the shelter siting?

I first heard about it probably on the news, possibly through City channels.

2. What motivates you to care about this project?

The Main Library has worked with Interfaith a couple of times over the last year and a half to provide additional space in the Hayes Auditorium at the Main Library for vulnerable populations/people experiencing homelessness to get out of the heat or cold during the pandemic. We have also coordinated with Jesse Tree and CATCH before the pandemic to try to provide resources for people in the Boise community. The Main Library is one of the spots selected for the Point-in-Time Count each year. The status and current services of the organizations we can refer people to is important to our work at the Main Library.

3. What do you feel is the most challenging thing about this project for the community?

I think the most challenging thing about this project are the misconceptions about who is experiencing homelessness in Boise and why.

4. If you had an hour to talk to the Mayor about this, what you would say?

Thank you for your work on this issue so far. Your statements about working with Interfaith to pause the project and establishing the Shelter Better Task Force are appreciated. I'd want to talk about possibilities for community discussions on the variety of challenges and barriers vulnerable populations face, as well as the roles that individuals and various organizations can play to help address the outcomes and underlying causes.

5. What isn't being highlighted in this conversation that you want to say more about?

Possibly more information about where we are now (we can't go back, we can only go forward) and additional clarity about some of the options at this time versus the future.

City of Boise Shelter Better Task Force

Public Input – Stakeholder Survey

Name: Lisa Roberts and Jennifer Henderson

Organization: Boise School District

1. How did you first hear about the shelter siting?

We heard about it primarily on the news. Where homeless shelters are placed around the city have a huge impact on our schools. We staff the schools that shelters feed into differently, in regards to the number of social services provided. That is why we want to be involved in the conversation. The staffing decision for schools, beginning in January 2022, is impacted by the decision of the shelter location. Its location helps us to focus our priorities and position our resources. One of the pieces that often gets forgotten, is that we serve both students AND parents at our schools. Families experiencing homeless have a big impact within our school community. The sooner we know about them, the faster we can act.

2. What motivates you to care about this project?

Training for our staff. Schools that serve more Title I students have more training for these services and support that our families will need. If the shelter pops up in an area that doesn't have Title I services, it would require intensive training and support for those schools. When you look at where shelter is placed, it would be logical to look at what's going in our community schools. Community schools are a system where a lot of wrap-around services are provided to not only students, but their families, and community members as a whole. We are the biggest social provider in the state and we want to ensure that proper services are in place to take care of them.

3. What do you feel is the most challenging thing about this project for the community?

Trying to be transparent and educate the community to welcome those at the shelter. From a district perspective, we don't want to concentrate all homeless kids in one school. We want all the kids to be exposed to diversity in our schools. In siting a shelter, we need to balance the population to ensure that all kids have the best education and experience by exposure to different populations. We also hope to have the shelter in a spot that has good transit routes and access to services. Our refugee families experiencing homelessness is an additional complicated layer and we would like to ensure that there are language services available to them.

4. If you had an hour to talk to the Mayor about this, what you would say?

We would ask the Mayor to have us at the table, hearing the conversation, and providing input about the services we know are in the area. Our school district's social workers that work with a wide variety of agencies are often forgotten. We need to take a deeper look at that the system and how we are all communicating with each other.

5. What isn't being highlighted in this conversation that you want to say more about?

What we haven't heard discussed is the idea of the "mega-shelter." Is that the right thing for Boise? Does it make sense, with no limitations to access to services, to have one shelter? It makes sense to have shelters be provided in areas where people experiencing homelessness are.

Who can we partner with to make improvements in the community and assist those in need? We want to be at the table to help. We want to do what is best for the children in our community.

City of Boise Shelter Better Task Force
Public Input – Stakeholder Survey

Name: Bonnie Haymaker

Organization: Lived Experience/Expertise

1. How did you first hear about the shelter siting?

I recently heard on the local news of a need for the shelter to move. Also a no warehouse shelters campaign is in my neighborhood.

2. What motivates you to care about this project?

My experience with homelessness and unsuccessful work in finding affordable housing in Boise.

3. What do you feel is the most challenging thing about this project for the community?

- a) Costs to adequately help homeless
- b) Lack of mental illness treatment
- c) Stigma with mental health and homelessness
- d) Safety for both homeless and neighbors

4. If you had an hour to talk to the Mayor about this, what you would say?

I would discuss ideas for alternatives to large communities of homeless living in one facility. Within Boise neighborhoods half way houses would be a good model of transitional housing. Also investment of time to access, rehabilitate, train and obtain stable housing for the homeless.

5. What isn't being highlighted in this conversation that you want to say more about?

Caps on rent would help and application fees are very expensive for low income people. A lack affordable housing and rent raised to absorbent amounts in Boise over short period of time. My section 8 search was cut off after 4 months by the program rules with housing waiting list full sometimes for years according a few managers in Boise. Assistance for disabled to navigate searching for affordable housing. Perhaps a group training on the best way to find low income housing in Boise.

City of Boise Shelter Better Task Force

Public Input – Stakeholder Survey

Name: Marc Schlegel-Preheim

Organization: Corpus Christi

1. How did you first hear about the shelter siting?

I first heard about the shelter siting during winter meetings with IFS and city representatives when we were running warming shelter with them. We use these meetings to check-in on our projects and Jodi mentioned that this was something they were working towards. At Corpus Christi, we serve primarily unsheltered people, but we provide daytime services to a lot of people from IFS.

2. What motivates you to care about this project?

I care about this project not only from my role at Corpus Christi, but also as a member of the Sunset neighborhood. At Corpus, the relocation certainly impacts our guests in a major way - specifically how many emergency shelter beds will be made available at the new location that are not dependent upon the guest being in a program (as not all our homeless citizens can make it in a program). We hope for the best situation for our homeless citizens, and for one that is as least restrictive and most accessible as possible. For those who can't access a shelter bed at night, they carry the cost, and so does the rest of the community. Also for those in recovery, being away from this downtown corridor is important - as IFS continues to help guests with recovery programs, it is important for them to be able to be in a new location.

3. What do you feel is the most challenging thing about this project for the community?

Accessibility. Will the chosen site be accessible by bus route and after the buses stop running for those that work outside of public transit hours? Will it be placed too far out where people can't seek work while staying there, or can't access the services and programs that they need? If we're considering multiple sites, the challenge will be funding and staffing for them. One of our biggest concerns (as an organization) is trying to figure out what gaps will be created when IFS moves from the downtown corridor and how will we continue to work together -working to refer people back and forth will be more difficult.

4. If you had an hour to talk to the Mayor about this, what you would say?

An important reality is that Corpus is staying put - one community worry is about homeless citizens hanging out around the new shelter location all day. Likely our unsheltered population will stay downtown where they know the area and are close to services like ours (not by the new shelter location). Also, we have to center the conversation around the homeless population, not just the new neighbors. I'm worried that we will have too few emergency beds just to appease the neighbors and that will ultimately, increase the unsheltered population. I want to reiterate my respect and admiration for IFS and the work they're doing. When a shelter enters anywhere, there is always adaption. I've heard the concentration of poverty argument with our warming shelters and it will always be the same input from every neighborhood.

5. What isn't being highlighted in this conversation that you want to say more about?

To reiterate that with Corpus and CATCH staying put in the same corridor, it would make sense that the vast majority of our unsheltered folks to be somewhere accessible to services. For every emergency bed that doesn't exist, where do those people go? We don't want more people sleeping outside - that is harder on the people and harder on the community. And everyone who is in a shelter is one step closer to housing and services. We also have to consider those with high health care needs that are sleeping outside and ensuring that there is care for them. I can certainly think of a handful of people that fall into that category - those people that we help get off the ground in the morning, help shower, and help get into clean clothes -there needs to be place for them too.

City of Boise Shelter Better Task Force

Public Input – Stakeholder Survey

Name: Jennifer Mauk, President

Organization: Downtown Boise Neighborhood Association

1. How did you first hear about the shelter siting?

The downtown neighborhood is and has been over the years a home for much of the services provided to Boise City's homeless population and frankly, the issues that sometime arise. We believe that services for homeless are an important part of being a humane community and will continue to support our homeless in a manner that provides needed services but also minimizes the impact on livability of our residents and business owners. We are also of the opinion that the downtown should not shoulder this burden alone and would like to see other neighborhoods engage in problem solving and possible solutions. What we are hearing is that no one opposes services for the homeless, just not in their backyard.

2. What motivates you to care about this project?

The DBNA members vote each year on a platform of issues by which we offer support. There are three planks that are relevant to this discussion. Homelessness: Partner with the city and non-profit associations to help manage the effects of the city's homeless population. Crime/Safety: Partner with Boise City police, and other first responders to promote safety downtown Boise. City Beautification and Cleanliness: Partner with the city to create and maintain parks, green spaces, greenbelt, and public areas that are desirable and increase downtown livability.

3. What do you feel is the most challenging thing about this project for the community?

Concerns collected via social media survey: Support for services for homeless, but not as proposed by IFS for the State St. facility, and preferably not in their neighborhoods; concern that with such a large facility there would be inadequate infrastructure to support the community (i.e. police, traffic, ems); concern about concentrating services for low-income individuals and families in one area of the city; impact on property values; safety, environmental impact and lack of control of the homeless population; and livability, Boise making the same mistakes as other cities such as Portland or Seattle.

4. If you had an hour to talk to the Mayor about this, what you would say?

It is important to note that this is not just a downtown problem, it is citywide and requires a citywide solution. We concur with many of the survey respondents that concentrating services in one part of the city would create adverse impact on that community. Therefore, we will continue to support those working with the homeless, Interfaith Sanctuary and a host of others in their efforts to bring services to the neighborhoods in which they are needed.

5. What isn't being highlighted in this conversation that you want to say more about?

As for the type of facility on the State Street property, we respectfully await the findings of the task force around best practices and lessons learned from other cities and will provide input when asked and as appropriate. We applaud the City and Interfaith Sanctuary for taking the time to take input, value diversity of thought around this issue, research, discuss and formulate a path where the city continues to provide needed supports for our homeless population while valuing the interests and needs of Boise's neighborhoods.

City of Boise Shelter Better Task Force

Public Input – Stakeholder Survey

Name: Ellie Merrick and Melinda Dalrymple

Organization: DHW Mobile Crisis Unit

1. How did you first hear about the shelter siting?

We first heard about it on Facebook and the news. We've heard discussions about the move from our behavioral mental health team leadership and what the move means for our service providers and folks needing our services at the shelter. We know that IFS is full on a regular basis and would love to see the shelter system grow and include crisis services to better support those at the shelter. We are concerned about the shelter being moved away from services available in the corridor. If we're expanding the current shelter and have different access points, it takes a whole population away from the services that they need access to now. We do acknowledge the need for a bigger shelter and IFS is the one to do it as they always take our folks that need quick access to mental health services.

2. What motivates you to care about this project?

Housing in general is very important to mental health and overall health. In our work, we see the positive/negative impacts of housing stability. The housing system now is strained and expansion is needed. When we look at other cities with high homeless populations, we see that once their needs aren't being met, things get out of control and it's hard to keep up. I hope Boise keeps up and helps the homeless population and community at large. Our folks that we serve are at risk of homelessness or are homeless. We are looking at an increase of this risk with the market now and if folks can't afford their rent or housing for any reason, they will be in crisis. We will see an increase of mental health crises with the decrease of stable housing.

3. What do you feel is the most challenging thing about this project for the community?

We were initially surprised at the news of the shelter relocation. As a service provider finding out the news from social media and the news, we do wish we would've been more in the loop. Although, we know it wasn't IFS's intent to fly under the radar, we think that our surprise was also felt by the community. If we are going to expand the shelter system, we have to engage the community upfront. If we put a vulnerable population where they are not wanted, they will feel unwelcome and not reach out to build relationships and connections to improve their mental health. When it comes to homeless and mental health programs, people can be afraid of what they don't understand. We have to educate the community on the ground level and increase community engagement to increase their support.

4. If you had an hour to talk to the Mayor about this, what you would say?

It is essential to understand that the mental health crisis system and the homelessness system walk hand in hand. The more resources we put into housing first development, the better. Stable housing and supportive services have to be built in pace with population growth. The further you remove the shelter from the corridor, you have to make up for the distance by moving services into the shelter. The shelter needs to be central to and within easy, walkable access to services; somewhere the residents are seen, heard, and exist equally to others in the community. If there is a reason for moving IFS out of corridor, every neighborhood will not want them. There needs to be an understanding of expectations across the community so that the shelter guests feel welcome.

5. What isn't being highlighted in this conversation that you want to say more about?

We're incredibly supportive of IFS and they have been a lifesaver for 10-15 years. IFS is not a health care provider but have been filling those shoes. We could definitely use a medical recovery center and as an example, Nampa converted an old assisted living center into a medical recovery shelter and I believe Boise would benefit from a service like that. I want to thank the City and IFS for opening rooms at the Red Lion; it's nice to know that crisis can help us be creative and convert an hotel for extra rooms for our homeless populations. IFS has been inclusive and before them, we didn't have anywhere to send all of our folks because they weren't eligible for other shelters. They have really filled the gap - we are supportive of them and want to see them be successful.

City of Boise Shelter Better Task Force

Public Input – Stakeholder Survey

Name: Denise Caruzzi, President

Organization: Idaho Homeless Coalition

1. How did you first hear about the shelter siting?

The urgent need for housing at all stages of the continuum of unhoused members of our community. Although we need a lot more permanent housing, we also need emergency housing for those awaiting suitable long-term housing. Unfortunately this may always be true; but the dearth of housing at present, and for the indefinite future, make shelter/interim housing critical in order to keep people off the streets and with a level of safety, dignity, and care.

2. What motivates you to care about this project?

The fear of the unknown (lack of knowledge about the truths of who and how people become unhoused); the lack of understanding about the costs, resources, methodology, reality and objectives of providing services; the individualistic character that keeps some people focused on what is best for themselves, rather than on what best serves the community (and therefore the many individuals).

3. What do you feel is the most challenging thing about this project for the community?

The fear of the unknown (lack of knowledge about the truths of who and how people become unhoused); the lack of understanding about the costs, resources, methodology, reality and objectives of providing services; the individualistic character that keeps some people focused on what is best for themselves, rather than on what best serves the community (and therefore the many individuals).

4. If you had an hour to talk to the Mayor about this, what you would say?

Let's work on a multi-layered, multi-option, continuous timeline for how to ensure our community's healthy, housed future. Look to needs (the successful future), then to the opportunities, and the obstacles that inhibit success. Then change the root causes, systematically. Let's use this period of visibility to educate and create better ongoing communication. Although this particular shelter conversation is highly controversial, the growing housing burdens will impact most families (i.e. they will know someone who is struggling for housing--new grads, elderly, those under-employed or unable to work). As the problem is now bigger than it has been in our lifetimes, let's use it as an opportunity.

5. What isn't being highlighted in this conversation that you want to say more about?

The framework (defined steps and phases) of the Task Force seems just right, and the City gets accolades for bringing this process forward.

Although it must be on the table, what concerns me most at the moment is the political context in which many decisions are made. Do the noisiest people in the room get to outvote the needs of the community at large? How do we protect data-driven decisions and move into action, based on them?

City of Boise Shelter Better Task Force

Public Input – Stakeholder Survey

Name: Executive Committee

Organization: Idaho Homeless Coalition

1. How did you first hear about the shelter siting?

N/A

2. What motivates you to care about this project?

The increasing need for adequate, safe, supportive shelter—emergency and otherwise— as we address our historic, current, and increasingly severe, lack of affordable equitable housing. (Although not a new problem, the housing crisis is escalating exponentially.)

Hotel spaces, though currently a boon as emergency support, are not a long-term solution.

We cannot leave our friends, neighbors, fellow citizens on the street. The moral, financial, and psychological health of our community rests on the safety, security, education, and health of ALL of today's children, families, individuals.

3. What do you feel is the most challenging thing about this project for the community?

Neighborhood acceptance of a population with whom they are not comfortable; resistance from a noisy minority.

The perceived (or factual?) concentration of poverty and low-income and permanent supportive housing in the area of consideration.

The lack of understanding/education about causes of homelessness, needs of people experiencing homelessness, and benefits to community of robust support.

4. If you had an hour to talk to the Mayor about this, what you would say?

We now need, and will continue to need, more—not less—emergency shelter and supportive services until we can adequately address our severe shortage of and access to affordable housing. We must not overcomplicate today's issue to the point where we don't address our immediate need for expansion of our current shelter operations. All Boise neighborhoods need to accept shelter and/or low-income housing so that vulnerable people are integrated into areas of opportunity. We need to acknowledge the complexity of the problem and the multi-faceted solutions it requires—along a time frame from immediate to long-term and in all categories, including emergency shelter, affordable housing, and PSH.

5. What isn't being highlighted in this conversation that you want to say more about?

Critical services that have been cut from the original Interfaith program must be provided in some other way. Services must go beyond emergency shelter to transition (including preparation for transition) into jobs, schools, sustainable lifestyles, and long-term housing.

We need more conversation/education/outreach (from sources beyond service providers) about the benefits of affordable housing in any and every neighborhood.

There must be a shift in attitude toward creating a positive healthy community (versus spending our time arguing about how to overcome the perceived negatives).

City of Boise Shelter Better Task Force

Public Input – Stakeholder Survey

Name: Brady Ellis

Organization: Idaho Housing and Finance Association

1. How did you first hear about the shelter siting?

I first heard about this when Interfaith came to us and indicated that they needed a bigger space last year. With IHFA having been a financier of the current shelter (via a loan), Jodi came to us and asked if we had the ability to reinvest this and additional money into a new shelter. I knew that the plans were not only to expand the building and number of beds, but to expand the services provided. Being here locally in Boise, we've certainly seen the challenges of homelessness and support Interfaith Sanctuary (IFS). As a possible continued financier and partner, IHFA was invited to walk through the proposed site on State St.

2. What motivates you to care about this project?

Our mission at Idaho Housing and Finance Association (IHFA) is to expand housing opportunity and build self-sufficiency across Idaho communities. To a large degree, this is accomplished through programs that support unstably housed persons with their housing needs. We believe our mission and goals align with those of this shelter. We also want to reinvest back into our community. For these reasons, that's why we have invested in this project and partnered with IFS and why we infuse resources into homelessness response. We feel that IFS is a good response to those on the street who need a place to stay. Shelter is not a main component, but is an integral component of our homelessness system response.

3. What do you feel is the most challenging thing about this project for the community?

The biggest thing I've heard is a concern about the safety and security of the surrounding area and its neighbors. This conversation should not come from a perspective that shelter increases safety concerns or if it does, that there is no way of preventing or reacting to those concerns. The conversation needs to include what the solution might be for what IFS, neighborhoods, and emergency services do to help catch safety concerns at the front end. A lot of the service calls at IFS are preventative measures taken to try and help a person before things escalate. To me that demonstrates that IFS has a great relationship with emergency services and they know how to call and involve them in a way that works for everyone.

4. If you had an hour to talk to the Mayor about this, what you would say?

We need to think about long term housing and homelessness issues. We have to recognize that Boise is growing and not only are we challenged with the lack of housing, but the prospect of more people becoming homeless. IFS cannot afford prime downtown real estate. So, where is the opportunity to find a location that meets a balance between costs, needs, and a suitable facility? I think IFS found a good balance on State St. and that is why we supported it. It's close to downtown and services. If placed too far out, clients will not be connected to services that they need. The longer we delay, the worse our situation becomes -we have to act now.

5. What isn't being highlighted in this conversation that you want to say more about?

We need to consider what's occurred in other communities where the issue wasn't addressed soon enough. SLC had a large shelter that was met with community push back which resulted in the shelter being closed and coming up with a plan for scattered shelters and access to services being spread out. The issue of homelessness was not resolved as the focus became placating neighborhoods. Also, IHFA has an investment in the State St. property and an outstanding loan with IFS that allowed them to purchase the property. If another site needs to be purchased, the current site has to be sold, thereby tying up funds and limiting financing opportunities at a different site.

City of Boise Shelter Better Task Force

Public Input – Stakeholder Survey

Name: Scott Curtis

Organization: Idaho Youth Ranch

1. How did you first hear about the shelter siting?

The shelter siting was brought to my attention by our executive leadership team. They shared some information regarding the project and provided resources for us to read more about it.

2. What motivates you to care about this project?

As a shelter program for youth in Idaho, we provide emergency shelter to the community every day of the year. However, we realize that we don't have the ability to assist all youth. There are youth that we are unable to serve due to age restrictions in our license, sexual offender history, or capacity issues within the shelter itself. Having more resources for the youth would be amazing for multiple stakeholders, families, the department of health a welfare, law enforcement, and so many other partners that are investing in supporting the youth in the community.

3. What do you feel is the most challenging thing about this project for the community?

The most challenging thing for the community may be understanding the need for additional emergency shelters, the challenges with housing in Idaho, and the dangers for youth, and other underserved populations such as undocumented workers, who reside in the area, with no resources to find a safe place to stay.

4. If you had an hour to talk to the Mayor about this, what you would say?

It would be important to highlight the need for emergency housing for single parents, youth that age out of foster care but have no place to go from ages 18-22, and youth that are being sexually exploited.

5. What isn't being highlighted in this conversation that you want to say more about?

The importance of creating more affordable employment and employment housing opportunities in Boise.

City of Boise Shelter Better Task Force

Public Input – Stakeholder Survey

Name: Zoe Ann Olson, Director

Organization: Intermountain Fair Housing Council

1. How did you first hear about the shelter siting?

Everyone, including Interfaith (IFS) and Neighborhood Associations (NAs), have reached out to me regarding the shelter siting because of my work history with Intermountain and Legal Aid. Everyone has the responsibility of addressing this as a neighbor issue because people need a place to live; we need to confirm what our vision is and how, as good neighbors, can we help? We have to be good neighbors and our mission is to affirm fair housing and part of that is making sure community members experiencing housing or cost burdens have access to community and housing in every neighborhood. While the cost of housing goes up, our wages and local commitment to housing has gone down.

2. What motivates you to care about this project?

Housing Justice. If we consider housing a human right; healthcare; racial, gender, and human justice; then, we have to work with partners and neighbors to make better housing where providers and jobs are. We have enough resources to help families living unhoused and we should help IFS create housing, connect people to services, jobs, transportation, and lending institutions. NAs are concerned about the concentration of poverty. You're making poor communities bear the cost of the lack of resources to help them thrive. We need to ensure that opportunities exist in every neighborhood. Neighborhoods also need to be educated on their perceptions of the people they should be welcoming in every community.

3. What do you feel is the most challenging thing about this project for the community?

We have to create a political and social will. It's fiscally responsible to care about this issue. It's more expensive to help unhoused people. Studies show that what New Path is doing works and needs to be funded. We need to work at local levels, regionally, across county and state lines to be a good neighbor by sharing resources to address the issue. We need to move beyond the idea of sheltering people and work towards solutions of housing people. Affordable housing right now is being pushed further out, how can we work together to address this as good neighbors?

4. If you had an hour to talk to the Mayor about this, what you would say?

The most important thing is to re-frame "Shelter Better" as "Housing Better." We need to make sure everyone has housing and abundant resources. Again, this is fiscally responsible and responsible from a human rights perspective to make sure everyone has secure and stable housing. We need to educate neighborhoods as to why this helps with property values and being good neighbors reduces constructs that harm our community. Appealing to people with varying political persuasions and economic levels, how do we work together to make sure needs are being met?

5. What isn't being highlighted in this conversation that you want to say more about?

We need housing-first housing in every neighborhood. What are the resources that we have in every neighborhood and instead of filing expensive lawsuits over these issues, how do we use the money to purchase other buildings and help IFS and other community groups to make sure people aren't displaced? We need to work together to use resources from everyone: hospitals, banks, providers, volunteers, etc... to help this problem. Examples of this include having community members help with emergency rental applications or the construction of buildings, going from neighborhood to neighborhood, and putting a coalition together to have those conversations to dispel myths and move past prejudice.

City of Boise Shelter Better Task Force

Public Input – Stakeholder Survey

Name: Howard Belodoff

Organization: Idaho Legal Aid

1. How did you first hear about the shelter siting?

I heard about it from Jodi when we were negotiating the Martin settlement for funding that we agreed to set up to improve shelter. I've been involved with the homeless population before we had shelter in Boise and was one of the founders of IFS and have been involved with them since they opened. I was working in homelessness since Mayor Cole's administration and helped create Community House, which is now the Boise Rescue Mission. Boise is lucky to have a manageable problem right now, but we find ourselves in a situation from a housing market that isn't affordable and we need Jodi and the work she's doing.

2. What motivates you to care about this project?

IFS is performing a service for the community. With New Path, we know the city provides services for its residents and we've seen the benefits from that. BSU's study on New Path showed a cost savings of over \$2m for 40 people, imagine what Jodi is doing for 200 people. Jodi's payback to this city includes daycare, preschool, medical services, a culinary arts program, and caring for those that are medically fragile. They perform a service to Boise, what they're planning is such an improvement, and we need to have a low-barrier shelter. You can't provide services with scattered sites and have them connected to the resources that they need.

3. What do you feel is the most challenging thing about this project for the community?

I don't think the loud voices count for the whole community. Those coming forward to complain have preconceived notions about who the homeless are, which tend to be negative, and no confidence in the providers who can address the issue. I've sat in on Homeless Coalition meetings where they show up, don't listen, and they cannot be convinced that they're going to be okay and the crazy things they're afraid of will not happen. Homeless people used to have to leave the shelter in the morning, now the plan is to get them to stay, get them employed, and get them into programs. I don't think those loud voices speak for the community -the challenge is that you can't convince them even when we're doing things right.

4. If you had an hour to talk to the Mayor about this, what you would say?

I had your sign, I gave you a contribution, I always liked you on Council. I did not grow up rich and had to work for everything to get where I am and those experiencing homelessness had much less than me. We need more affordable housing. Maureen Brewer is great; there was no housing in HCD before. The Mayor has done a great job putting Racheal and Casey on the job. Keep putting people in the right direction and don't be afraid. I always believed in the right thing and helping others do the right thing.

5. What isn't being highlighted in this conversation that you want to say more about?

If you can get it done quicker, that's better. The delay can't be forever, a decision has to be made that's not going to please everyone. It's not set up to please everyone, this is set up to give everyone their two cents. I've been involved in this longer than anyone else in City Hall that I know of. It's not a law enforcement issue, it's a social issue that has to be addressed. So many reasons why people are homeless, when you talk to them, you find that out.

City of Boise Shelter Better Task Force
Public Input – Stakeholder Survey

Name: Jennifer Villalobos

Organization: Boise Public Library

1. How did you first hear about the shelter siting?

The local news.

2. What motivates you to care about this project?

The proposed shelter is down the street from the Library! at Collister that I supervise. The community that has expressed concerns about the project are library patrons. I want to make sure we are doing everything we can to provide services to people that are experiencing homelessness that are meaningful and beneficial as well as provide information to the community on why this shelter is important.

3. What do you feel is the most challenging thing about this project for the community?

I feel that fear of the unknown is what is challenging for the community and the reason why there has been so much pushback. I believe that there are preconceived notions of who the people are that are experiencing homelessness. I think the community is wanting assurances that their neighborhoods will remain safe places for themselves and their children. I also think there are economic concerns regarding property values.

4. If you had an hour to talk to the Mayor about this, what you would say?

I would want to talk about more social services/social workers for addiction and mental health as well as education for the community at large in order to get buy in. I would talk about how important it is for everyone to have access to services (healthcare, education, transportation, etc.) and if those who experiencing homelessness are sent to an "industrial district" (as has been suggested) that the access could be hindered. I would want to remind the Mayor to remind the rest of the community that there are also children involved and they deserve to live in a neighborhood with other children and schools nearby. Everyone deserves a chance or a second chance to get back on their feet.

5. What isn't being highlighted in this conversation that you want to say more about?

I feel that people want an easy answer to this issue and just because it is not easy doesn't mean that it's not worth the investment. I think there also needs to be political and economic will to fund resources which is why educating the community is so important. From an economic standpoint, we need to talk about the rising rents in Boise. Even with a full-time job, some people cannot afford rent. The same can be said if someone is on a fixed income. We need to find ways to home individuals and families. Provide incentives for landlords to take in lower income brackets and not have insane wait lists like Section 8.

City of Boise Shelter Better Task Force
Public Input – Stakeholder Survey

Name: Marcee Burns

Organization: Lived Experience/Expertise

1. How did you first hear about the shelter siting?

I first heard about the siting through being reached to from Racheal for this interview. I've been in contact with the City in trying to find a place to live for myself and four kids, ages 8-18, with a Section 8 voucher. I've been struggling to find a property owner or landlord to accept my voucher since March and need to find a place to accept my voucher before it expires as I've run out of times that I can apply for it. Currently, I'm living out of my car and my kids are separated and living with various family members throughout Idaho. I'm in a rush to secure housing because the living arrangements for my children are not ideal and they are all coming to live with me in Boise before the school year starts.

2. What motivates you to care about this project?

I care about the families that are in a similar situation as I am. I've never stayed at a shelter and I've always found a way to avoid them because I've been fortunate enough to have family members that can take in my kids and I can stay in my car. Every night, I think about those experiencing homelessness that don't have family to help them out and much harder this situation is for them.

3. What do you feel is the most challenging thing about this project for the community?

The most challenging thing for the community is understanding the homelessness system. People need to be educated on the system so that they can make informed decisions. They need to understand that the entire system needs to expand so that we can help everyone find secure and stable housing.

4. If you had an hour to talk to the Mayor about this, what you would say?

We need to expand Section 8 housing. I have a full-time job as a postal worker and I cannot afford housing in this market. We need to expand the shelter system for those that are in a similar situation as me to provide them with a temporary living arrangement while they wait for a place to stay. It's unfortunate that it's taken so long for me to get the help that I need.

5. What isn't being highlighted in this conversation that you want to say more about?

City of Boise Shelter Better Task Force
Public Input – Stakeholder Survey

Name: Amber Young

Organization: The Salvation Army

1. How did you first hear about the shelter siting?

On the news

2. What motivates you to care about this project?

I have worked 20+ supporting housing and homelessness through program operations, direct care, and now fund raising for shelters in the Treasure Valley. I have lived through opening and maintaining a shelter with neighbor resistance in both Nampa and Boise. I also personally live near the new shelter site.

3. What do you feel is the most challenging thing about this project for the community?

Fear of the population. Specifically fear of the sheer numbers of homeless individuals and families in one facility and how this impacts the area, library, crime rates, safety (both of those living in the proposed shelter and those around the shelter).

4. If you had an hour to talk to the Mayor about this, what you would say?

I would tell the Mayor that when a shelter is having space issues, addressing capacity issues through larger shelter facilities is never best practice or the safest answer, but as a professional who started a shelter in Nampa (with huge neighbor opposition) and was involved with the legal battle with the neighborhood association over opposition of the shelter in the North End, the community's fear of gives homeless providers very little options to open new shelters. Yet, there absolutely must be emergency shelter in a community. It is safer for the community if shelter is available.

5. What isn't being highlighted in this conversation that you want to say more about?

There is a lot of research around emergency shelter and it's impacts on families with kids. I think this type of information should be a guide.

City of Boise Shelter Better Task Force

Public Input – Stakeholder Survey

Name: Theresa McLeod

Organization: St. Luke's

1. How did you first hear about the shelter siting?

Along with Saint Al's, I've had regular communication with Jodi regarding our shared COVID-19 homeless response plan. In addition to supporting Interfaith financially and in-kind, St. Luke's is committed to improving the transitions, made more noticeable by COVID, of medically fragile, unhoused community members into shelters, recognizing a gap in what is called respite care. Jodi explained that she was looking for a new facility and shared that the new facility would include respite care. Jodi invited Saint Al's and St. Luke's to learn about the facility and provide guidance on needs for respite care space. We met with architects of the new facility to discuss what considerations should be made for respite care and recovery.

2. What motivates you to care about this project?

The community need and my experience with Community House and its collapse (2004). The proposed shelter operates on a similar Community House model of co-locating individuals experiencing a variety of housing and mental/behavioral health needs. Solving for these challenges takes passion AND it is essential to learn from past experiences. How can we take the lessons learned from Community House and evolve it into a successful model that can also earn the hearts of the neighbors?

3. What do you feel is the most challenging thing about this project for the community?

Given the proposed number of residents (similar to Community House) in emergency, transitional and supportive housing in one facility, Boise's experience suggests this may not be successful. A smaller single site model may be more successful (e.g. New Path). New Path was located beautifully and there are services near. To place the accountability and responsibility for 250 of our most vulnerable community members under one roof is concerning to me. Having such a concentration of a single site is not what we experienced as successful with Community House and not necessarily a best practice for Boise.

4. If you had an hour to talk to the Mayor about this, what you would say?

I'd share with her the enthusiasm that I had for establishing Community House: a single site with a combination of individuals and families needing emergency, transitional or supportive housing, and the services of job training, recovery, childcare, food service, etc. At the time it was established, it was thought to be a best practice. Unfortunately, with changes in operators, board members, and fundraising, Community House could not be sustained. How might we connect the goals of Our Path Home and its strategy for solutions with Jodi's passion and commitment to serve? As a funder it is important to see how each of these built solutions are connected (e.g. New Path, Allumbaugh House, Valor Pointe, CATCH, Jesse Tree and Interfaith).

5. What isn't being highlighted in this conversation that you want to say more about?

I have been impressed with the collaboration of Our Path Home. As a funding partner, we've committed funds to the Campaign to End Family Homelessness, New Path, and the Allumbaugh House. That being said, what Jodi is doing can feel like a one off that corners the market and passion around emergency homelessness. How does what she's doing connect to Valor Pointe, New Path, and the Allumbaugh House? From a funding perspective, how does Interfaith's large proposed facility fit within the current projects? We have an existing ecosystem of homelessness response, but concentrating everyone into a single site feels like an independent project that does not mesh seamlessly with the rest of CoC.

City of Boise Shelter Better Task Force
Public Input – Stakeholder Survey

Name: Sam McCaskill

Organization: TOK Commercial

1. How did you first hear about the shelter siting?

I have worked with the City of Boise for acquiring land for mixed income residential development. Through those efforts I came in contact with Interfaith and have been assisting them in locating potential opportunities they could move the shelter to.

2. What motivates you to care about this project?

I see the growing need for these services and how impactful Interfaith is in this community. I recognize that Interfaith is not exempt from the current real estate market that is in high demand. Finding a location

3. What do you feel is the most challenging thing about this project for the community?

The most challenging thing not just in our community, but anywhere around the world with an organization like this. Wherever they move to, I expect opposition from the neighborhood they are entering. I have followed this closely, and I know Interfaith understands this. They are willing to do whatever it takes in reason to ensure all voices are heard and addressed.

4. If you had an hour to talk to the Mayor about this, what you would say?

I would likely ask in her opinion, where in town makes the most sense for them to be. The criteria is a great guide, but I'd love to hear where she sees it fitting best. Unfortunately, Interfaith is limited to properties on and off the market with sellers who are willing to sell. Right now, those prices are quickly becoming untouchable.

5. What isn't being highlighted in this conversation that you want to say more about?

I would say the lack of real estate opportunities on and off the market in Boise.

City of Boise Shelter Better Task Force

Public Input – Stakeholder Survey

Name: West Ada Social Work Team

Organization: West Ada School District

1. How did you first hear about the shelter siting?

News coverage about Interfaith moving and the concerns of community members in the area.

2. What motivates you to care about this project?

The West Ada social work team works primarily with families experiencing homelessness. We work with families to connect them with school and community-based resources. Ensuring our families who are sheltered have access to safe housing as well as community resources is essential to their personal and academic success. Having a housing first mentality helps our group realize that all families are housing ready. We are acutely aware that access to safe (and ultimately permanent) housing is essential for our students to feel safe, secure, and thrive both while in school and to achieve higher levels of success post-graduation.

3. What do you feel is the most challenging thing about this project for the community?

For West Ada, our families do not have a shelter option within our geographical boundaries. We provide transportation to these families from shelters in Boise and Canyon County to school, but often transportation for parents and students to access other services can be challenging. There is minimal access to bus lines in our area. A shelter that is centrally located so families and individuals that need to walk, bike, or bus to access services should be a priority when considering location. It would also be nice if a shelter location was located near a place like the YMCA or another program that offers before/after school care as this is often a challenge for parents and can become a barrier to finding employment.

4. If you had an hour to talk to the Mayor about this, what you would say?

We would want the Mayor to understand the impact that homelessness has not only on the individual/family but on the community at large. We have personally seen the success of the local housing first initiative and are privileged to witness the success stories firsthand. Having comprehensive shelter services with heavy case-management can help individuals and families meet their goals, remove barriers to homelessness, and get in a position to successfully gain and maintain permanent housing. Homelessness is a complex issue that requires our community to come along side these individuals and provide wrap around services in order to help them achieve long term housing success.

5. What isn't being highlighted in this conversation that you want to say more about?

Students experiencing homelessness are incredibly resilient, but we know that homelessness can negatively impact their education. We know that youth with less than a high school diploma or GED are at a 346% greater risk of experiencing homelessness and households reporting an annual income of less than \$24,000 are at a 162% higher risk of experiencing homelessness. Focusing on education and job readiness for students and families can prevent homelessness. Focusing on homeless and housing services is essential, but homeless prevention needs to be a bigger part of the conversation. It is much easier to keep a family housed, than to find new housing for a family after a homeless episode occurs.

City of Boise Shelter Better Task Force

Public Input – Stakeholder Survey

Name: Kelley Tagg

Organization: West Downtown NA

1. How did you first hear about the shelter siting?

From the news and reading the paper. As a Neighborhood Association (NA) president, there is a monthly informal call within the neighborhood on how to manage things and it was discussed there. Honestly, homelessness is an issue that I care deeply about and something that I follow closely.

2. What motivates you to care about this project?

I care about IFS and think what Jodi is doing for the community is great. Our neighborhood held a temporary shelter location here 18 years ago, we continue to prepare meals for the community, and New Path exists here. We have homelessness because we allow it. I want everyone to have shelter and their needs met. I think the City has made good strides in dealing with the issue, but IFS needs something more permanent and accessible. It's not at a place now that is conducive for people to heal and get support. I'm on the fence for the State St. location, but it sounds like there will be wrap around services available there. I like the idea of having services condensed and available from that location.

3. What do you feel is the most challenging thing about this project for the community?

The concerns of the neighborhood surrounding the State St. location is of those experiencing homelessness hanging out in their neighborhood. It is one of the poorest neighborhoods in the city and what I hear from them is that their lives are hard enough without adding another layer of the shelter to it. From our neighborhood perspective, I can say that most neighbors are sympathetic and I've never felt that they were dangerous, but they can be a nuisance. If the shelter is there, we need more investment in the neighborhood (i.e. park, sidewalks) to add a benefit to the community. We have a police substation in front of New Path that helps address security concerns; more connection with law enforcement helps.

4. If you had an hour to talk to the Mayor about this, what you would say?

I love IFS and what they're providing for the community. I would like IFS to be bigger. In addressing homelessness, we really don't see those experiencing homelessness in other parts of town as they are concentrated in one area so I don't know if shelters are needed in other parts of town. I want to see IFS in a bigger building that has a day care facility, a bus stop for school, and even a preschool. Most of the people in our neighborhood are very tolerant, accepting, and just want to provide help to those in need.

5. What isn't being highlighted in this conversation that you want to say more about?

I understand why we took a break from the shelter move because the conversation was not productive. If there's an investment in the community where the shelter will be placed, or a partnership with them to have place for them to participate in the process, it could become more accepted. We also have to consider how people will get from the shelter to the services they need access to.

City of Boise Shelter Better Task Force
Public Input – Stakeholder Survey

Name: West End NA Board

Organization: West End Neighborhood Association

1. How did you first hear about the shelter siting?

We received communication from Racheal Hall, the Our Path Home Program Coordinator at the City via Email in late July.

2. What motivates you to care about this project?

The West End Neighborhood is in close proximity to current shelters and supportive services. Recipients of shelter services or people needing shelter services often rest in, recreate in, or transport themselves through our neighborhood.

3. What do you feel is the most challenging thing about this project for the community?

Managing contrasting opinions of residents. Some are concerned that the health and safety for residents will be negatively impacted by providing shelter services in the neighborhood. Others believe we must address the challenges around mental health, substance use, criminal behaviors, and littering by providing services that improve the health of the population needing shelter services.

4. If you had an hour to talk to the Mayor about this, what you would say?

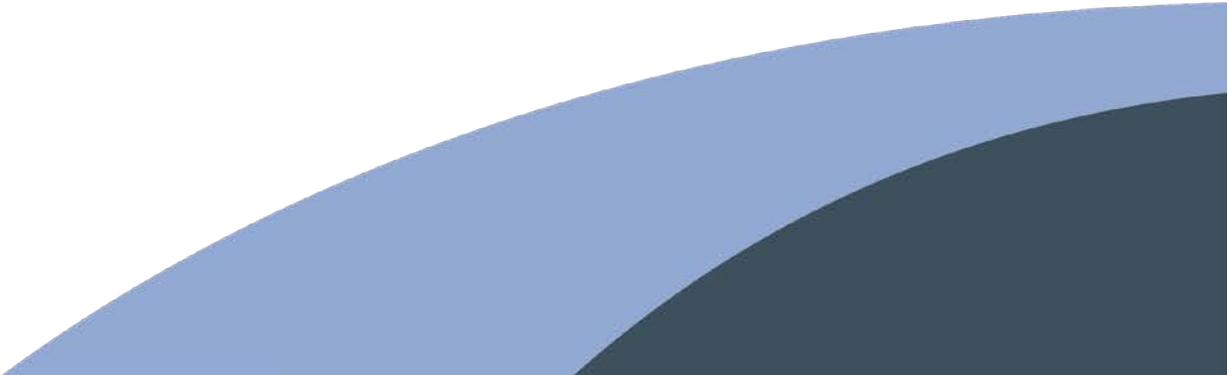
In general, the only neighborhood that won't support a shelter project is the proposed neighborhood that will host it. A shelter site needs access to public transportation, bike lanes, safe pedestrian routes, support services, and places where service recipients can meet with treatment providers.

5. What isn't being highlighted in this conversation that you want to say more about?

n/a

Shelter Task Force

August 9, 2021



Key Findings- Data:

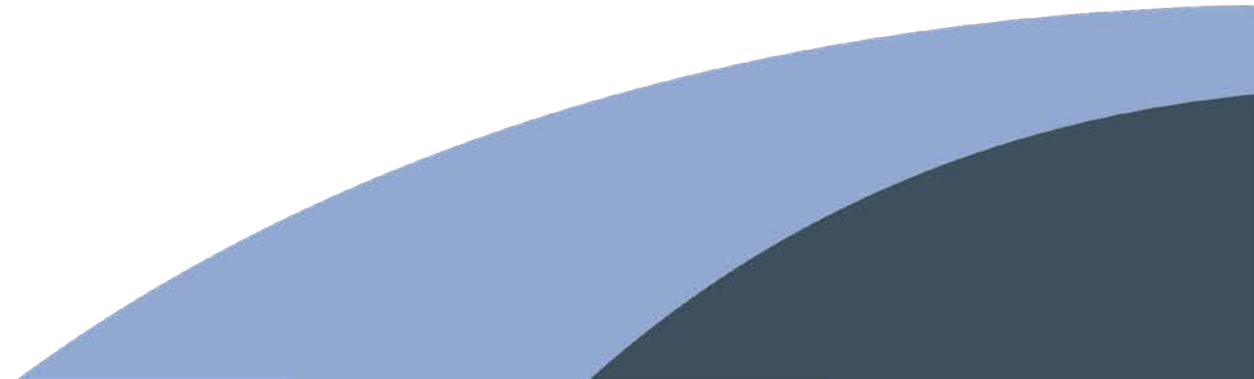
Data systems/rigor needs to be bolstered

- Roughly 93% of all shelter exits were not tracked in HMIS from 2019-2021
- Using HMIS only for basic data entry leaves most of the story unwritten
- OPH CONNECT and OPH OUTREACH has perspective through qualitative data

Special populations

- **Those experiencing unsheltered homelessness:**
 - 2020 PIT = 83 individuals experiencing unsheltered homelessness
 - Data from Our Path Home CONNECT: around 150 families currently on the coordinated entry queue that not using shelter system (self-report)
 - Of those, there are at least 65 households that would use the shelter system if the shelter rules had less barriers
- **Youth & young adults experiencing homelessness:**
 - unaccompanied youth are not using the current shelter system
 - Education data shows at least 100 youth and young adults experiencing homelessness in Boise
 - Underserved population with specialized services/sheltering needs

Shelter Need in our Community



Current Shelter Capacity

	Adult-Only	Families with Children	Unaccompanied Youth	Overflow	Total # of Beds
Boise Rescue Mission (City Light)	86	29	0	50	165
Boise Rescue Mission (River of Life)	250	0	0	42	292
Interfaith Sanctuary	144	2	0	0	146
Total Traditional Shelter	480	31	0	92	603
Additional Shelter (Red Lion Hotel)	104	38	0	0	142

Average Shelter Usage

	2019	2020	2021
Adult-Only	257	367	347
Families with Children	57	75	81
Average # of Beds Occupied Per Night	314	442	428

This comes from HMIS inputs over the past three years, broken down by population. It is showing the number of beds that were occupied across all shelters on a given night each year.

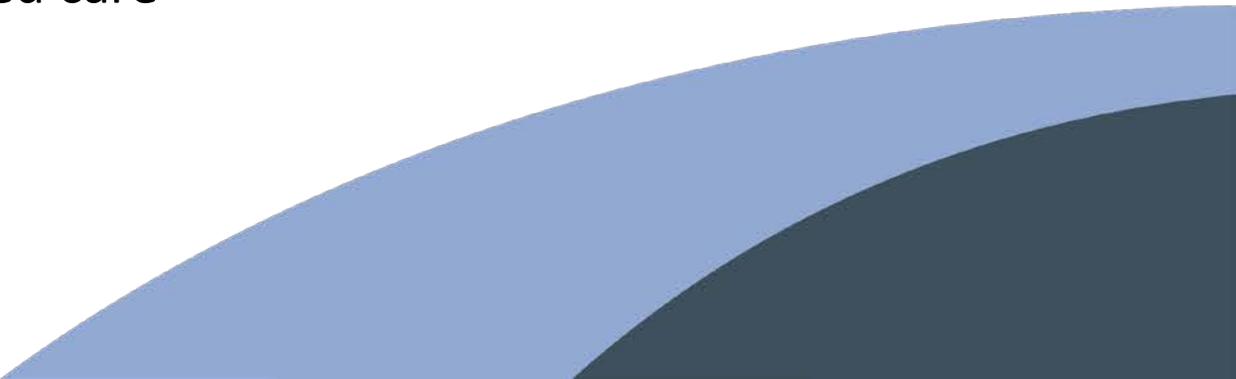
Shelter Demand Forecast

	Shelter Demand (with a 30-Day Length of Stay)	Peak Demand		Current Shelter Capacity (without Red Lion)	Gap (Peak Demand – Current Capacity)
Adult-Only	284	437		480	-43
Families with Children	95	142		31	111
Total Beds Needed	379	579		603 (with 90 overflow beds)	0

Recommendations

- Create exits to permanent solutions
 - Set goals around average LoS (30 days or less)
- Incorporate new OPH permanent housing goals + investments into shelter goals
 - New SH units (developed and leased) – 5 year goals:
 - Individuals: 87 PSH, 21 RRH, and 31 Diversion
 - Families: 17-25 PSH, 100 RRH, 31 Diversion
- Retain the ability to be flexible with the current beds/shelter capacity

It's not all
about
length of
stay:

- LoS is important in terms of shelter bed capacity in the short and long term, but a good system has to take into account other metrics:
 - Exits to permanent solutions (are people getting housed, are they staying housed?)
 - Guest experience (this includes co-creation of design and programming)
 - Capacity building for staff and administrators, what does a housing first philosophy look like in shelter. What does it REALLY mean to provide trauma-informed care
- 



**SITING EMERGENCY
HOMELESS SHELTERS
COMMUNITY OPPOSITION
AND SUPPORT**



INTRODUCTION

In 2020, approximately 4,035 people experienced homelessness in Ada County.¹ This accounts for 44% of all people experiencing homelessness in the state of Idaho. Not all individuals who experience homelessness need shelter services; however, the need for services is only increasing as COVID-19 related housing protections and resources for populations experiencing homelessness disappear. Four emergency homeless shelters currently serve specific populations in the City of Boise. Idaho Youth Ranch's Hays House serves youth, Boise Rescue Mission's River of Life serves men while the same organization's City Light serves women and children, and Interfaith Sanctuary serves men, women, and families with children.

Interfaith Sanctuary is seeking to improve their service approach by developing a new emergency shelter facility. Their most recent proposal plans to offer 200 beds as well as on-site supportive services. These services include but are not limited to transportation, medical care, case management, food services, and educational programs. This approach is common among successful shelter systems.²

While planning the new shelter, community members expressed concern and opposition to the project. This report attempts to address this concern and opposition by answering the following research questions:

- How have other communities successfully moved through the siting of emergency shelters effectively and collaboratively?
- How can the siting of a shelter in a community meet the needs of both the community and homelessness response services?

The report includes strategies for identifying shelter sites, community engagement ideas, and examples of shelter programs experiencing similar challenges in nearby and peer communities.

SHELTER SITING PROCESS

Selecting shelter sites can be complicated and is often met with community resistance. Shelter guests benefit from having access to safe transportation to health services, workforce services, and public spaces such as libraries, senior centers, and educational institutions.³ Siting is usually done by organizations planning to host and operate the shelters, but local governments are often involved to ensure the new shelters align with City objectives for addressing homelessness. The process of choosing a location accounting for additional services and community concerns can be simplified using the following strategies:

- Developing basic criteria to guide shelter site selection. These criteria can be set around client needs, city goals, zoning processes, and distance to other services.⁴
- Using spatial analysis to identify a location with easy access to services while also being well distanced from other shelter locations to prevent a concentration in a single area of a city.⁵
- Engaging community members in the process to receive input and address concerns.⁶ The more people are involved in the process, the more they will be satisfied with the outcome.⁷ Community engagement should continue once a shelter is operational.⁸

- Avoiding indefinite delays because of community opposition. Delays can increase financial costs for the shelter provider and the broader community while preventing people experiencing homelessness from accessing needed shelter and services.⁹

Regardless of the conditions of the neighborhood selected, shelter providers, local governments, and other stakeholders should have a plan to provide additional support to the neighborhood by committing to long- and short-term investments in the physical and social infrastructure. This may include improving walkability and improving transportation options by implementing transit and ride-share programs to other services, and creating communication networks between public, private, and government organizations. This additional support should aim to improve the lives of neighborhood residents as well as shelter guests.¹⁰

ADDRESSING COMMUNITY CONCERNS

Community resistance is often shown in the form of “not in my backyard” sentiments or NIMBYism. Residents expressing NIMBYism often believe that people experiencing homelessness deserve access to housing solutions and services, but are hesitant to have those services provided in their own neighborhoods.¹¹ Reasons for hesitancy are usually related to the public participation process, the physical design of the project, and the potential impact on the community.¹² Organizations planning to host and operate shelters should not be alone in responding to NIMBYism; all relevant stakeholders should be involved.¹³ Actions stakeholders can take to address community concerns include:

- Educating the community on the reasons for and experiences of homelessness and housing insecurity with the goal of de-stigmatizing shelter guests.¹⁴ This can be done using media outlets, public meetings with city officials, including law enforcement, or through outreach to community groups such as religious organizations, educational institutions, or housing associations.¹⁵
- Working with local law enforcement to determine and then communicate any new safety protocols in the neighborhood.¹⁶
- Identifying opportunities for community support and input, including crafting Good Neighbor Agreements between shelter providers and neighboring residents and businesses.¹⁷
- Increasing community interactions with shelter guests through events and shared use of public spaces to eliminate social stigma.¹⁸
- Educating the community on shelter objectives, such as decreasing length of shelter stays and improving the shelter-to-housing transition, to demonstrate the potential impact of the shelter for guests.¹⁹

Any community engagement activities should attempt to eliminate commonly-used “us versus them” rhetoric while also addressing the root fears driving community opposition.²⁰ Compromise, by definition, involves each party making some concessions to their desired outcomes. However, community engagement should be approached by all parties with the common goal of providing shelter and the understanding that delaying the process for too long can be costly and result in fewer people receiving needed services.²¹

CASE STUDIES

The challenges faced by the City of Boise in the shelter siting process are not unique to the area. Boise peer cities,²² including Anchorage, Alaska; Madison, Wisconsin; Spokane, Washington; and Wichita, Kansas have recently been through this process. Additional geographically and politically similar cities including Missoula, Montana; and Salt Lake City, Utah also provide lessons in shelter siting processes.

The key takeaways from the experiences of these cities include:

- The urgent need for shelter space is intensified by the lack of affordable housing, the impacts of the COVID-19 pandemic, and extreme heat and cold.
- Stakeholder cooperation and support is essential for shelter projects. Shelters with innovative approaches, like providing on-site services, are possible with support from the city and broader community.
- Providing opportunities for engagement and input from community members serves as an avenue for education, addressing concerns, and incorporating feedback. It also improves participants' satisfaction with the outcome.
- There is a cost to not acting. An indefinitely-delayed shelter is harmful to people experiencing homelessness and costly for the shelter provider and community.

CASE STUDY #1

ANCHORAGE, ALASKA - CITY-OPERATED SHELTER

Anchorage is aiming to create a new shelter space for 400 people to replace the pandemic emergency shelter established in the Sullivan Arena. In May 2021, the acting mayor began negotiations to purchase the former Alaska Club gym to become an emergency shelter with a capacity of 125 under pandemic distancing protocols. Plans changed in July 2021 when the newly-elected mayor opted not to buy the former gym by the deadline and instead pursued a temporary emergency shelter on city land in East Anchorage. This proposed shelter would be a “sprung structure,” a prefabricated tent-like building with a capacity of 400-450, and would provide various services, including medical appointments, housing support, substance use treatment, job training, and mental health care. Neighbors and other groups opposing the plan were concerned about the size, cost, location, fast timeline, potential negative impacts on the neighborhood, and potential reduction in service quality due to the shelter's size. The Anchorage Assembly blocked the new mayor's plan over concerns about the size of the shelter and the rising costs of the proposal. Additionally, two ordinances related to shelter siting have come again before the Assembly in summer 2021 after being shelved in summer 2020. One would expand new shelter locations to include high-density business districts rather than only public lands and institutions. The other would require shelters to undergo a licensing process and follow certain regulations.

The lack of cooperation within local government and the absence of community engagement has hampered this urgent shelter siting process.²³

CASE STUDY #2

MADISON, WISCONSIN - NONPROFIT SHELTER WITH CITY SUPPORT

The City of Madison has needed a shelter site for single men for 35 years. The nonprofit Porchlight provides shelter and services to single men using makeshift sites in crowded downtown church basements and now pandemic emergency shelters. For years, the City of Madison has proposed various sites for a permanent Porchlight men's shelter, but plans have repeatedly fallen through because of neighborhood opposition, logistical issues, and financial complications.

In spring 2021, the City of Madison considered purchasing a site near the East Towne Mall with a capacity of 250 people, calling it the best available option. The site has enough space and the flexibility to add services, but it is far from downtown, the day shelter, and other homeless services. Neighborhood opposition included concerns about safety, property values, and impacts on businesses and development projects. The mayor emphasized that a permanent men's shelter was much needed, and that blocking the proposal would further delay the shelter siting process, increasing human and financial costs.

In May 2021, the city council narrowly voted against the proposed site since many of their constituents opposed it. The city is now in the early stages of considering four other sites, and the city council has approved \$2 million in federal COVID-19 funds for the future site.²⁴

CASE STUDY #3

MISSOULA, MONTANA - NONPROFIT SHELTER

In May 2011, the Poverello Center announced plans to build a new emergency shelter in the Westside neighborhood after three years of searching for a location. Although there was some community support for the proposed shelter, there were also community concerns about the safety and economic impacts of the shelter. Community members wanted to be informed about the shelter's plan and involved in the process. As a result, the city engaged facilitators from the Missoula chapter of the National Coalition Building Institute to mediate the siting process.

Facilitators utilized deliberative processes, restorative justice, and just practice frameworks to understand the concerns of those involved in the controversy. Facilitation groups consisted of residential neighbors, businesses, shelter guests, city representatives, and organizational partners. The deliberation process included four phases:

Phase 1:

- Generate a list of stakeholders.
- Conduct one-on-one interviews and focus groups to hear their perspectives and concerns.

Phase 2:

- Hold an open community meeting where the shelter provider presents the need for a shelter and provides education opportunities to address biases about people experiencing homelessness.
- Utilize peer teaching as a tool to facilitate learning.
- Create an interactive online forum for voicing concerns.
- Engage stakeholders in mediated meetings to hear their questions and concerns about the shelter.

Phase 3:

- Form a working group to find potential sites informed by the concerns voiced at the community meeting. (In Missoula's case, the working group included representatives from the city, the shelter provider, the neighborhood, and the business community. People who supported and opposed the proposed shelter site were represented.)

Phase 4:

- Hold a final community deliberation meeting to discuss potential sites.

The successful facilitation process highlights the importance of creating spaces where different perspectives are thoughtfully considered. The deliberation process brought transparency and credibility to the siting process, and it allowed participants to feel welcomed and heard as part of the community. The neighborhood and the Poverello Center created a communication plan to continue engaging with each other. Additionally, meals at the shelter are open to both guests and the general community to foster engagement.

The shelter opened in December 2014. Today, the Poverello Center has 95 emergency beds for adults and provides food and supportive services in a substance-free facility. There is a community outreach team that actively engages with housed and unhoused community members, neighbors, and businesses to discuss their questions and concerns. The team is easily identifiable with brightly colored clothes and labeled vehicles. The outreach team also provides a hotline to contact if an issue arises in order to avoid escalating to law enforcement.²⁵ Continued outreach helps with the ongoing success of the shelter.

CASE STUDY #4

SALT LAKE CITY, UTAH - NONPROFIT SHELTER WITH CITY SUPPORT

In 2016, Salt Lake City completed an extensive site selection process to expand their shelter services. Sites were selected based on their distance from public transit, homeless services, and neighborhood services.

Once the potential sites were selected, the Salt Lake City Planning Commission engaged the public through presentations to neighborhood community councils, open houses, and an online survey. These were followed by a public hearing to review applications for the shelters and take any public comments. The Planning Commission voted to approve the shelter applications after the hearing.²⁶

During the development process, the City offered neighborhood safety tours to the community to address any safety concerns at the sites. The City also created action plans to better prepare and improve neighborhoods for the shelters. Key strategies for these plans included:

1. Committing to long-term investments in the physical and social infrastructure
2. Leading efforts to secure funding from non-City sources
3. Prioritizing planned City projects in the neighborhoods
4. Fostering community-driven efforts to improve quality of life in neighborhoods

Examples of projects included in the neighborhood action plans include:

- Constructing bike lanes
- Building a community garden
- Improving street lighting
- Building more homeless service offices²⁷

The shelters opened in late 2019. Although the City led the site selection and engagement efforts, the shelters are operated by nonprofits. The shelters each serve 200 guests and have been operating near full capacity since opening. The mayor recently announced the need for 300 more shelter beds as a solution to decreasing crime and general disorder associated with unsheltered community members.²⁸ This push for more shelter space is happening concurrently with plans for a tiny home village. Both projects are seen as necessary to meet the City's goals to address homelessness.²⁹ The City is involved and supportive of these additional projects but are not the sole funders nor will they serve as the operators of the projects once completed.³⁰

CASE STUDY #5

SPOKANE, WASHINGTON - NONPROFIT SHELTER WITH CITY SUPPORT

In 2019, the City of Spokane tried to open a 24/7 low-barrier shelter with a capacity of 120 to replace a previous city-funded shelter that had closed. The proposed shelter would have included job training, substance use treatment, a commercial kitchen, secure storage space, and a hygiene center.

When the site was announced, there was strong neighborhood opposition from residents and an adjacent nonprofit serving people with intellectual and developmental disabilities. The city met with these neighbors to address their concerns about safety, presenting plans to hire private security and establish a community neighborhood impact board. The proposed site ultimately did not move forward because it did not receive the necessary funding from Spokane County and the neighboring City of Spokane Valley.

In late 2020, the City of Spokane was able to fund a new shelter with a capacity of 102 using county COVID-19 aid funds. Operated by Salvation Army, the site serves as an emergency pandemic shelter and will later become transitional housing. Neighbors and developers with nearby property were concerned about safety, property values, and impacts on businesses. During the planning process, the city met weekly with neighbors and incorporated their safety concerns into the shelter plans, including a security team and shelter rules against loitering.³¹

CASE STUDY #6

WICHITA, KANSAS - NONPROFIT SHELTER WITH CITY SUPPORT

In late 2020, the city of Wichita and the Sedgwick County Continuum of Care provided funding to the nonprofit HumanKind Ministries to buy the former 316 Hotel. HumanKind already operates a year-round shelter, winter shelters, and affordable housing units. The former hotel will become a 56-unit permanent supportive housing complex with space for service providers, opening in September 2021.

During renovations, HumanKind has used the property as a temporary women's pandemic shelter. The project is anticipated to reduce crime in the area and complements a Department of Justice grant to provide resources for homelessness in the same part of the city.

Repurposing the former hotel as a temporary shelter and then as permanent supportive housing was possible due to strong stakeholder cooperation and community support.³²

LIMITATIONS

Most community concerns around a new shelter are related to property values and crime. Though research on shelter impact is minimal, research on the impacts of supportive housing finds no significant change to either property values or crime.³³ Some reporting suggests crime is more relevant in areas where shelters cannot meet demand and unhoused community members congregate in the area not knowing where else to go.³⁴

The process of siting shelters is not well-documented through research. Most information for case study examples was limited to recent local news sources covering incomplete or recently-completed shelters. As such, it is difficult to know the steps taken to engage the community and the long-term success of these efforts.³⁵

Cities with more established shelters do not tend to publish community experiences and responses to a shelter over time.³⁶ However, as the goals of a shelter are to help people experiencing homelessness receive services and transition into more permanent housing, the outcomes of these goals should be the ultimate focus of the shelter siting process.

CONCLUSION

Community engagement is necessary for shelter siting success. It serves as an avenue for education, addressing concerns, and incorporating feedback. The more people are involved in the process, the more likely they are to be satisfied with the outcome.

In order to facilitate community support, shelter providers should work with local leaders to build relationships and educate community members on the realities of housing instability and the benefits of the shelter. Shelter providers should also work with local government leaders to determine infrastructure changes that may be necessary to benefit the community and the shelter; this may include traffic signals, public transportation routes, or upgrades to local schools. Finally, community engagement should continue once a shelter is operational. The tides of public opinion may change, and community relationships are expected to remain crucial throughout the lifetime of a shelter. True compromise involves each party making some concessions but ultimately leads to a more successful shelter siting process.

ENDNOTES

1. 2020 State of homelessness. (2021). *Idaho Housing and Finance Association*. <https://www.idahohousing.com/documents/homelessness-report-2020.pdf>
2. See Emergency shelter learning series. (2017, April 25). *National Alliance to End Homelessness*. <https://endhomelessness.org/resource/emergency-shelter/>
3. Homeless resource centers neighborhood action strategies (2020). *Salt Lake City Housing Stability*. https://www.slc.gov/hand/wp-content/uploads/sites/12/2020/11/HRC-Neighborhood-Action-Strategies_NOV-2020_compressed.pdf
4. Wynne-Edwards, J. (2003). *Overcoming community opposition to homelessness sheltering projects under the National Homelessness Initiative*. National Secretariat on Homelessness. <http://www.utoronto.ca/pdfs/elibrary/NHINIMBY.pdf>
5. Lobao, E. G., & Murray, A. T. (2005). Exploratory analysis of the homeless shelter system in Columbus, Ohio *Geografiska Annaler: Series B, Human Geography*, 87(1), 61–73. <https://doi.org/10.1111/j.0435-3684.2005.00178.x>
6. Thurber, A. (2016). Housing a homeless shelter: A case study in community deliberation. *Reflections: Narratives of Professional Helping*, 22(2), 28–38. <https://reflections.narrativesofprofessionalhelping.org/index.php/Reflections/article/view/1475/1347>
7. See note 4 above. Wynne-Edwards, J. (2003).
8. See note 3 above. Homeless resource centers neighborhood action strategies (2020).
9. See note 4 above. Wynne-Edwards, J. (2003).
10. See note 3 above. Homeless resource centers neighborhood action strategies (2020).
11. See note 4 above. Wynne-Edwards, J. (2003).
12. Ibid.
13. Ibid.
14. Galster, G., Pettit, K., Santiago, A., & Tatian, P. (2002). The impact of supportive housing on neighborhood crime rates. *Journal of Urban Affairs*, 24(3), 289–315. <https://doi.org/10.1111/1467-9906.00128>
Lyon-Callo, V. (2001). Making sense of NIMBY: Poverty, power and community opposition to homeless shelters. *City & Society*, 13(2), 183–209. <https://doi.org/10.1525/city.2001.13.2.183>
15. See note 4 above. Wynne-Edwards, J. (2003).
16. Shier, M., Walsh, C. A., & Graham, J. R. (2007). Conceptualizing optimum homeless shelter service delivery: The interconnection between programming, community, and the built environment. *Canadian Journal of Urban Research*, 16(1), 58–75. <https://tspace.library.utoronto.ca/bitstream/1807/81156/1/Shier%20conceptualizing%20optimum%20homeless%20shelter%20service%20delivery.pdf>
17. Gilderbloom, J. I., Squires, G. D., & Wuerstle, M. (2013). Emergency homeless shelters in North America: An inventory and guide for future practice. *Housing and Society*, 40(1), 1–37. <https://doi.org/10.1080/08882746.2013.11430607>
See note 4 above. Wynne-Edwards, J. (2003).
See note 5 above. Lobao et al. (2005).
See note 6 above. Thurber (2016).
See note 16 above. Shier et al. (2007).
18. Farrell, C. (2005). Sharing neighborhoods: Order and disorder in homeless-domiciled encounters. *The American Behavioral Scientist*, 48(8), 1033–1054. <https://doi.org/10.1177/0002764204274198>
See note 16 above. Shier et al. (2007).
19. See note 4 above. Wynne-Edwards, J. (2003).
20. Ibid.
21. Ibid.
22. Larsen, B., Hall, M., McGinnis-Brown, L., Moss, M., & Crossgrove Fry, V. (2020). *City of Boise peer cities selection 2020*. Idaho Policy Institute, Boise State University.
23. Goodykoontz, E. (2021, May 31). Anchorage is again considering changing where homeless shelters are allowed in the city — and adding a license requirement. *Anchorage Daily News*.
Harball, E. (2021, June 9). Anchorage Assembly delays votes on homeless shelter ordinances. *Anchorage Daily News*.
Irby, M. (2021, July 9). Community council approves measure opposing mayor’s plan for a mass homeless shelter. *KTUU*.
Kim, J. (2021, June 21). Some residents concerned about new proposed homeless shelter in East Anchorage. *KTUU*
Pacer, M. (2021, May 21). City once again in negotiations to buy former Alaska Club for new homeless shelter. *KTUU*
Rivera, D. (2021, June 15). Bronson team presents plan to build \$15M ‘navigation center’ to shelter homeless in Anchorage. *KTUU*.

- Treinen, L. (2021, July 14). Anchorage Assembly quashes Bronson homeless shelter plan. *Alaska Public Media*
- Treinen, L. (2021, July 6). Here's what we know about the new Anchorage mayor's plan for a massive homeless shelter. *Alaska Public Media*.
24. Becker, A. (2021, March 31). Men's homeless shelter proposal faces opposition ahead of Madison City Council vote. *The Capital Times*.
- Becker, A. (2021, July 19). Madison moves forward on several solutions for homeless residents. *The Capital Times*.
- Chester, J. (2021, March 31). Madison Common Council kicks can down the road on new homeless shelter. *WORT 89.9 FM Madison*.
- Cieslewicz, D. (2021, April 7). The men's shelter dilemma [Opinion]. *Isthmus*.
- Hermann, P. (2020, October 20). Homeless community braces for winter as new shelter announced. *WORT 89.9 FM Madison*.
- Madison needs to finally get homeless shelter done [Editorial]. (2021, August 1). *Wisconsin State Journal*.
- Morton, K. (2021, May 5). Madison Common Council one vote short of establishing permanent homeless shelter. *Madison Commons*.
- Mosiman, D. (2021, February 4). Proposed homeless men's shelter near East Towne sparks hope, opposition. *Wisconsin State Journal*.
- Mosiman, D. (2021, March 20). Developer threatens to drop luxury housing project next to proposed homeless shelter near East Towne. *Wisconsin State Journal*.
- Swindle, J. (2021, April 7). Proposed location for men's shelter causes controversy. *The Badger Herald*.
25. Kidston, M. (2014, October 12). Soon-to-be-completed Poverello Center to offer expanded space, services to Missoula's homeless. *The Missoulian*.
- Szpaller, K. (2011, June 19). Missoula's Westside residents fire back at plan to move Poverello Center into neighborhood. *The Missoulian*.
- Wilson, K. (2014, October 19). Not all on Missoula's Westside opposed to Poverello Center relocation. *The Missoulian*.
- See note 6 above. Thurber, A. (2016).
26. See note 3 above. Homeless resource centers neighborhood action strategies (2020).
27. Ibid.
28. Miller, J. (2021, August 5). Salt Lake City mayor announces support for 300 additional emergency shelter beds, further initiatives to combat homelessness. *The Salt Lake Tribune*.
29. McKellar, K. (2021, July 30). A possible site has been unveiled for Salt Lake City's tiny home village to house the homeless. *Deseret News*.
30. See note 28 above. Miller, J. (2021, August 5).
31. Criscione, W. (2019, August 2). City of Spokane expands on vision for new homeless shelter, but disabilities center remains concerned. *Inlander*.
- Decker, C. (2019, July 31). Spokane residents voice anger, concern over E. Sprague homeless shelter. *KREM Spokane*.
- Decker, C. (2019, September 5). Explainer: What's going on with the new homeless shelter on East Sprague? *KREM Spokane*.
- Decker, C. (2020, July 27). What you need to know about Spokane's new homeless shelter. *KREM Spokane*.
- Don't give up on East Sprague homeless shelter [Editorial]. (2019, August 11). *The Spokesman-Review*.
- Humphrey, J. (2021, June 4). Mayor makes changes in shelter system. *City of Spokane, Washington*.
- Shanks, A. (2019, August 3). Spokane City Council support for new shelter softens in face of opposition. *The Spokesman-Review*.
- Shanks, A., and White, R. (2019, August 15). Spokane officials pick operator for new homeless shelter, but location, funding questions remain. *The Spokesman-Review*.
- Spokane City Council will buy new homeless shelter, give \$340K to shelters. (2019, June 28). *KREM Spokane*.
- White, R. (2020, July 23). Neighbors, developers push back on plan for new homeless shelter in Emerson/Garfield. *The Spokesman-Review*.
- Walters, D. (2019, July 4). City Council approves new homeless shelter on East Sprague, raising concern among neighbors. *Inlander*.
32. Carrillo, J. (2021, January 12). HumanKind opens temporary 24/7 women's shelter in former 316 Hotel building. *KSN*.
- City council approves redeveloping Wichita hotel into affordable housing asset. (2020, November 24). *KWCH*.
- McCoy, D. (2020, November 24). 316 Hotel to be redeveloped for nonprofit housing project. *Wichita Business Journal*.
- Stavola, M. (2020, November 26). Hotel near downtown Wichita could be used for those who are homeless under proposal. *The Wichita Eagle*.
- Wichita announces 316 Hotel to be redeveloped into affordable housing asset. (2020, November 24). *KAKE News*.
33. Armstrong, A., Been, V., Gould Ellen, I., Gedal, M., and Voicu, I. (2008). *The Impact of supportive housing on surrounding neighborhoods: Evidence from New York City*. Furman Center for Real Estate and Urban Policy, New

York University.

Galster, G., Pettit, K., Santiago, A., & Tatian, P. (2002). The impact of supportive housing on neighborhood crime rates. *Journal of Urban Affairs*, 24(3), 289–315. <https://doi.org/10.1111/1467-9906.00128>

See note 4 above. Wynne-Edwards, J. (2003).

34. McKellar, K. (2019, December 1). Utah's homeless experiment. *Deseret News*.

35. See note 18 above. Farrell (2005).

36. Ibid.

This report was prepared by Idaho Policy Institute at Boise State University
for City of Boise's Shelter Better Taskforce.

Recommended citation:

Boucher-Browning, A., Hall, M., Kayed, A., McGinnis-Brown, L., & Fry, V. (2021). *Siting emergency homeless shelters: Community opposition and support*. Idaho Policy Institute, Boise State University.

ipi.boisestate.edu

REPORT AUTHORS

ANAISE BOUCHER-BROWNING, Student Intern
MCALLISTER HALL, Research Associate
AISHA KAYED, Intern
LANTZ MCGINNIS-BROWN, Research Associate
VANESSA FRY, Interim Director



BOISE STATE UNIVERSITY

IDAHO POLICY INSTITUTE

Appendix 5: Issue Expert Presentation Summaries

Our Path Home System Overview – Casey Mattoon, Our Path Home Program Manager, City of Boise

This presentation included an overview of Our Path Home, the Continuum of Care for Boise City and Ada County. Task force members learned about the overarching goal of Our Path Home to end homelessness, the role of the Executive Committee, the complexity of the homelessness response system which includes over 40+ partner agencies, and the four central components of Our Path Home's approach to addressing homelessness. These central components include an Housing First approach to prioritize providing permanent housing to people experiencing homelessness as the first step; Diversion Trained staff to help people identify and access alternatives to homelessness and resolve their immediate housing crisis; Trauma Informed Care that emphasizes understanding, compassion, and responding to the effects of all types of trauma; and a Collaborative of a single team to plan and provide effective use of community-wide resources.

Our Path Home Outreach – Jeanette Curtis, Program Director, CATCH

Jeanette Curtis provided an explanation of the Street Outreach Team and their role in serving those who experience unsheltered homelessness, how they help, and the challenges facing their work and service population. The task force learned how the Outreach team visits those that are experiencing literal and chronic homelessness in the streets, vehicles, RV's, and other unhoused living situations to assist them into getting engaged with homeless services.

Our Path Home Connect – Sara Buisick, Program Director, CATCH

This presentation provided a narrative explanation of the Coordinated Entry system and examples of our neighbors that fall into homelessness. Task force members learned about how people experiencing homelessness gain access to homeless services via Coordinated Entry where individuals and families are assessed on their living situation, offered assistance in navigating the homelessness response system, and ultimately, connected with housing and support to ensure that when homelessness is experienced, it is rare, brief, and occurs only one time. Sara also presented on the newly implemented Our Path Home Housing Crisis Hotline, which was launched in July 2021 to provide one number for those experiencing a housing crisis to call to attain resources, information, and support.

Terry Reilly Health Services – Kendra Lutes, Associate Director of Behavioral Health, TRHS

Kendra Lutes provided an overview of Terry Reilly Health Service's (TRHS) role as a Community Health Center including their focus on healthcare for people experiencing homelessness, the health impacts associated with the experience of housing instability and homelessness, and the overarching role in clinic care and in supportive services –going into detail for both Community Based and Site Based models of deliver. Task force members learned that TRHS is an integral partner in providing supportive services such as housing search assistance, eviction prevention, crisis management, transportation, and mental health/substance abuse counseling to clients both on-site via team based support at New Path Community Housing and with care managers who support residents within their homes throughout the community.

Housing Affordability – Maureen Brewer, Senior Manager of Housing and Community Development, City of Boise

Maureen Brewer presented a high level overview of the issue with housing affordability in Boise including the unit development needs for Boise/Ada County in the coming decade, the data of unit need by income using AMI (Area Medium Income), a budget forecast of dollars available to put forward by the City of Boise and partners to tackle the affordability issue, listed priorities and strategies from Boise to increase targeted affordable development, and some key takeaways and considerations.

By 2030, it was determined that Ada County will need 66,839 additional housing units and the City of Boise will need 27,725 additional units. The current annual need for additional housing units is 6,684 for Ada County and 2,773 for the City of Boise. Currently in the City of Boise, 53% of the population is at 80% or higher AMI and 627 housing units are needed each year to provide affordable housing to these community members. The budget forecast determined that the City of Boise has \$20 million to be allocated to housing affordability over the next decade. Approximately \$10 million will be needed for investment and incentives to build affordable housing, \$10 million to be needed for supportive housing projects, \$2 million for Our Path Home's Campaign to End Family Homelessness by 2026, and additional funds may be required for the purchase of land to build additional housing.

The City's main priorities and strategies in housing affordability include the increased production of affordable housing by engaging and incentivizing market rate developers and investing in multi-family units, the preservation of affordable housing by investing in property owner partnership programs and partnering with mission-oriented developers, and housing the unhoused by implementing the supportive housing action plan and the Campaign to End Family Homelessness. The task force was left with key takeaways and considerations from the presentation that include that there is currently a lot of housing production, but not enough to serve those with lower incomes; 77% of the annual need is for housing affordable to those 80% or less of the area median income; housing affordable to these households is difficult to build; land availability necessitates more dense development; and specialized populations have unique housing needs that must be considered.

Understanding the Role of Emergency Shelter in Ending Homelessness – Mia Bryant, Senior Technical Assistance Specialist, National Alliance to End Homelessness

Mia Bryant joined the task force to presented on "Understanding the Role of Emergency Shelter in Ending Homelessness" in which she discussed the best practices of an effective emergency shelter. Her presentation provided insight into the goal of an effective homeless response system being the ability to house people as quickly as possible, divert them away from homelessness whenever possible, and ensure that homelessness is rare, brief, and occurs only one time. Task force members were informed that emergency shelters should utilize a housing first approach that acts on the belief that everyone is ready for housing and addresses homelessness as a housing problem. Lastly, it was highlighted that the most successful emergency shelters must be low-barrier. Low-barrier emergency shelters are accessible to anyone that needs help, has few to no prerequisites (i.e. sobriety, background check, credit check) prior to entering, and prioritizes individuals and households with the most needs.

Responding to Unsheltered Homelessness – Sara Buisick, Program Director, CATCH and Lt. Michael Hill, Boise Police Department

The Boise Police Department (BPD) and Our Path Home Outreach (OPH Outreach) presented on their experiences working in outreach efforts with those experiencing sheltered and unsheltered homelessness. OPH Outreach informed task force members that the environment of Cooper Court is largely created by the close proximity of varying services and shelters within the area and those that are waiting for access to services. These services include waiting for breakfast, computer access, or shower and laundry services at Corpus Christie's day shelter; those waiting to spend the night or use the cooling shelter at Interfaith Sanctuary; or getting a housing assessment or requesting hygiene items at CATCH. Those experiencing unsheltered homelessness also gather around the area because it is safe and has close access to the services mentioned above. In partnership with BPD, Ada County Paramedics, area shelters, behavioral health partners, Idaho's Department of Health and Welfare (DHW), and DHW's Mobile Crisis Unit, CATCH collects data on why people are unsheltered to learn from and create a better shelter environment. The OPH Outreach team visits unsheltered people where they are and anticipates that they will stay in the Cooper Court area where they are accessing services and resources; however, the Outreach team is prepared to shift and adapt resources regardless of where a new shelter location is sighted.

BPD informed the task force of the department's Community Outreach Division that achieves solutions by connecting resources, building relationships, and decreasing unnecessary police contacts. The department's Bike Unit is also tasked implementing more outreach efforts than law enforcement by offering resources and access to service to those experiencing unsheltered homelessness. BPD officers are trained in an intensive 40-hour Crisis Intervention Training that assists people experiencing crisis and familiarized with numerous resources in the area within the training. Licensed clinical social workers are currently being paired with officers within a Behavioral Health Response team to help those in crisis. A Service Coordination Team is also being implemented in 2022 where civilian social workers and officers are paired together to specifically focus on helping those experiencing addiction related crisis. Regardless of where a new shelter location is sighted, BPD is ready to design strategies and a response plan to shift resources wherever they are needed and are ready to work with the emergency shelter and community surrounding the shelter to provide the most effective level of response.

Shelter Needs Analysis – Annie Bacci, Director, Mountain West Corporation for Supportive Housing

Annie Bacci presented a shelter needs analysis to help task force members understand the target number of beds, target populations for beds, the shifts in needs over time, and how to right-size an emergency shelter based on our current shelter system's capacity. For the analysis, data was evaluated from Our Path Home's Homeless Management Information System on shelter utilization over the past two years including: unique households entering shelter, unique households exiting shelter, number of households exiting into permanent housing, the average length of stay for all exits, median length of stay for all exits, average length of shelter stay for all stayers, median length of stay for all stayers. In addition, we reviewed Our Path Home's shelter capacity which includes the number of beds by shelter and by service population (adult only, families with children, unaccompanied youth). Beyond shelter, the needs analysis covered projections looking into the future. These projections considered how the demand for shelter might increase due to population growth and the increased use of shelter by our unsheltered population. It also looked at how our need for shelter will be impacted by our progress toward

housing people experiencing homelessness. As described in the presentation, the tool developed for this analysis will be retained by Our Path Home to be used in ongoing strategic planning.

Annie determined that the data largely collected regarding homelessness statistics does not present a comprehensive picture as it does not account for unsheltered populations and youth/young adults experiencing homelessness as they largely do not use the shelter system.

It was calculated that our current shelter capacity stands at 603 total beds, not including the 142 temporary beds at the Red Lion Hotel. The shelter demand forecast is currently sited at meeting today's needs for adult-only populations experiencing homelessness, but illustrates a large gap for serving families with children. The average shelter demand with a 30-day length of stay for families with children stands at 95 families, with a peak demand of 142 families; however, our current shelter capacity excluding the temporary Red Lion rooms stands at 31 beds for this population, creating a gap need of 111 beds. Annie's recommendations include creating exits to permanent solutions to decrease the length of stay at shelters to 30 days or less, increasing our investment in supportive housing, rapid rehousing, and diversion strategies in order to retain the ability to be flexible with our shelter system capacity. In conclusion, Annie promoted the three central components of a successful emergency shelter: that it is low-barrier, treats people with dignity, and creates exits to permanent solutions.

Interfaith Sanctuary Current Operations and Plan for Future Facility – Jodi Peterson, Executive Director, Interfaith Sanctuary and Andy Scoggin, Interfaith Sanctuary Board President

As the only low-barrier, housing-first emergency shelter in Boise, Interfaith Sanctuary (IFS) discussed the specific types of programming that they offer, their current shelter operations, the history of IFS and the need to site a new shelter, and their plan for their future facility. Jodi Peterson spoke to task force members about the various programs that they offer their shelter guests including a Family Day Time Program, a City of Boise Parks & Recreation Work Program, a Food Service Training Program, and programs dedicated to both increasing well-being and supporting recovery. IFS also presented on how they work to transition shelter guests to housing by working with CATCH's Coordinated Entry team, providing case management and programs to address barriers to housing, and advocating on behalf of their guests and identifying private property partners to advance and secure affordable housing options. Since 2019, IFS has successfully housed 51 families with children and 84 single adults.

In presenting IFS' plan for their future facility, Jodi Peterson plans to address the gap of beds for families with children by allocating 96 beds out of 200 proposed beds in the new facility to this population. They also plan to shift their operations to operate as a 24/7 low-barrier facility as opposed to their current night-only shelter. Their plans to operate a day center for over-night guests is in part to reduce trauma and increase participation in social services and programming for their guests while providing space for on-site partners and services to be accessible within the shelter building (i.e. satellite office for CATCH and on-site medical clinic, recovery and mental health programming).

In response to the COVID-19 pandemic in 2020, IFS shared their experience of operating multiple shelters including their current building that holds 140 beds, a hotel to provide 24/7 shelter with families with children and the medically fragile with 100+ beds, a 24/7 hotel shelter with 40 rooms to provide shelter for those that were COVID positive, and seasonal warming/cooling shelters that served an average of 180 daily guests during the daytime in extreme weather. IFS confirmed that operating multiple, scattered sites did not present itself as a sustainable model of

operation due to the increased staffing demands that required 42 staff members from an original 20, the complexity of logistics in fulfilling transportation needs for their guests to multiple sites, the increased cost in operations from \$1 million to \$1.8 million annually to operate multiple sites that will be not always be supplemented with COVID-19 federal relief funds, and the compounded stress to the organization and its staff of operating multiple shelters.

Land Siting Process – Sam McCaskill, TOK Commercial Brokerage Services

Sam McCaskill presented on the process that was underwent to identify suitable parcels for IFS to consider for the new shelter site both during the original purchase of the building on State St. and during the scanning of available properties for the task force. The process involved finding all market opportunities within the city and Sam McCaskill highlighted the difficulty of working with sellers to secure an affordable property where remodeling or developing would not be above IFS' budget. He also described the market conditions currently and when the original parcel was purchased; concluding that the market is significantly more competitive for pricing overall and experiencing an incredibly low inventory for the type of location being sought for a shelter operation that discounts any market gains for the value of the State Street location, making a purchase more unfavorable now than when the State St. location was purchased during a 3-month market lull during the COVID-19 pandemic in 2020.

Overview of Impacts from a Neighborhood Lens and Suggestions

Shelter Better Task Force; August 23, 2021



Introduction

Within our Task Force Neighborhood Representatives, we represent an array of opinions and constituencies:

Katy Decker - Veterans Park Neighborhood Association President

Hillary Takahashi - Collister Neighborhood Association President

Tom Helmer - Sunset Neighborhood Association President

Annie McCutcheon- Veterans Park Neighborhood Leaders

Jennifer Godoi - Veterans Park Neighborhood Leaders

While we don't all agree, we were able to speak respectfully together about difficult issues.

*Not everyone agrees with everything in this presentation,
we are able to acknowledge diverse viewpoints.*

It is important to note that the loudest voices do not speak for everyone.

Agenda

During this presentation, we want to show the diverse viewpoints from a neighborhood where a shelter is being considered, what we understand from our time on this task force and make some suggestions for moving forward.

Overview of Impacts from a Neighborhood Lens and Suggestions

Neighborhood Representative Team – est. 10 minutes

Focus on Specific Neighborhoods

Veterans Park and Collister Neighborhood Associations – est. 25 minutes

Thoughts from the Sunset

Sunset Neighborhood Associations – est. 5 minutes

Question and Answer Period – est. 15 minutes

Process Observations

POSITIVES

- Task Force
- Composition of members
- Neighborhood Leaders
- IFS participating
- Communication within the task force
- Information and specialty acquired

CONCERNS

- Unclear Goals
- IFS Communication
 - Lack of transparency about buying the building
 - Conditional Use Permit
- Public feedback - emails, appropriate contact
- IFS absolute position
- Impact

- Community Response
 - What does compromise look like?
 - Misinformation

Neighborhood Opportunities (any site)

- See parts of society we don't want to acknowledge
- Opportunity to give back
- Workforce Training, needed skills to help fill labor needs
- Help be part of a solution
- Potential to increase socio-economic diversity

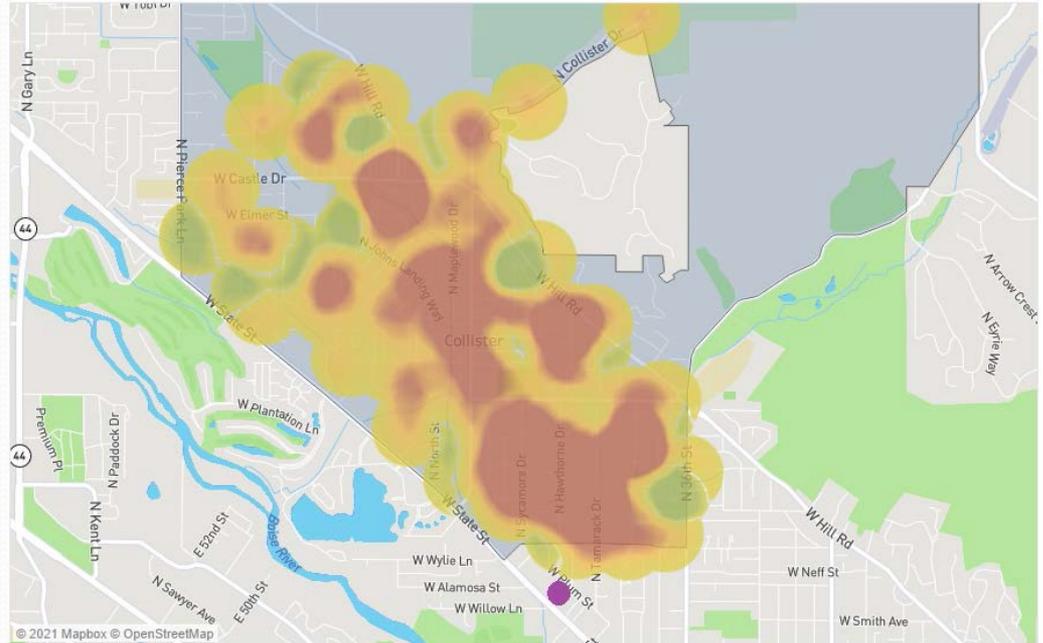
“This is a unique opportunity in Boise for a neighborhood to come together to help make this shelter a success.” - Annie

Neighborhood Concerns About Impacts, Including Safety (any Site)

- Loitering/commandeering spaces with expectation of privacy
- Concentration of untreated alcohol/drug dependencies in public spaces
- Improper disposal of drug paraphernalia/human waste/litter
- Concentration of mental health struggles in public spaces
- Induced demand for shelter services/overflow
- Nighttime departures from shelter to neighborhood when behavioral expectations are not met
- Capacity evaluation for public services (Fire/EMS/Police/Library/Schools,etc.)
- Increased exposure to crime/violence (either against or by shelter guests)
- Increase in predatory business (drug dealing/payday loans/etc)
- Noise
- Parking
- Property Value
- Loss of/impact to businesses
- Concentration of poverty

Neighborhood Response

- Data suggests that the closer in proximity to the Site Location, the more potential opposition
- This is apparent in Veterans Park, Collister and Sunset Neighborhoods
- Considerations should be given to those in the immediate vicinity



Collister Election Results Map - Purple Dot proposed IFS Site

State Street Specific Considerations

- Interfaith has vetted this location and it meets many of the criteria they have identified as important for shelter
- Access to a bus line and bike transport via the Greenbelt
- Availability of typical services/amenities (bank, grocery store, parks)
- Potential concern was expressed that neighborhood residents would be hostile to shelter guests and/or staff
- Travel time to Terry Reilly/FMRI/VA, Courts, etc.

Recommendations

Example Community Considerations for Site Selection Process:

- Appropriate buffer to a residential area
- Concentrations of poverty and/or protected classes
 - Public service capacity

**This is not a comprehensive list!*

For any Site eventually selected, we would like to see, for example:

- A Community Engagement Plan (to be implemented prior to opening)
- Conditions of Approval
- Operating Plan, Security Plan
- Community Relations Plan (to be implemented following opening)
- CUP Enforcement Structure and Metrics of Measurement

**These should be submitted for public review and comment prior to revision and adoption*

WE NEED an additional Task Force meeting(s) to better identify and evaluate community criteria and their place in the scoring rubric

Neighborhood Considerations for Shelter Siting – Focus on Community Impacts

Katy Decker, Veterans Park Neighborhood Association
Hillary Takahashi, Collister Neighborhood Association



Outline

- Residential Buffer: P&Z Boise, Peer City Sites
- Shelter Size Perspective
- Mapping of Calls For Service data (Ada County Dispatch)
- Public Services - is there sufficient capacity?
- Outside Assessment of Impacts
- Applying the Equity Lens to the Community
- Fair Housing
- What is Concentration of Poverty?
- Trust
- Closing

Thank you!

- Everyone in this room is dedicated to finding a solution to help those who need a hand up.
- Through our readings, we've learned that siting a shelter requires commitment and effort by many parties. We are grateful to have been invited to participate in this effort.
- We deeply appreciate the dedicated and compassionate work that our speakers to date (and folks in this room) are doing to serve and lift up the underserved populations in Boise.

Residential Buffer: Planning and Zoning

- Draft Module 1 of Boise's Zoning Code Re-write states with regard to a Shelter Home: **This use may not be located within 300 feet of a Residential zoning district.** (Section 11-03-03-3.D; April 2021)
 - What data guided the City to arrive at this number?
 - Based on the research done by the City, City Planners and Officials deemed it important to address in the proposed P&Z Module 1
 - The City has an opportunity to codify potential Shelter Sites which meet the criteria this Task Force is working toward establishing
 - City Siting Criteria may differ than those of IFS due to business model
 - Should a need for a buffer zone be ignored simply because of timing ?

Residential Buffer: Additional Considerations

- It is our position that any shelter site should have a buffer of non-residential land use surrounding it.
- Any given batch of residents simply isn't equipped to be ready to share in the trauma-informed response work required.
- We wanted to see what other cities did, so we've done a land use analysis for areas surrounding other shelter sites. Following are slides showing the Primary Peer Cities identified in our readings from Week 4 as well as the proposed State St location.

Peer Cities - Residential Buffer

	City, State	Shelter	Shelter Capacity (bed count ¹)	Residential Buffer
Primary Peer Cities ²	Spokane, WA	House of Charity	100	90 ft to LIH, 266 ft to PSH, 469 ft to market rate
	Reno, NV	Nevada Cares Campus	704	220 ft to first, 990 ft to second
	Lincoln, NE	People's City Mission	304	1,600 ft
	Little Rock, AR ³	Little Rock Compassion Center - Men's	200	50 ft
	Little Rock, AR ³	Little Rock Compassion Center - Women's	40	350 ft
	Greensboro, NC	Weaver House	125	320 ft to student housing building (property adjoins)
	Des Moines, IA	Central Iowa Shelter & Service	207	200 ft
<i>Average residential buffer distance (nearest residence)</i>				404 ft
	Boise, Idaho	Proposed IFS State St location	220	None

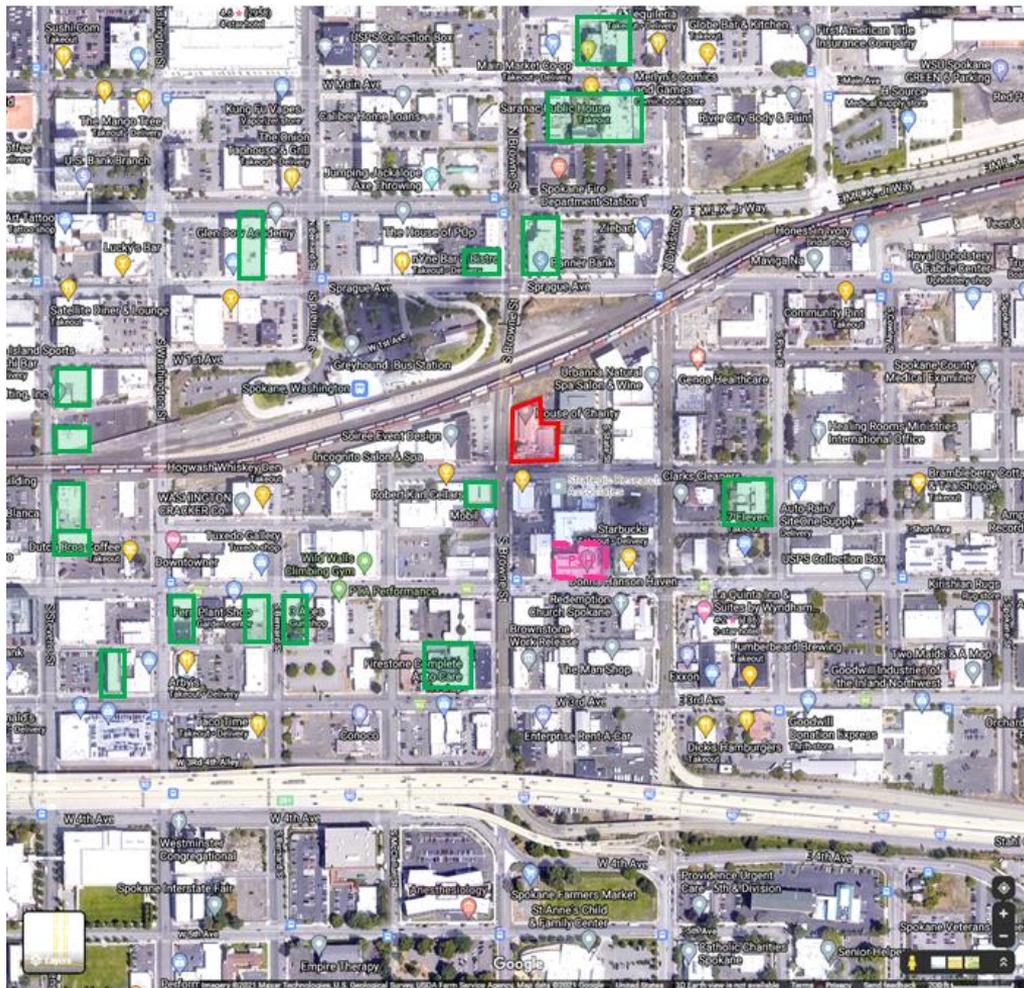
1. Bed count includes overflow capacity and co-located transitional or publicly supported housing

2. Peer Cities identified in the Week 4 handout Our Path Home generated are used here

3. The Little Rock, AR shelter is split across two sites, and will be opening an additional 75 bed family center soon.

Please see supporting information for maps and statistics regarding these shelters, as well as shelters in additional cities.

House of Charity 32 Pacific Ave, Spokane, WA



Address	32 Pacific Ave
Serves	Men & Women
ES Beds	100+
Building Area (sq. ft.)	28,666
Land Area (Ac)	0.71 ac
Dist to Single Family Residential	> ¼ mi
Dist to Multi-Family Residential	90 (Low-Income Housing) 266 (PSH) 469 (Market Rate Rentals)
Notes	Industrial Area

Red shows shelters. Pink PSH or other shelter related, Blue Single Family Residential, and Green Multi Family residential

Nevada Cares Campus, Reno Single Men, Women & Couples

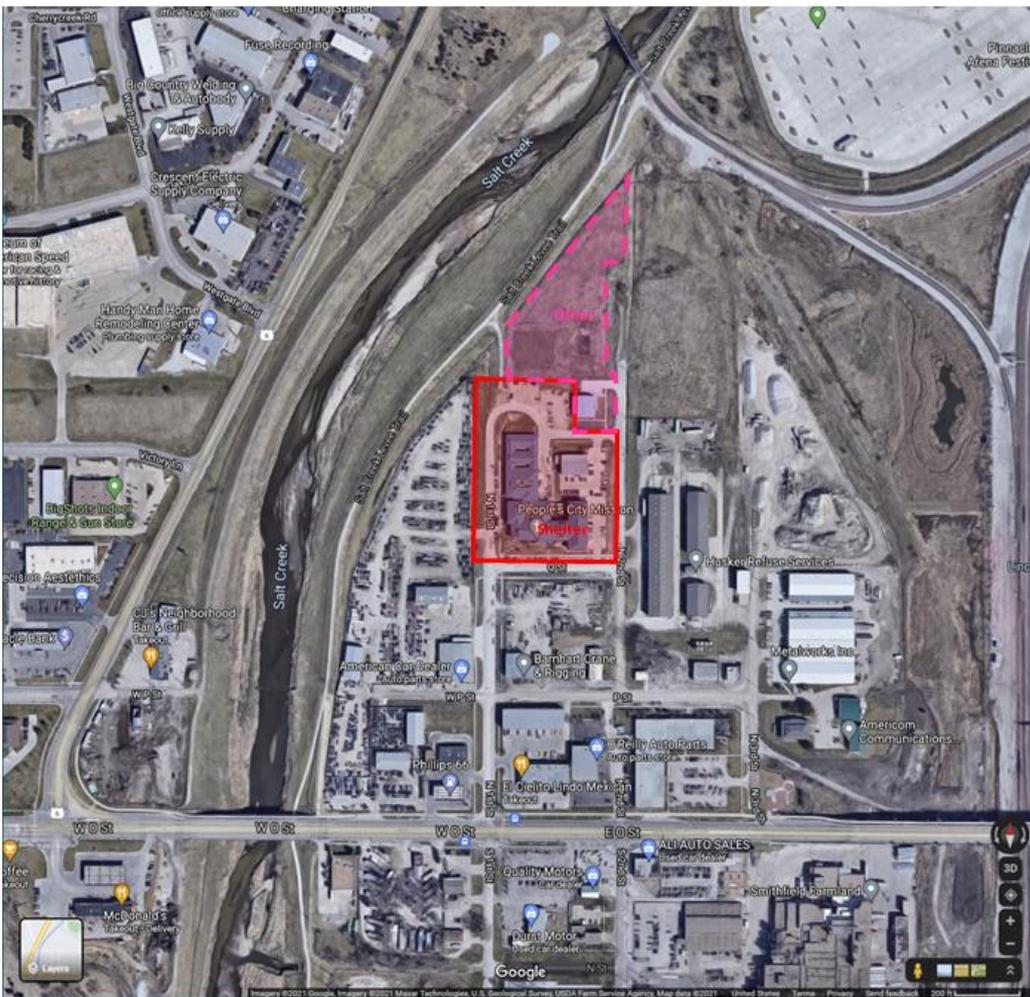
Address	Governors Bowl Park
Serves	Men, Women & Couples
ES Beds	604 + 100 overflow
Building Area (sq. ft.)	45,900
Land Area (Ac)	4.64 ac
Dist to Single Family Residential	909 to Shelter parcel
Dist to Multi-Family Residential	220 to Motel Apts 630 to Std Multi-Family
Notes	Opened May 2021 Congregate Dorm Model Industrial-Commercial Area



Red shows shelters. Pink PSH or other shelter related, Blue Single Family Residential, and Green Multi Family residential



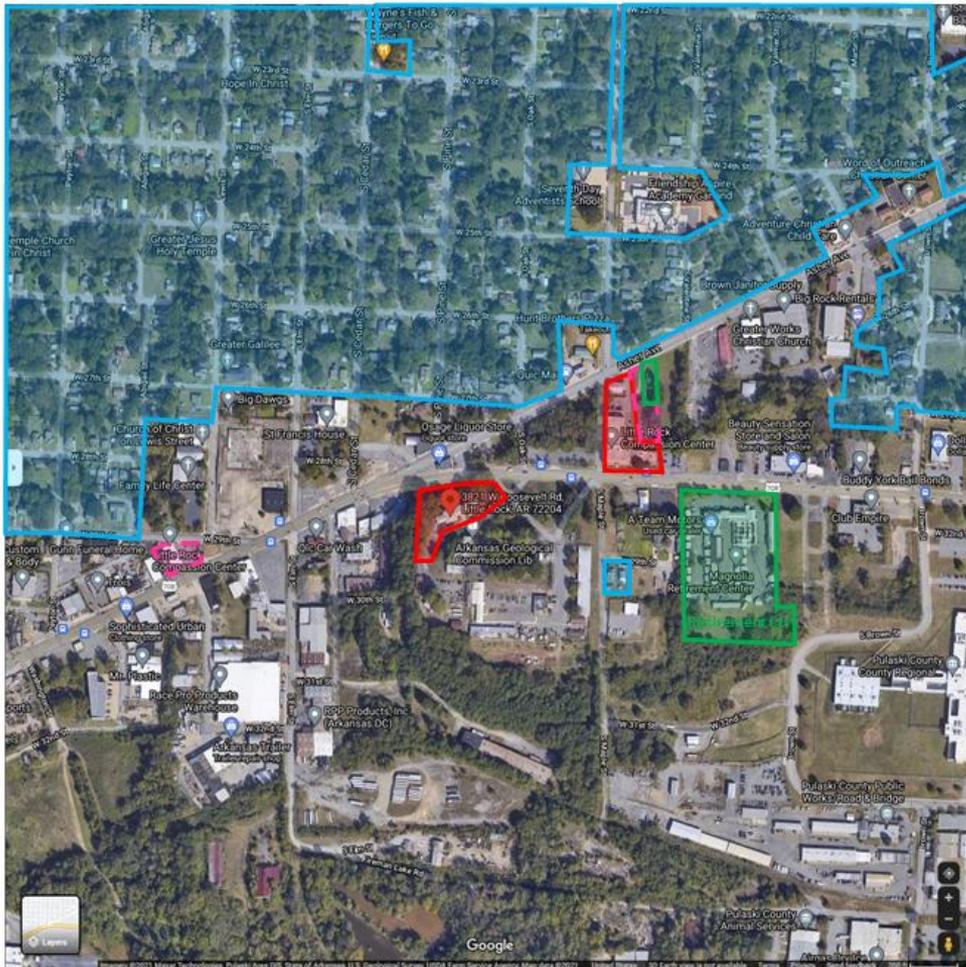
People's City Mission Lincoln, NE



Address	110 Q St
Serves	Men, Chronic Men, Women*, Families (sep dorms)
ES Beds	350 (website – includes TH)
Building Area (sq. ft.)	71,870 (3 main buildings)
Land Area (Ac)	3.64 ac
Dist to Single Family Residential	1,600 ft
Dist to Multi-Family Residential	1,640 ft
Notes	Industrial Area Extremely well buffered

Red shows shelters. Pink PSH or other shelter related, Blue Single Family Residential, and Green Multi Family residential

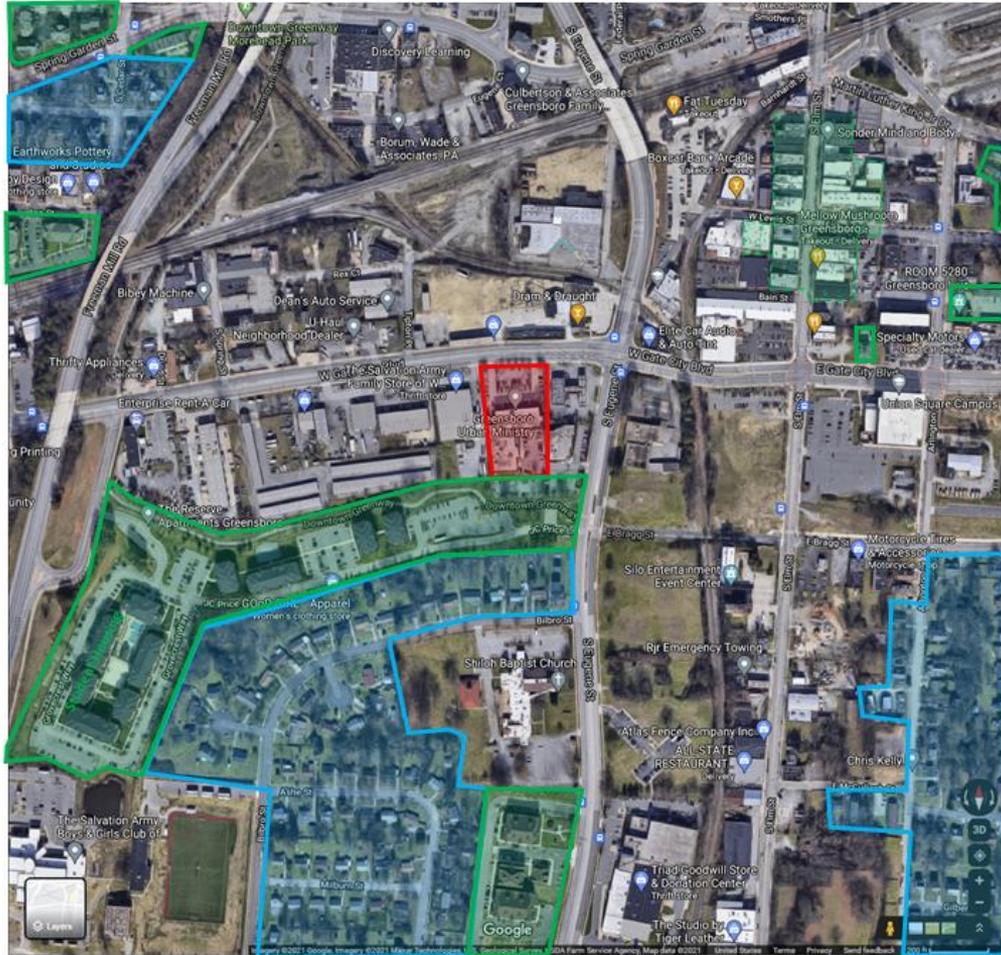
Little Rock Compassion Center, Little Rock, AR



Address	3618 W & 3821 W Roosevelt
Serves	Men & Women
ES Beds	250 (200 men, 40 women)
Building Area (sq. ft.)	70,346 men, 13,200 women
Land Area (Ac)	1.46 ac men, 1.64 ac women
Dist to Single Family Residential	63 ft (2 houses)
Dist to Multi-Family Residential	50 ft (1 duplex) 145 ft (Senior Home)
Notes	2 Sites: men and women 3 rd site (pink) may still be operating Women's shelter fully buffered

Red shows shelters. Pink PSH or other shelter related, Blue Single Family Residential, and Green Multi Family residential

Weaver House Greensboro, NC



Address	305 W Gate City Blvd
Serves	Men & Women
ES Beds	100 + 25 Overflow
Building Area (sq. ft.)	36,004
Land Area (Ac)	1.83 ac
Dist to Single Family Residential	240 ft
Dist to Multi-Family Residential	0 (Student Housing Parcel) 320 (Student Housing Bldg)
Notes	While Shelter property borders Student Housing property, a large green space & parking lot gives over 300 ft buffer.

Red shows shelters. Pink PSH or other shelter related, Blue Single Family Residential, and Green Multi Family residential

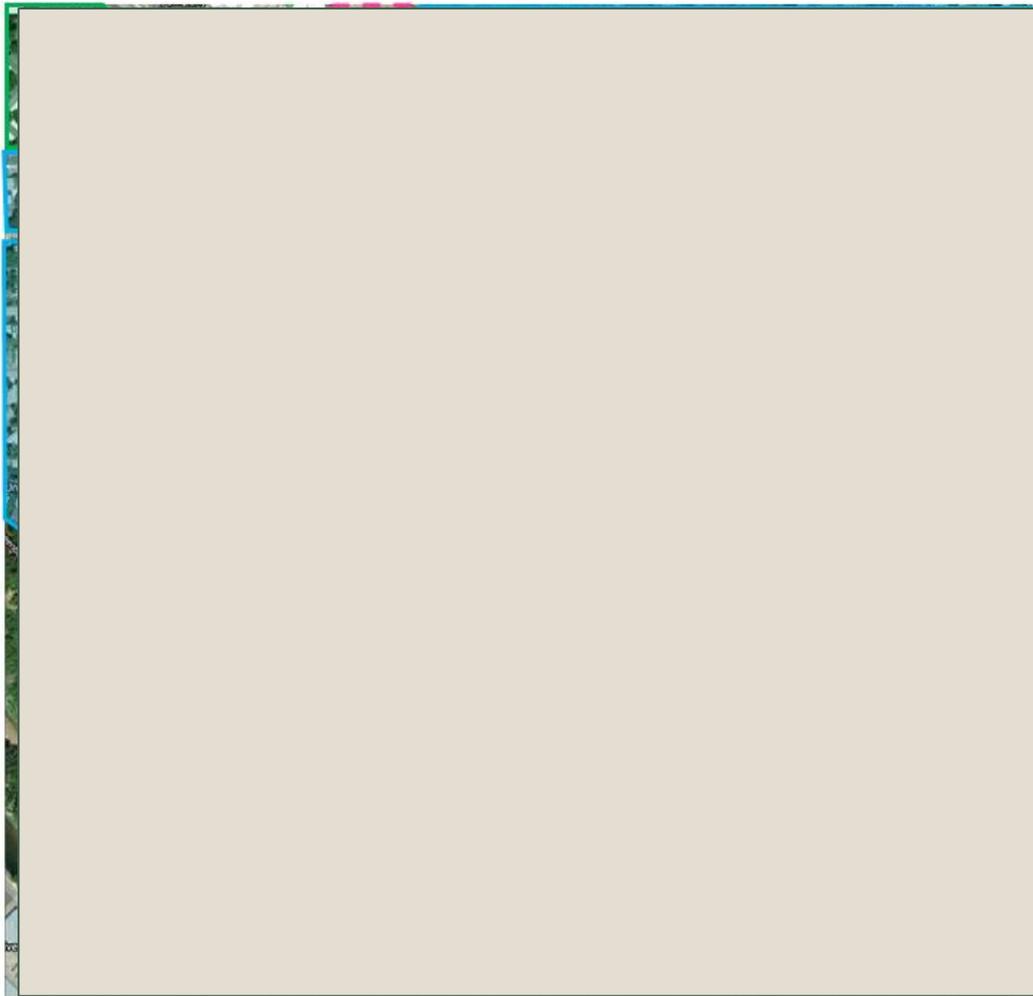
Central Iowa Shelter & Services, Des Moines, IA



Address	1420 Mulberry St
Serves	Men, Women, Vets
ES Beds	207 (incl 19 TH, 38 LIH apt)
Building Area (sq. ft.)	44,490
Land Area (Ac)	2.63
Dist to Single Family Residential	> 2,000 ft
Dist to Multi-Family Residential	200 ft
Notes	Downtown commercial area

Red shows shelters. Pink PSH or other shelter related, Blue Single Family Residential, and Green Multi Family residential





Interfaith Sanctuary Proposed 4306 State St, Boise, ID

Address	4306 W State St
Serves	Men, Women, Families
ES Beds	200 + Overflow
Building Area (sq. ft.)	30,000
Land Area (Ac)	2.0 ac
Dist to Single Family Residential	0 ft
Dist to Multi-Family Residential	663 ft
Notes	Abuts residential on 2 sides

Shelter Size Perspective

	City, State	Shelter	Shelter Capacity (bed count ¹)	Shelter Building Size (square ft)	Building Area per Shelter Guest (square ft)
Primary Peer Cities ²	Spokane, WA	House of Charity	100	28,666	287
	Reno, NV	Nevada Cares Campus	704	45,900	65
	Lincoln, NE	People's City Mission	304	71,870	236
	Little Rock, AR ³	Little Rock Compassion Center - Men's	200	70,346	352
	Little Rock, AR ³	Little Rock Compassion Center - Women's	40	13,200	330
	Greensboro, NC	Weaver House	125	36,004	288
	Des Moines, IA	Central Iowa Shelter & Service	207	44,490	215
	<i>Primary Peer City Average Shelter Square Footage per Guest</i>				253
	Boise, Idaho	Proposed IFS State St location	220	30,000	136

1. Bed count includes overflow capacity and co-located transitional or publicly supported housing

2. Peer Cities identified in the Week 4 handout Our Path Home generated are used here

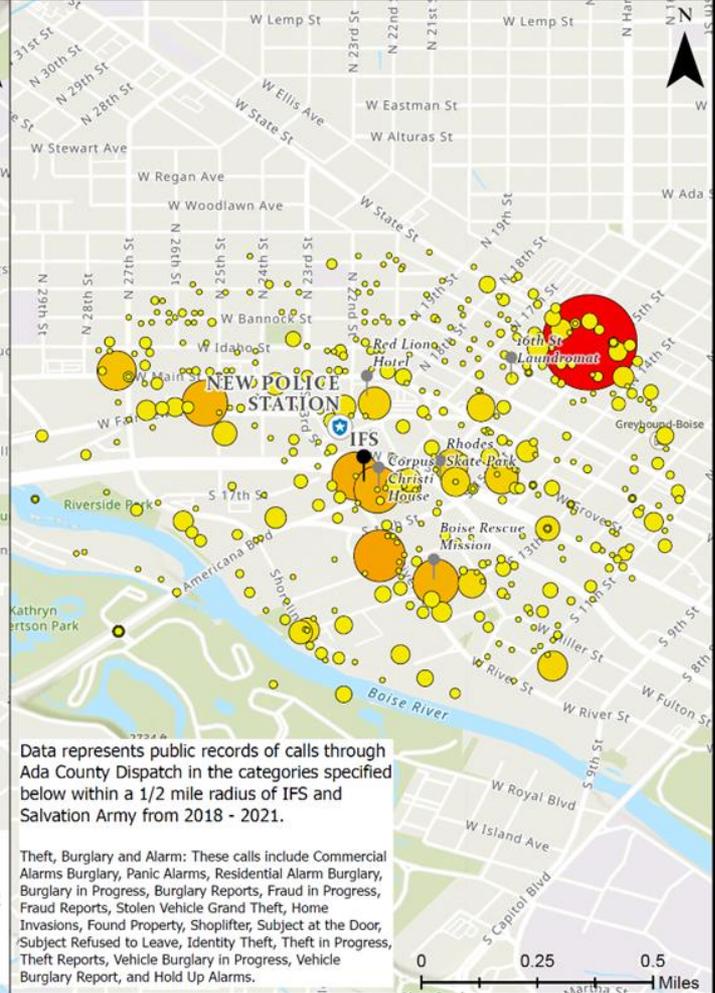
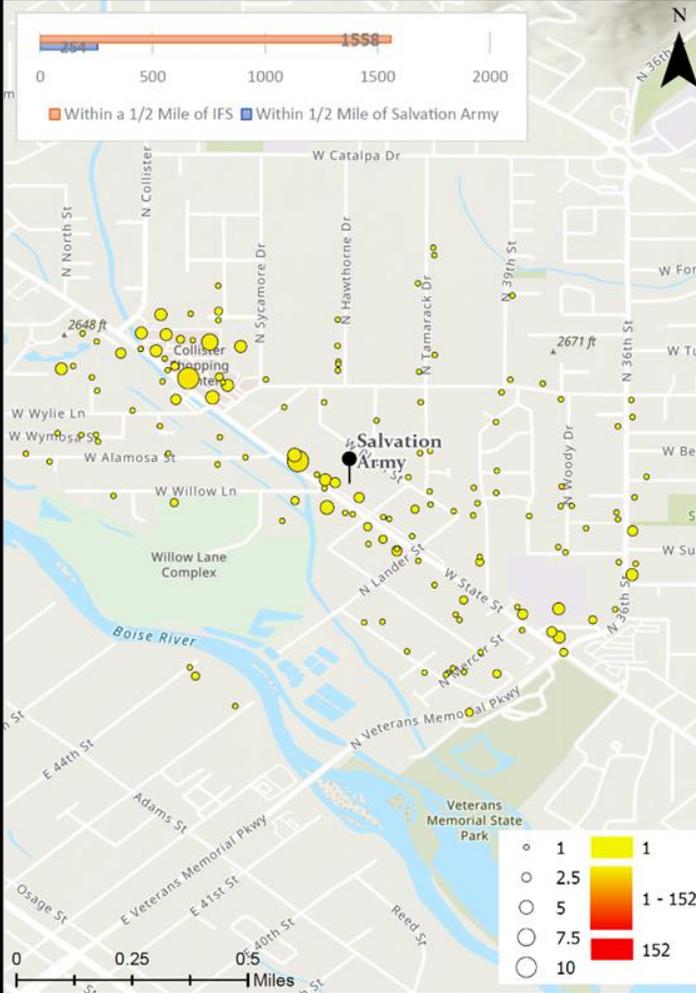
3. The Little Rock, AR shelter is split across two sites, and will be opening an additional 75 bed family center soon.

Please see supporting information for maps and statistics regarding these shelters, as well as shelters in additional cities.

Mapping of Calls for Service (CFS) Data

- Why are so many cities avoiding residential neighborhoods?
- Is the crime and safety concern frequently expressed reasonable?
- To find out, we requested Ada County Dispatch Data for the area near Interfaith's existing 1620 River St shelter, and the proposed 4306 State St Location (January 2018 - February 2021)
- Methodology:
 - Removed duplicate incident numbers
 - Removed assist calls
 - Grouped call codes into general categories
 - Omitted Welfare Checks, Traffic Stops, and Vehicle only Collisions from detail maps

Please see supporting information for the full set of categorized calls to service maps.

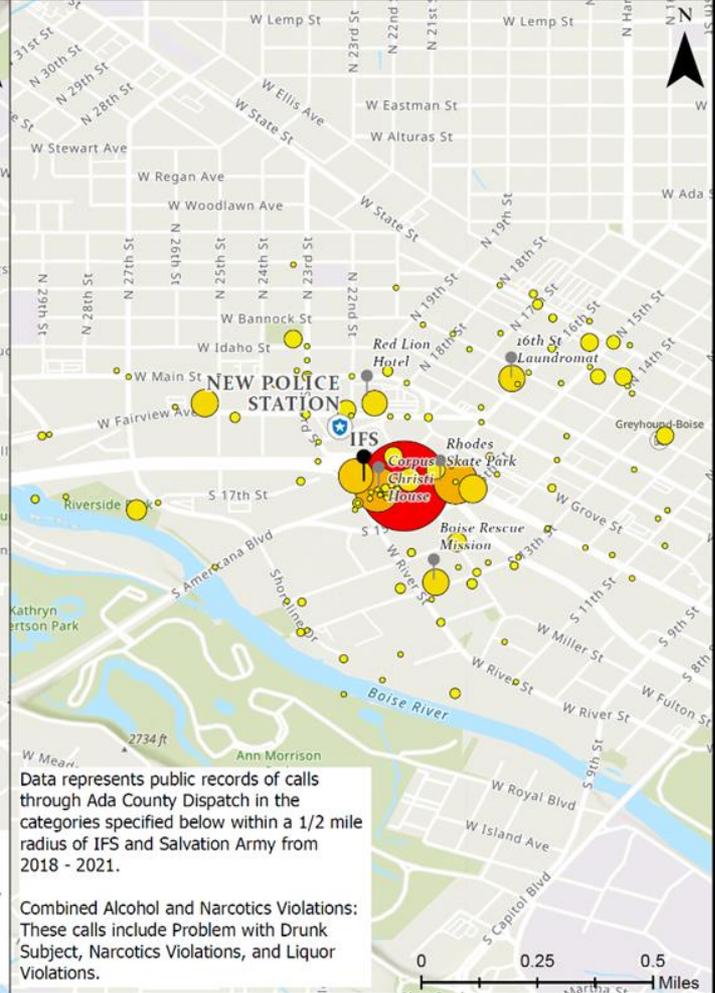
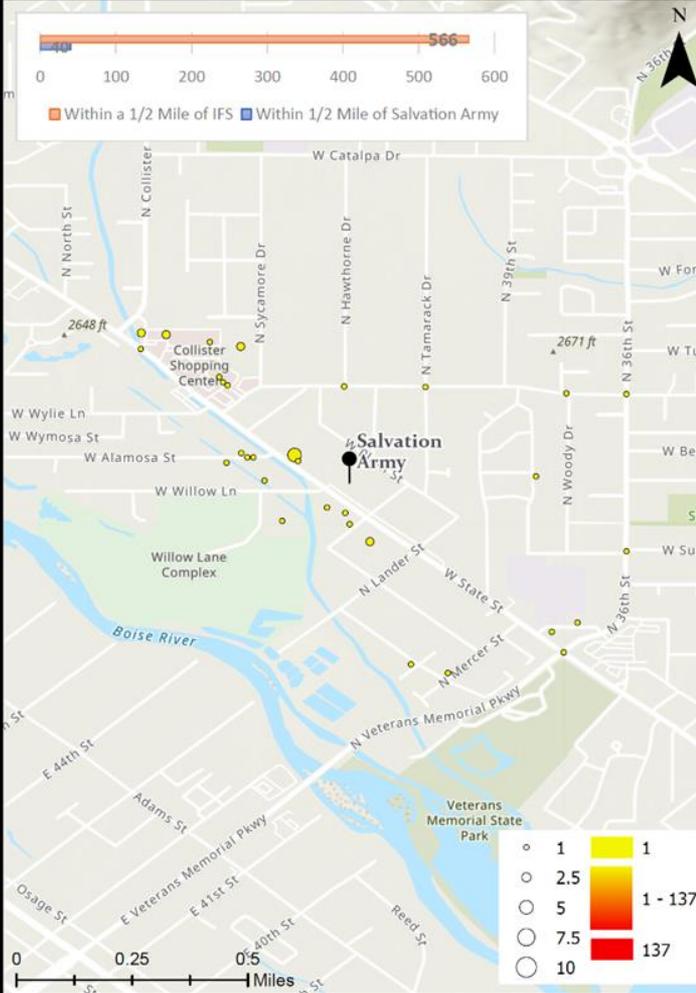


Data represents public records of calls through Ada County Dispatch in the categories specified below within a 1/2 mile radius of IFS and Salvation Army from 2018 - 2021.

Theft, Burglary and Alarm: These calls include Commercial Alarms Burglary, Panic Alarms, Residential Alarm Burglary, Burglary in Progress, Burglary Reports, Fraud in Progress, Fraud Reports, Stolen Vehicle Grand Theft, Home Invasions, Found Property, Shoplifter, Subject at the Door, Subject Refused to Leave, Identity Theft, Theft in Progress, Theft Reports, Vehicle Burglary in Progress, Vehicle Burglary Report, and Hold Up Alarms.

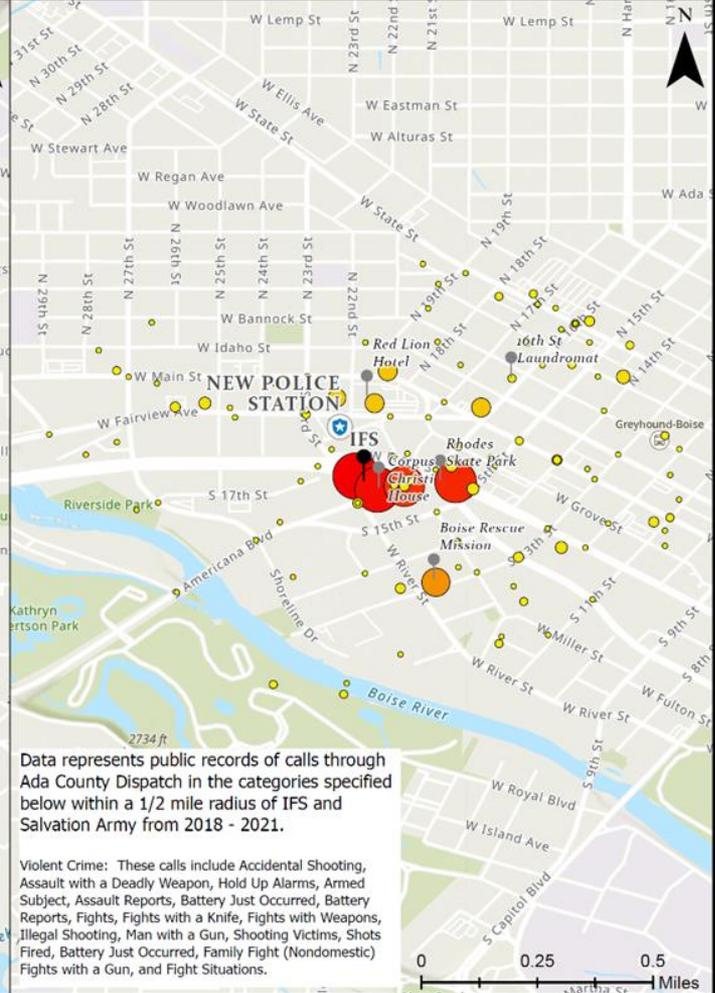
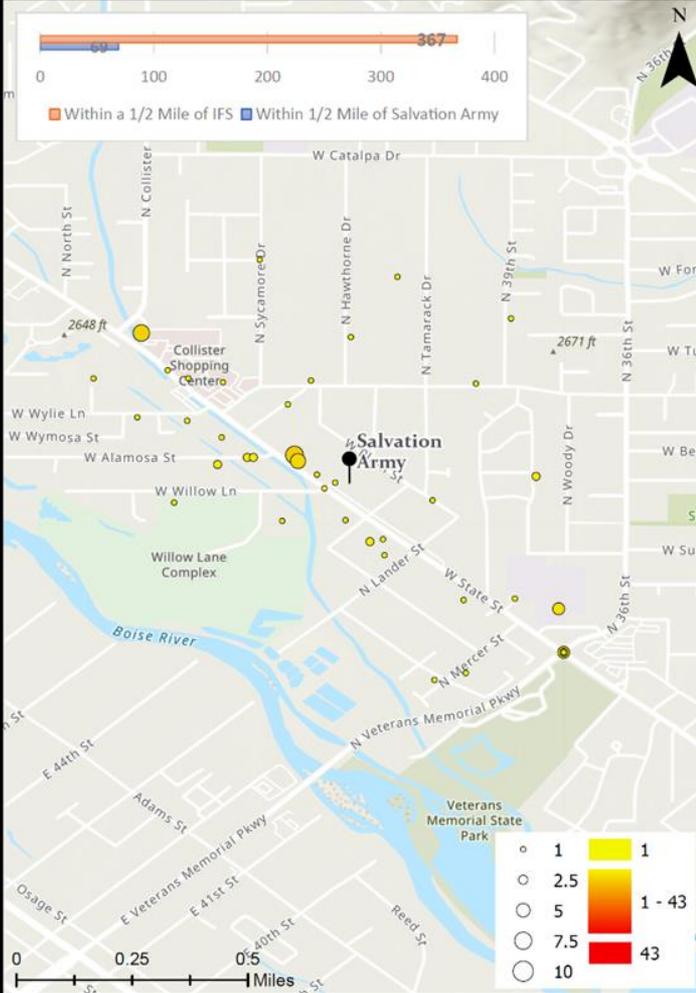
Theft, Burglary, or Alarm

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, County of Ada, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



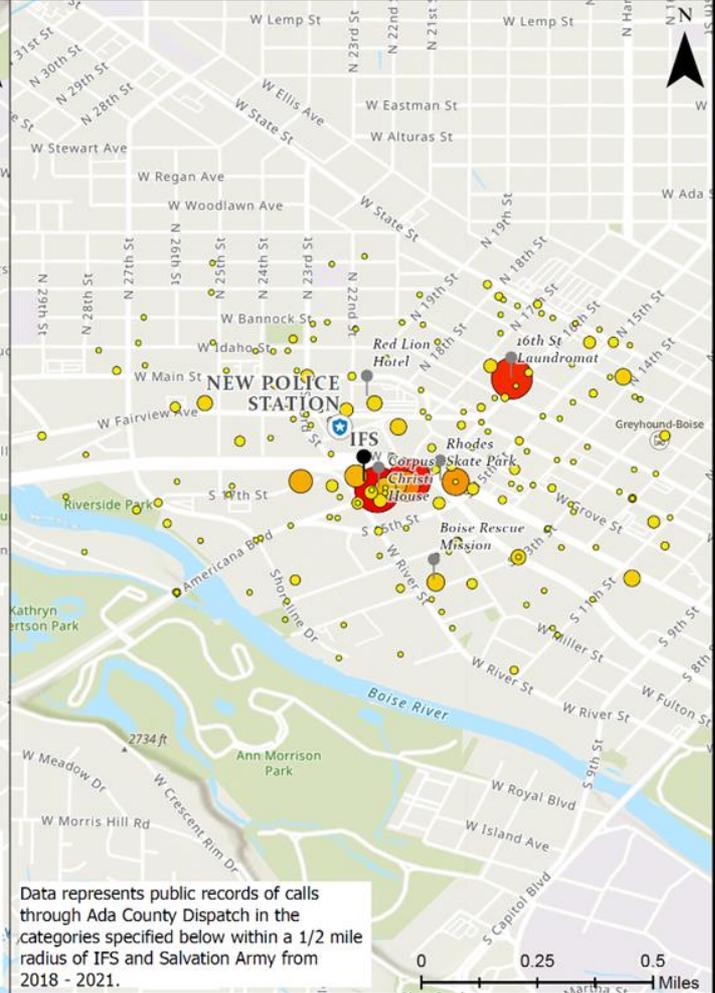
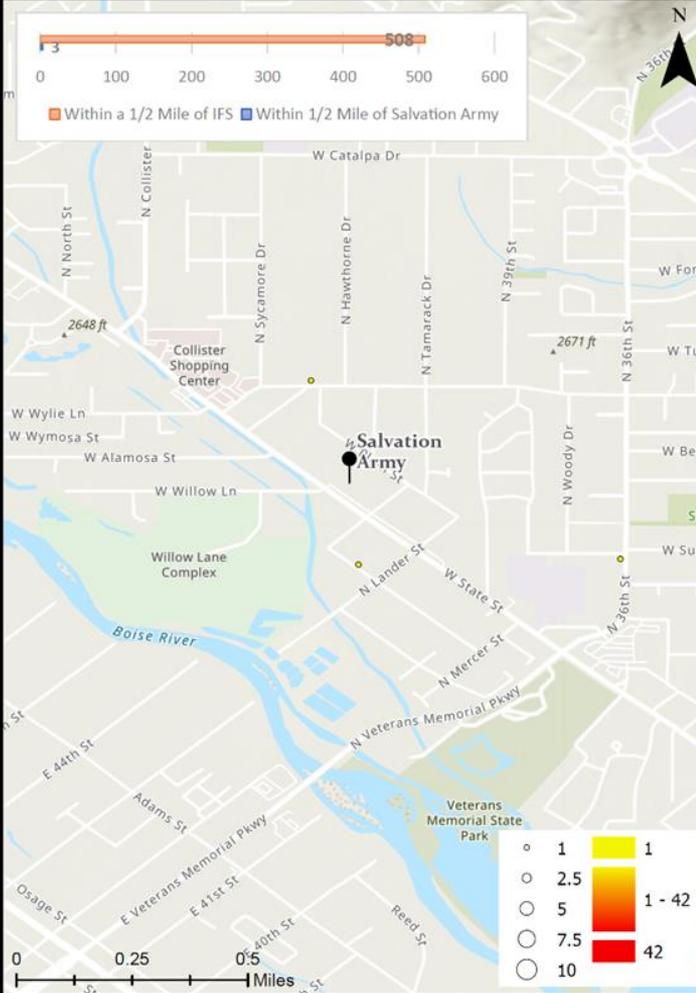
Combined Alcohol & Narcotics Violations

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, County of Ada, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



Violent Crime

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, County of Ada, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



Trespassing, Prowling, and Arson

Crime Prevention Through Environmental Design (CPTED) - Police CFS

ASSESSMENT AREA		
TOP CFS	2019	% of CFS
WELFCK - Welfare Check	226	6.98%
TRESPAS - Trespassing	201	6.21%
LIQUOR - Liquor Violation	176	5.44%
ILLPK - Illegal Parking	166	5.13%
NARC - Narcotics Violation	154	4.76%
ILLCAMP - Illegal Camping	143	4.42%
PROBSUB - Problem With Subject	115	3.55%
CS - Citizen Stop	90	2.78%
SLEEPER - Check For A Sleeper	77	2.38%
SS - Suspicious Subject	76	2.35%
TOTAL (TOP 10)	1,424	43.98%

- Providing complimentary data from BPD as a trusted source
- Shown here - top 10 call types within Shoreline District, with number of calls per year
- “The high calls unique to the assessment area are trespassing, illegal camping, liquor violation, illegal parking, and check for sleeper.”

*Shoreline Urban Renewal District CPTED Assessment,
performed by Boise Police Department on October 15, 2020*

Crime Prevention Through Environmental Design (CPTED) - Police CFS

CFS BY ADDRESS/LOCATION		
CFS Address/Location	2016	% of CFS
1620 W River St	189	8.82%
525 S Americana Blvd	168	7.84%
N Americana Blvd/W Shoreline Dr	114	5.32%
EB 184 at Fairview/Chinden	104	4.85%
EB 184 at River St Exit	97	4.52%
S Americana Blvd/W River St	90	4.20%
W Cooper St/S Americana Blvd	85	3.96%
S 13th St/W Shoreline Dr	77	3.59%
617 S 13th St	57	2.66%
S 15th St/ W River St	55	2.57%
Total (Top 10)	1036	48.32%

CFS BY ADDRESS/LOCATION		
CFS Address/Location	2017	% of CFS
1620 W River St	426	15.93%
525 S Americana Blvd	321	12.00%
W Cooper St/S Americana Blvd	152	5.68%
503 S Americana Blvd	107	4.00%
S Americana Blvd/W River St	87	3.25%
EB 184 at River St Exit	67	2.51%
S 13th St/W Shoreline Dr	67	2.51%
675 S 13th St	56	2.09%
N Americana Blvd/W Shoreline Dr	56	2.09%
S 13th St/ W River St	55	2.06%
Total (Top 10)	1394	52.13%

CFS BY ADDRESS/LOCATION		
CFS Address/Location	2018	% of CFS
W Cooper St/S Americana Blvd	547	17.43%
525 S Americana Blvd	450	14.34%
1620 W River St	364	11.60%
S Americana Blvd/W River St	93	2.96%
503 S Americana Blvd	79	2.52%
EB 184 at River St Exit	75	2.39%
1923 Bridge	74	2.36%
S 13th St/W Shoreline Dr	74	2.36%
621 S 17th St	62	1.98%
1775 W Shoreline Dr	59	1.88%
Total (Top 10)	1877	59.82%

CFS BY ADDRESS/LOCATION		
CFS Address/Location	2019	% of CFS
W Cooper St/S Americana Blvd	537	16.58%
525 S Americana Blvd	462	14.27%
1620 W River St	363	11.21%
503 S Americana Blvd	137	4.23%
1923 Bridge	118	3.64%
S Americana Blvd/W River St	104	3.21%
1775 W Shoreline Dr	69	2.13%
EB 184 at River St Exit	69	2.13%
N Americana Blvd/W Shoreline Dr	61	1.88%
621 S 17th St	54	1.67%
Total (Top 10)	1974	60.96%

- These charts show top repeat call locations within the assessment area.
- “Interfaith Sanctuary and Corpus Christi are consistently in the (top) ten addresses for CFS in Boise each year.”
- Typically receive ~1 call/day

CFS BY ADDRESS/LOCATION		
CFS Address/Location	2020*	% of CFS
W Cooper St/S Americana Blvd	688	22.90%
1620 W River St	344	11.45%
525 S Americana Blvd	335	11.15%
503 S Americana Blvd	143	4.76%
EB 184 at River St Exit	100	3.33%
EB 184 at Fairview	92	3.06%
S Americana Blvd/W River St	79	2.63%
N Americana Blvd/Shoreline Dr	70	2.33%
S 14th St/W Shoreline Dr	68	2.26%
1923 Bridge	67	2.23%
Total (Top 10)	1986	66.11%

*2020 runs Jan 1 to Sept. 20

Reflections on Emergency Calls for Service

- We understand City of Boise has allocated budget to reopen the Willow Lane substation.
- Police call for service is a *reactive* response to a problem; we would prefer *proactive* solutions to prevent, rather than respond to, incidents.
- Could additional emergency response presence create its own community problems
 - Noise Pollution
 - Increased Emergency Traffic

Crime Prevention Through Environmental Design (CPTED) - Fire/EMS CFS

ASSESSMENT AREA		
Fire Repeat Incident Locations	2017	% of Incidents
1620 W RIVER ST	147	33.79%
525 S AMERICANA BLVD	113	25.98%
675 S 13TH ST	37	8.51%
617 S 13TH ST	21	4.83%
3550 W AMERICANA TER	19	4.37%
503 S AMERICANA BLVD	11	2.53%
W COOPER ST & S AMERICANA BLVD	11	2.53%
1500 W SHORELINE DR	9	2.07%
703 S AMERICANA BLVD	8	1.84%
S AMERICANA BLVD & W RIVER ST	6	1.38%
TOTAL (TOP 10)	382	87.82%

ASSESSMENT AREA		
Fire Repeat Incident Locations	2018	% of Incidents
1620 W RIVER ST	150	32.97%
525 S AMERICANA BLVD	97	21.32%
675 S 13TH ST	34	7.47%
W COOPER ST & S AMERICANA BLVD	33	7.25%
503 S AMERICANA BLVD	17	3.74%
617 S 13TH ST	16	3.52%
3550 W AMERICANA TER	12	2.64%
703 S AMERICANA BLVD	8	1.76%
3550 W AMERICANA TER	7	1.54%
E INTERSTATE 184 AT RIVER ST EXIT	7	1.54%
TOTAL (TOP 10)	381	83.74%

ASSESSMENT AREA		
Fire Repeat Incident Locations	2019	% of Incidents
1620 W RIVER ST	143	37.73%
525 S AMERICANA BLVD	90	23.75%
W COOPER ST & S AMERICANA BLVD	26	6.86%
675 S 13TH ST	23	6.07%
617 S 13TH ST	15	3.96%
503 S AMERICANA BLVD	9	2.37%
703 S AMERICANA BLVD	9	2.37%
1775 W SHORELINE DR	8	2.11%
E INTERSTATE 184 AT RIVER ST EXIT	7	1.85%
3550 W AMERICANA TER	6	1.58%
TOTAL (TOP 10)	336	88.65%

ASSESSMENT AREA		
Fire Repeat Incident Locations	2020*	% of Incidents
1620 W RIVER ST	176	52.23%
525 S AMERICANA BLVD	39	11.57%
W COOPER ST & S AMERICANA BLVD	35	10.39%
675 S 13TH ST	21	6.23%
503 S AMERICANA BLVD	8	2.37%
617 S 13TH ST	7	2.08%
703 S AMERICANA BLVD	6	1.78%
W SHORELINE DR & N AMERICANA BLVD	6	1.78%
S 13TH ST & W SHORELINE DR	3	0.89%
1791 W SHORELINE DR	3	0.89%
TOTAL (TOP 10)	304	90.21%

*Jan 1 to October 7

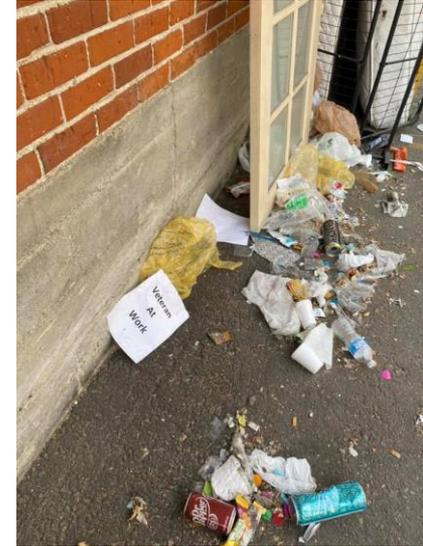
- These charts show top repeat Fire/EMS call locations within the assessment area.
- Interfaith Sanctuary had the highest repeat calls each year (143 - 176 per year, 2017 - 2020)
- This equates to around 3 calls *per week*.
- By contrast, the State St location averaged 4 calls *per year*.

Public Services - is there enough capacity?

- Fire/EMS
 - Fire Station 9 hosts one crew; no built in redundancy
 - Station 9 does not meet 240 second response time criteria throughout service area
 - No EMS crew within 240 second response time criteria
- Library
 - 7,955 sq ft facility with 16 computer stations; high utilization
- Schools
 - The McKinney-Vento Act provides homeless students the right to continue attending the school or origin or enroll in any public school that nonhomeless students who live in the same attendance area are eligible to attend, according to the student's best interest.
- BPD expects to reallocate resources to follow Interfaith, if outside the existing downtown station service area.
 - How does that interact with the department having insufficient staffing? (40-50 officers low)

Bias Concerns

- Littering: Cooper Court, weekly clean-up required
- Violent Crime: Timmy Kinner, Allen Scott Hernandez
- *“There are some guests that are violent being dropped off by the police to the center. There was an incident last week, where someone returned to Alpha Munitions and threatened staff with a knife. The individual was not arrested. Bob regularly collects paraphernalia and weapons from around his property, as people are often leaving their weapons in spaces outside of the HRC or have weapons on their person in spaces that aren’t covered by total body searches”*
[6 mo SLC Shelter Report]
- Missoula, Montana, “the Pov” - Adjacent to Residential Neighborhood, cited as a successful example in this week’s readings:
*However, **no amount of good intentions or quality outreach can mitigate** all of the adverse impacts that flow from the Pov.*
We wish, as an established neighborhood, that we would have come together when the City decided to move the shelter to our neighborhood, and fought to move it to a more suitable location.” [Westside Neighborhood Association, Missoula, MT, 2018]



Cooper Court,
Wednesday,
8/18/2021

Outside Assessment of Impacts

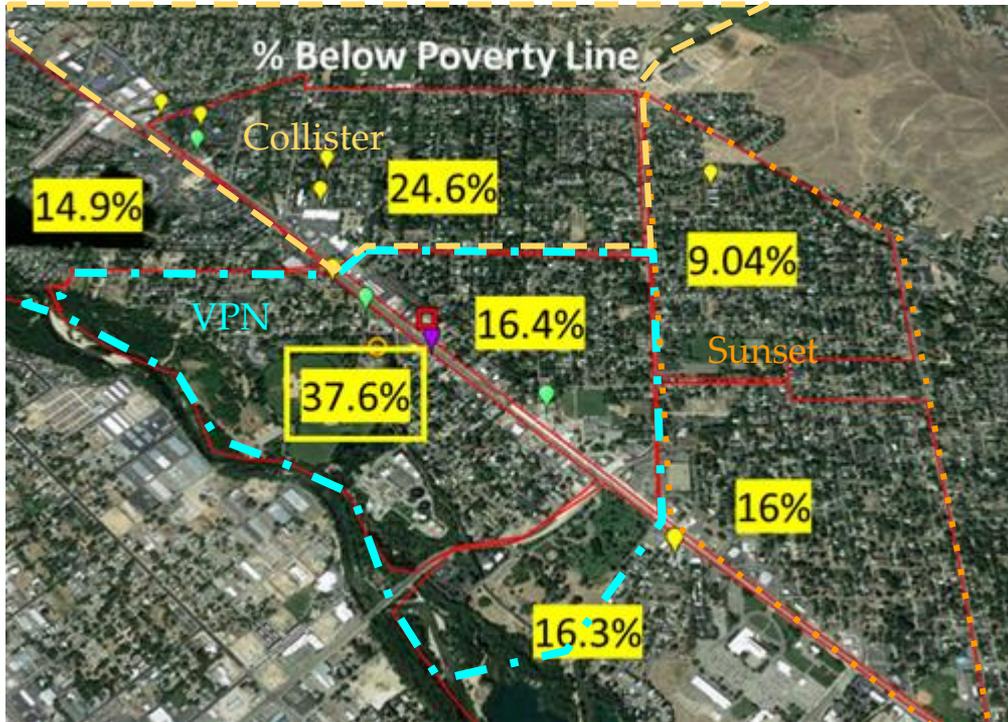
- Effect of Emergency Homeless Winter Shelters on Property Crime; Faraji, Ridgeway, and Wu; January 11, 2018
 - Significant increase in crime in residential areas surrounding emergency shelters, particularly property crime.
 - Within 100 meters (m) (333 ft) the study showed a 56.3% increase in property crime, and as far out as 400 m (1,312 ft) the increase is still significant at about 9%.
 - For a commercial area, the observed effect was the opposite, with rates of breaking and entering 34% lower after the opening of an emergency shelter,
 - may have been explained by businesses increasing security when an emergency shelter was installed
 - Or, through providing shelter, unsheltered homeless individuals who were already in the area of the shelters were less motivated to seek shelter in empty businesses at night.
- Close to Home: Does Proximity to a Homeless Shelter Affect Residential Property Values in Manhattan, Independent Budget Office of the City of New York, September 2019
 - Decrease in residential values of 7.1% for properties within 500 ft
 - Decrease of 17.4% for properties within 1000 ft of two or more emergency shelters;
 - Effect is additive - residence within 500 ft of one emergency shelter and within 1000 ft of a second, the anticipated impact on property value is a decrease of 24.5%.
 - Note: 82.3% of the properties were condominiums in elevator buildings. Since these properties are insulated from street-level impacts of homelessness and property crime impacts, it is reasonable to speculate that a higher impact may be observed in Boise's environment, where most properties are at street level.

Applying the Equity Lens to the Community

- We have established there will be **SOME** impact to the surrounding area
- If the shelter is sited on State St, **ANY** impact will be disproportionately borne by the pre-existing low-income, high-poverty, and minority communities adjoining the site.
- In light of national conversation, we should consider whether increased police presence could, itself, be an impact or trauma trigger to some marginalized communities.



Veterans Park Neighborhood Community Demographics



- VPN aggregate poverty level 28.7%
 - Closest part of Collister - 24.6%
 - City of Boise - 13.7%
- VPN >50% of households are low-income (80% AMI or below)
- VPN -
 - 47% owner-occupied
 - 42.7% cost burdened
 - 46% renter-occupied
 - 21.8% cost burdened
- VPN - 23% minority population
 - City of Boise - 17.6%
 - Interfaith, range ~6% to ~30%, PIT data typically 20%-25%

-All Neighborhood Data presented here is pre-COVID: 2019 Census Data; Boise City Idaho Analysis of Impediments to Fair Housing Choice, 2016, Map 3; City of Boise Community Development Analysis 2020; City of Boise Neighborhood Data Almanac, March 2020

Neighborhood View

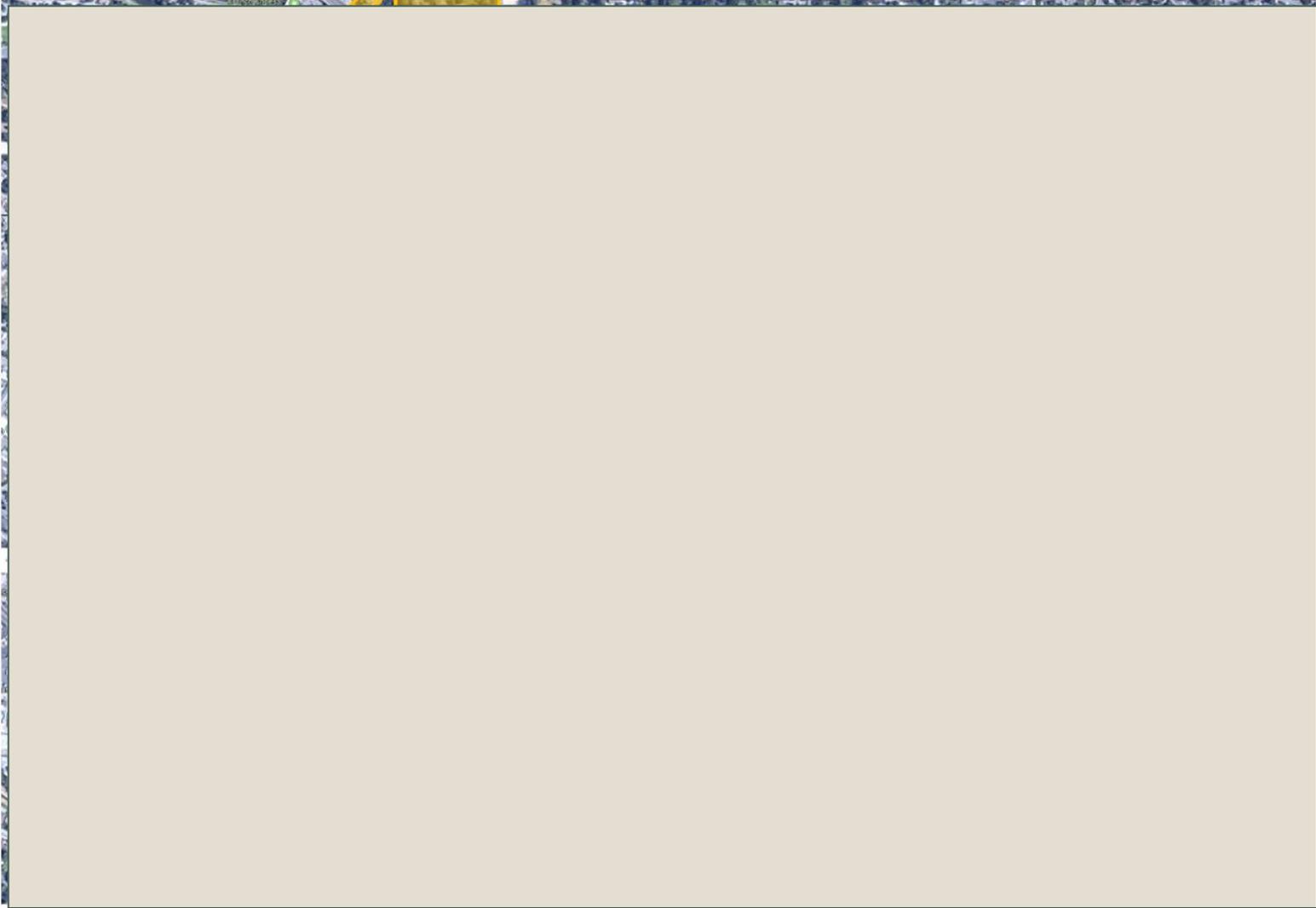
 Low-Income Housing

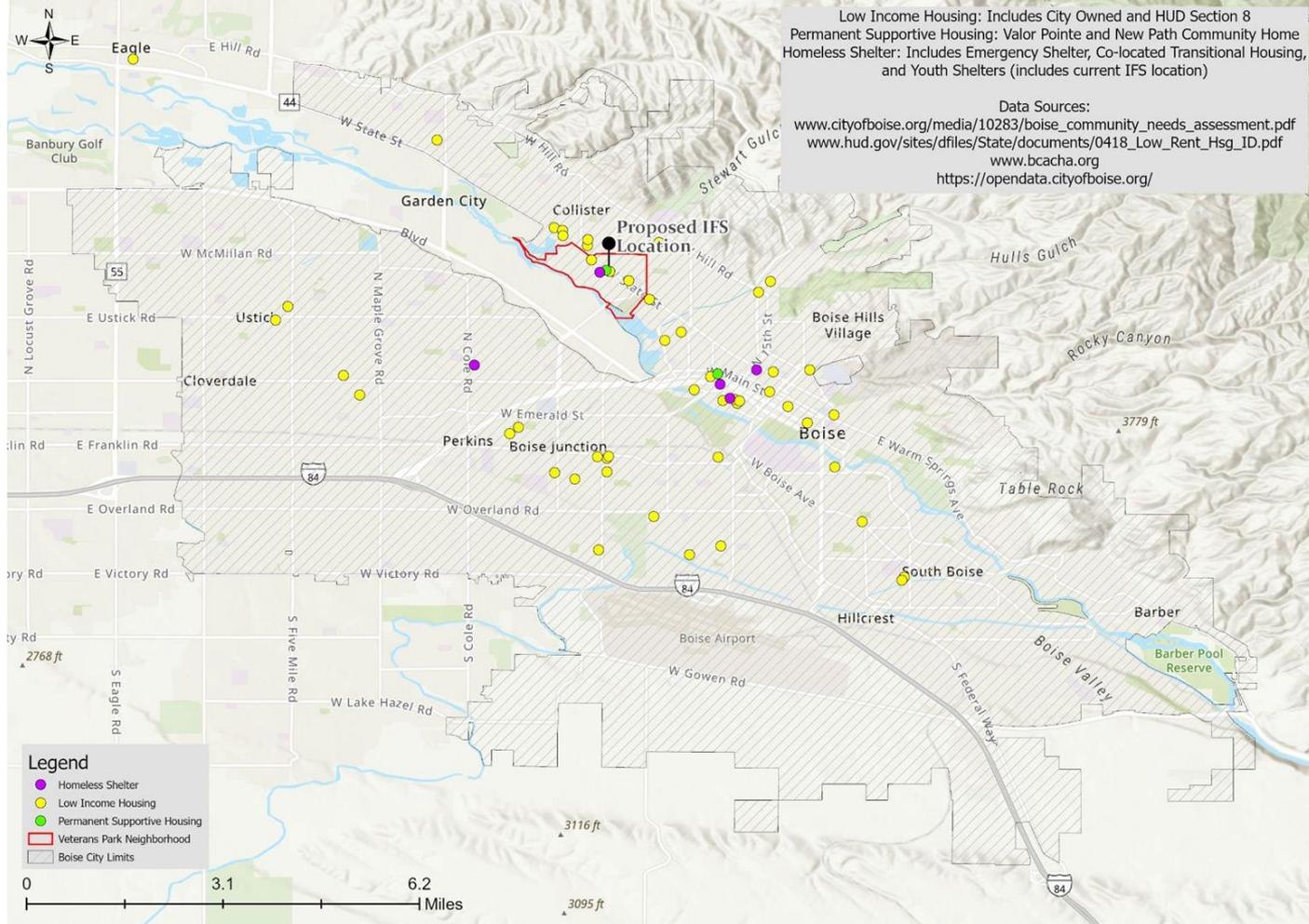
 Services

 Homeless Shelter

 PSH

 Major Parks





Low Income Housing: Includes City Owned and HUD Section 8
 Permanent Supportive Housing: Valor Pointe and New Path Community Home
 Homeless Shelter: Includes Emergency Shelter, Co-located Transitional Housing,
 and Youth Shelters (includes current IFS location)

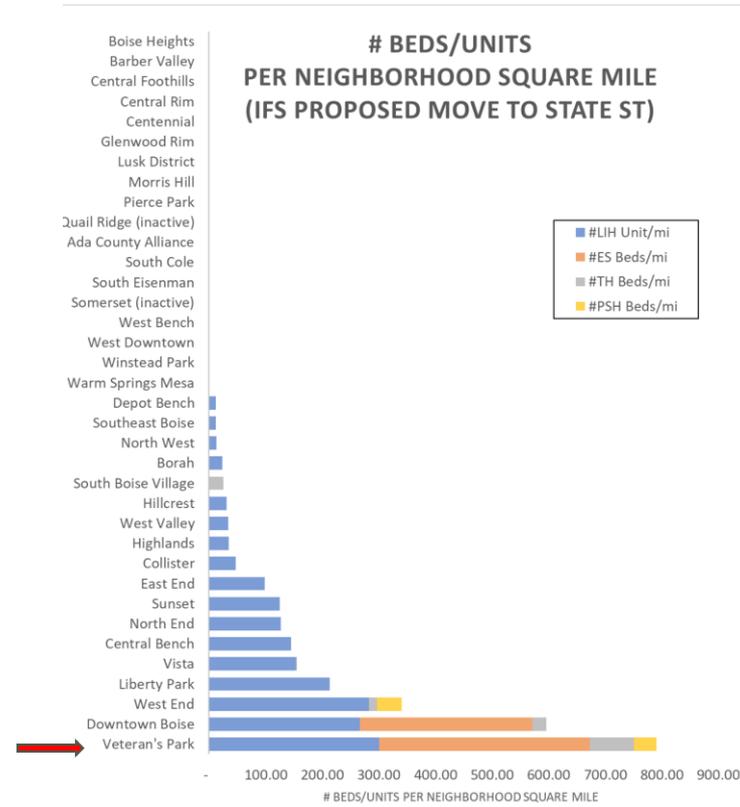
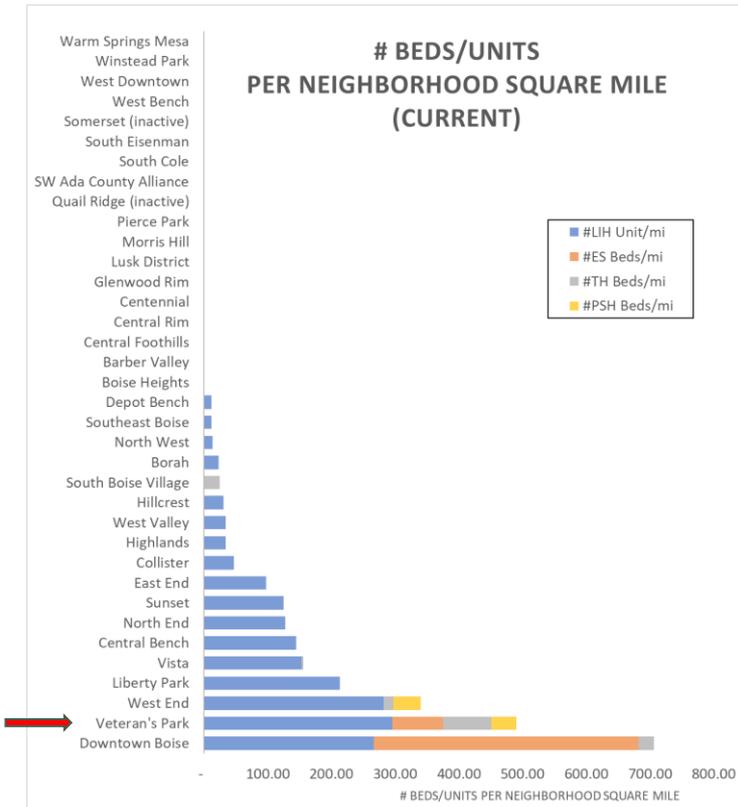
Data Sources:
www.cityofboise.org/media/10283/boise_community_needs_assessment.pdf
www.hud.gov/sites/dfiles/State/documents/0418_Low_Rent_Hsg_ID.pdf
www.bcacha.org
<https://opendata.cityofboise.org/>

Distribution of Low Income Housing, Permanent Supportive Housing
 and Homeless Shelters

Esri, NASA, NGA, USGS, County of Ada, Esri Canada,
 Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS,
 Bureau of Land Management, EPA, NPS, USDA

What is Fair Housing?

- The Fair Housing Act, Title VIII of the Civil Rights Act of 1968, has two main goals:
 - Prevent housing discrimination for protected classes:
 - race, color, religion, sex, disability, familial status, or national origin
 - Disability includes physical or mental disability as well as untreated chemical dependency
 - Discrimination includes segregation of people in protected classes.
 - Fair Housing Choice
 - People of all income levels should have a choice in which neighborhood they choose to live in.
 - Development of fair-share housing approach in distribution of diverse housing options
- Fair Housing Act criteria are incorporated into Blueprint Boise in Goals NAC8 and NAC9.
- Re-segregation of protected classes or over-concentration of low-income and very-low income housing options could be construed as Fair Housing Violations.



**includes Arthur St assumption at 75 units LIH*

- In the existing condition, VPN has the 2nd highest number of diverse housing and/or shelter options per mile of any neighborhood in the city
- If the proposed shelter were to be sited on State Street, the density of housing options would exceed Downtown Boise's (and be greater than downtown's current density per square mile)

What is Concentration of Poverty

...review of the U.S. literature...suggests that the **independent impacts** of **neighborhood poverty rates** in encouraging **negative outcomes** for individuals like **crime, school leaving, and duration of poverty** spells appear to be nil unless the neighborhood **exceeds about 20 percent poverty, whereupon the externality effects grow rapidly until the neighborhood reaches approximately 40 percent poverty**; subsequent increases in the poverty population appear to have no marginal external effect. Analogously, the **independent impacts** of neighborhood poverty rates in **discouraging positive behaviors like working** appear to be nil unless the neighborhood **exceeds about 15 percent poverty, whereupon the effects grow rapidly until the neighborhood reaches roughly 30 percent poverty**; subsequent increases in poverty appear to have no marginal effect.

-Galster, 2010, The Mechanism(s) of Neighborhood Effects: Theory, Evidence, and Policy Implications

Causal Pathways for Impacts of Concentration of Poverty

- Social-Interactive Mechanisms
 - Social Contagion
 - Collective Socialization
 - Social Networks
 - Social cohesion and control
 - Competition
 - Relative Deprivation
 - Parental Mediation
- Environmental Mechanisms
 - Exposure to Violence
 - Physical Surroundings
 - Toxic Exposure
- Geographical Mechanisms
 - Spatial Mismatch
 - Public Services
- Institutional Mechanisms
 - Stigmatization
 - Local Institutional Resources
 - Local Market Actors

-Galster, 2010, The Mechanism(s) of Neighborhood Effects: Theory, Evidence, and Policy Implications

In Closing

- In closing, a great deal of the public response we've observed may be related to the intrinsic notion that there is a carrying capacity for any given neighborhood and that this would put us over. Research indicates you begin breaching that carrying capacity at 20% poverty. We are at an aggregate 25%, parts up to 35%.
♦
- Many of our residents who have expressed vocal opposition go out of their way to help people experiencing homelessness on an individual level.
- Overlying trust issue - history of Salvation Army Rehabilitation Facility at Willow Lane Park and lack of CUP Enforcement.

Supporting Documentation Provided

- Shelter Mapping Analysis
- Calls to Service Detail Maps
- Shoreline URD CPTED, BPD - October 15, 2020

Other References

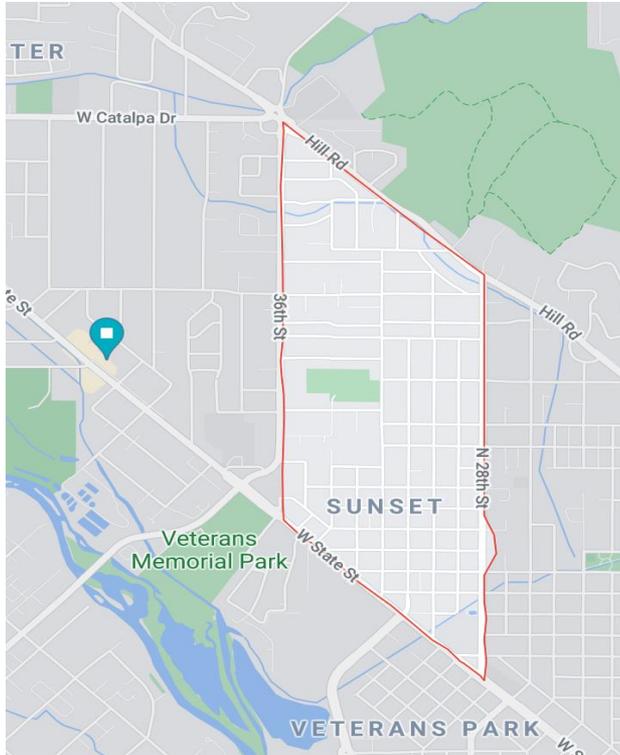
- Zoning Code Rewrite, Module 1 - April 2021
(https://www.cityofboise.org/media/11746/boise_zoning_ordinance_module_1_public_draft.pdf)
- Effect of Emergency Homeless Winter Shelters on Property Crime; Faraji, Ridgeway, and Wu; January 11, 2018: https://crim.sas.upenn.edu/sites/default/files/Ridgeway_Effect%20of%20Emergency%20Shelters-v5_1.2.2018.pdf
- Close to Home: Does Proximity to a Homeless Shelter Affect Residential Property Values in Manhattan, Independent Budget Office of the City of New York, September 2019: <https://ibo.nyc.ny.us/iboreports/close-to-home-does-proximity-to-a-homeless-shelter-affect-residential-property-values-in-manhattan-2019.html>
- The Mechanism(s) of Neighborhood Effects Theory, Evidence, and Policy Implications, Galster, February 23, 2010:
(http://www.clas.wayne.edu/multimedia/usercontent/File/Geography%20and%20Urban%20Planning/G.Galster/StAndrewsSeminar-Mechanisms_of_neigh_effects-Galster_2-23-10.pdf)

Thoughts from the Sunset

Tom Helmer, Sunset Neighborhood Association



Sunset Neighborhood



Sunset Neighborhood Association:

- No vote has been held as opposition to Shelter has been almost non-existent
- General Perception is in favor of Shelter as originally proposed
- SNA boundary 2,300 ft from proposed site at nearest point
- Total population 3,017



QUESTION & ANSWER PERIOD

Appendix 7: Land Scan Results

- The 56 properties presented in the land scan were compiled from on-market opportunities discovered by brokerage firm, TOK Commercial, properties suggested by Task Force members, on-market and city-owned parcels, and one off-market parcel due to its ownership by a public partner.

Property Name	Address	Transaction Type	Type	Size	Price	Location	Zoning	Lot Si	Notes: Shelter Home is a conditional use in the C-2, 3, 4 and 5 zones. Prohibited in all other zones.
Jesse Tree	1121 W Miller Street	City-owned	building	0.24	NA	Boise No	No	No	Zoned residential
Giraffe Laugh	1191 W Grand Avenue	City-owned	building	0.32	NA	Boise No	No	No	Zoned residential
Fort Boise	N Mountain Cove Road	City-owned		0.35	NA	Boise No	No	No	Zoned open land
PW Facilities	825 S 17th Street	City-owned	facility	0.52	NA	Boise Yes	No	No	Requires Design Review
Fort Boise	750 N Robbins Road	City-owned		0.7	NA	Boise No	No	No	Zoned open land
Fire Logistics	1791 W Shoreline Drive	City-owned	facility	5.04	NA	Boise No	No	No	Zoned open land
2801 Fletcher	2801 W. Fletcher - Boise, ID	Sale - Under Contract	land	1 AC	Contact Agent	Boise Yes	Yes	Yes	CUP required; under contract
Overland & Vinnell	W. Overland - Boise, ID	Sale	land	1 AC	Contact Agent	Boise Yes	Yes	Yes	same as line 15
Southpoint Office Park	11235 W. Overland - Boise, ID	Sale	land	1 AC	\$350,016	Boise No	Yes	Yes	Zoned neighborhood-commercial
Five Mile & Lake Hazel BTS	Lake Hazel - Boise, ID	Sale/Lease - Under Contract	land	1.04 AC	Contact Agent	Ada County No	Yes	Yes	Not annexed within the City, designated residential
Southpoint Office Park	11173 W. Overland - Boise, ID	Sale	land	1.04 AC	\$384,123	Boise No	Yes	Yes	Zoned neighborhood-commercial
Southpoint Office Park	11059 W. Overland - Boise, ID	Sale	land	1.09 AC	\$810,135	Boise No	Yes	Yes	Zoned neighborhood-commercial
ACHD Parcel	2100 W. Front - Boise, ID	Off market	land	1.2 AC	NA	Boise Yes	Yes	Yes	CUP required; included here b/c owned by a public partner
4585 Maple Grove	4585 S. Maple Grove - Boise, ID	Sale	land	1.25 AC	\$625,000	Ada County No	No	No	Not annexed within the City, designated residential
5320 Sawyer Avenue	5320 N. Sawyer - Garden City, ID	Lease	land	1.31 AC	Contact Agent	Garden City No	Yes	Yes	Garden City location; lease not sale
State Street Land	9998-10070 W. State - Boise, ID	Sale	land	1.31 AC	\$700,000	Boise Yes	No	No	CUP required
Southpoint Office Park	10965 W. Overland - Boise, ID	Sale	land	1.38 AC	\$903,195	Boise No	No	No	Zoned neighborhood-commercial
367 Ancestor Place	335-367 N. Ancestor - Boise, ID	Sale	land	1.47 AC	\$695,000	Boise No	No	No	Zoned industrial
Boise Research Center Parcels	5725 Discovery - Boise, ID	Sale	land	1.47 AC	\$11.01 PSF null	Boise No	No	No	Zoned tech-industrial
Boise Research Center Parcels	12781 W. Ashcreek - Boise, ID	Sale - Under Contract	land	1.47 AC	\$705,000	Boise No	No	No	Zoned tech-industrial
1250 Vinnell Way	1250 S. Vinnell - Boise, ID	Sale	land	1.5 - 2.9 AC	Contact Agent	Boise Yes	Yes	Yes	CUP required; behind Walmart on freeway - 2.9 acres total - motel next door was for sale - see line 17 - owned by Walmart Real Estat
Southpoint Office Park	11101 W. Overland - Boise, ID	Sale	land	1.53 AC	\$598,518	Boise No	Yes	Yes	Zoned neighborhood-commercial
Curtis & Emerald	711 N. Curtis - Boise, ID	Sale/Lease	land	1.55 AC - 2.0	Contact Agent	Boise No	Yes	Yes	Zoned neighborhood-commercial, has a DA
Pilot Place Subdivision	787-793 E. Parkcenter - Boise, ID	Sale	land	1.64 AC	\$1,430,510	Boise No	Yes	Yes	Zoned office
10801 Franklin Land	10801-10805 W. Franklin - Boise, ID	Sale	land	1.81 AC	\$289,000	Boise No	Yes	Yes	Zoned office
East Columbia Road	TBD E. Columbia - Boise, ID	Sale	land	1.84 AC	Contact Agent	Boise No	Yes	Yes	Zoned residential
1880 Judith	1880 W. Judith - Boise, ID	Sale/Lease	building	11,840 SF	\$2,560,000	Boise No	No	No	Zoned office
Stoa Building	2785 Bogus Basin - Boise, ID	Sale/Lease - Under Contract	building	12,152 SF	\$3,342,000	Boise No	No	No	Zoned office
State Street Center	3131 W. State - Boise, ID	Sale/Lease	building	12,864 SF	\$2,750,000	Boise Yes	No	No	CUP required
6655 Diamond	6655 W. Diamond - Boise, ID	Sale	land	2 AC	\$722,000	Ada County No	Yes	Yes	Not annexed within the City, designated residential
Towne Square Parcels	580 N. Cole - Boise, ID	Lease	land	2.13 AC	\$2,319,550	Boise Yes	Yes	Yes	CUP required; under contract; for lease not sale
300 Orchard Street	300 N. Orchard - Boise, ID	Sale - Under Contract	land	2.32 AC	\$1,300,000	Boise Yes	Yes	Yes	CUP required; under contract; environmental remediation required
900 Boeing	900 Boeing - Boise, ID	Sale - Under Contract	building	23,696 SF	\$3,410,000	Boise No	No	No	Zoned industrial
8924 Franklin	8924 W. Franklin - Boise, ID	Sale	land	3.59 AC	\$1,563,800	Boise No	No	No	Zoned industrial
5802 Hill Rd	5802 W. Hill - Boise, ID	Sale	land	4.02 AC	\$2,600,000	Boise No	No	No	Zoned residential
9435 Overland Road	9435 W. Overland - Boise, ID	Sale - Under Contract	land	4.2 AC	\$1,300,000	Boise No	No	No	Zoned open land
515 45th Street	515 E. 45th - Boise, ID	Sale - Under Contract	land	4.23 AC	Contact Agent	Garden City No	No	No	Garden City location; under contract
6179 Gowen Road	6179 Gowen - Boise, ID	Sale - Under Contract	land	4.47 AC	\$1,395,000	Ada County No	No	No	Not annexed within the City, industrial land use
Goodman Oil	2850 W. Fletcher - Boise, ID	Sale	land	4.5 AC	Contact Agent	Boise Yes	No	No	CUP required; project recently entitled for housing
8209 Fairview	8209 W. Fairview - Boise, ID	Sale	land	4.7 AC	Contact Agent	Boise Yes	No	No	CUP required; too large, prioritize for housing - tried to acquire through land trust; funeral home there currently
8875 State Street	8875 W. State - Garden City, ID	Sale - Under Contract	land	4.82 AC	\$1,400,000	Garden City No	No	No	Garden City location
2480 Beverly	2480 S. Beverly - Boise, ID	Sale - Under Contract	land	5 AC	\$2,000,000	Boise No	No	No	Zoned industrial
Aspen Building	851 W. Front - Boise, ID	Sale	building	5,162 SF	\$877,540	Boise No	No	No	Zoned downtown business district (with downtown design review)
300 Orchard Street	300 N. Orchard - Boise, ID	Sale	building	5,270 SF	\$1,300,000	Boise Yes	No	No	CUP required - see same address above
Banner Bank	6850 W. Fairview - Boise, ID	Lease	building	5,422 SF	\$1,200,000	Boise Yes	No	No	CUP required
2200 Orchard	2200 Orchard - Boise, ID	Sale/Lease	building	5,720 SF	\$1,000,000	Boise No	No	No	CUP required
Les Bois Building	111-115 W. Main - Boise, ID	Sale/Lease	building	5,749 SF	\$1,600,000	Boise No	No	No	Zoned residential
1744 Main Street	1744 Main - Boise, ID	Sale	building	5,850 SF	\$950,000	Boise Yes	No	No	CUP required
Calderwood Park	W. Ardene - Boise, ID	Sale	land	5.5 AC	Contact Agent	Boise No	No	No	Zoned office and residential
3800 Overland Road	3800 W. Overland - Boise, ID	Sale	building	6,066 SF	\$1,000,000	Boise Yes	No	No	CUP required
Airport Business Park	2700 Airport - Boise, ID	Sale/Lease	building	6,207 SF	\$775,000	Boise Yes	No	No	CUP required
2100 Braniff Street	2100 Braniff - Boise, ID	Sale/Lease	building	66,500 SF	Contact Agent	Boise No	No	No	Zoned industrial
601 Whitewater Park Blvd	601 N. Whitewater - Boise, ID	Lease	building	7,250 SF	\$3,400,000	Boise No	No	No	CUP required
BoDo - Sycamore Building	321 S. 8th - Boise, ID	Sale/Lease	building	7,761 SF	\$3,045,000	Boise No	No	No	Zoned downtown business district (with downtown design review)
Liberty Plaza	6128 Fairview - Boise, ID	Sale/Lease	building	8,334 SF	\$800,000	Boise Yes	No	No	CUP required
1111 Broadway	1109-1111 S. Broadway - Boise, ID	Sale/Lease	building	9,937 SF	Contact Agent	Boise Yes	No	No	CUP required

2. Three filters were applied to the list to narrow down viable options:
 - a. Location must be in Boise where the decision making authority rests.
 - b. Emergency Shelter is only allowed by Conditional Use Permit (CUP) and is only allowed in four of the city's 24 zoning codes, representing only 7% of all available land in Boise's city limits.
 - c. Size: 30,000 sq. ft. building or 1-3 acre lot/parcel size required for Interfaith Sanctuary's operational needs.

Once the filters have been applied, the remaining options are presented below:

Property Name	Address	Transaction Type	Type	Size	Price	Location	Zoning	Lot S	Notes: Shelter Home is a conditional use in the C-2, 3, 4 and 5 zones. Prohibited in all other zones.
2801 Fletcher	2801 W. Fletcher - Boise, ID	Sale - Under Contract	land	1 AC	Contact Agent	Boise	Yes	Yes	CUP required; under contract
Overland & Vinnell	W. Overland - Boise, ID	Sale	land	1 AC	Contact Agent	Boise	Yes	Yes	same as line 15
ACHD Parcel	2100 W. Front - Boise, ID	Off market	land	1.2 AC	NA	Boise	Yes	Yes	CUP required; included here b/c owned by a public partner
1250 Vinnell Way	1250 S. Vinnell - Boise, ID	Sale	land	1.5 - 2.9 AC	Contact Agent	Boise	Yes	Yes	CUP required; behind Walmart on freeway - 2.9 acres total - motel next door was for sale - see lin
Towne Square Parcels	580 N. Cole - Boise, ID	Lease	land	2.13 AC	\$2,319,550	Boise	Yes	Yes	CUP required; under contract; for lease not sale
300 Orchard Street	300 N. Orchard - Boise, ID	Sale - Under Contract	land	2.32 AC	\$1,300,000	Boise	Yes	Yes	CUP required; under contract; environmental remediation required

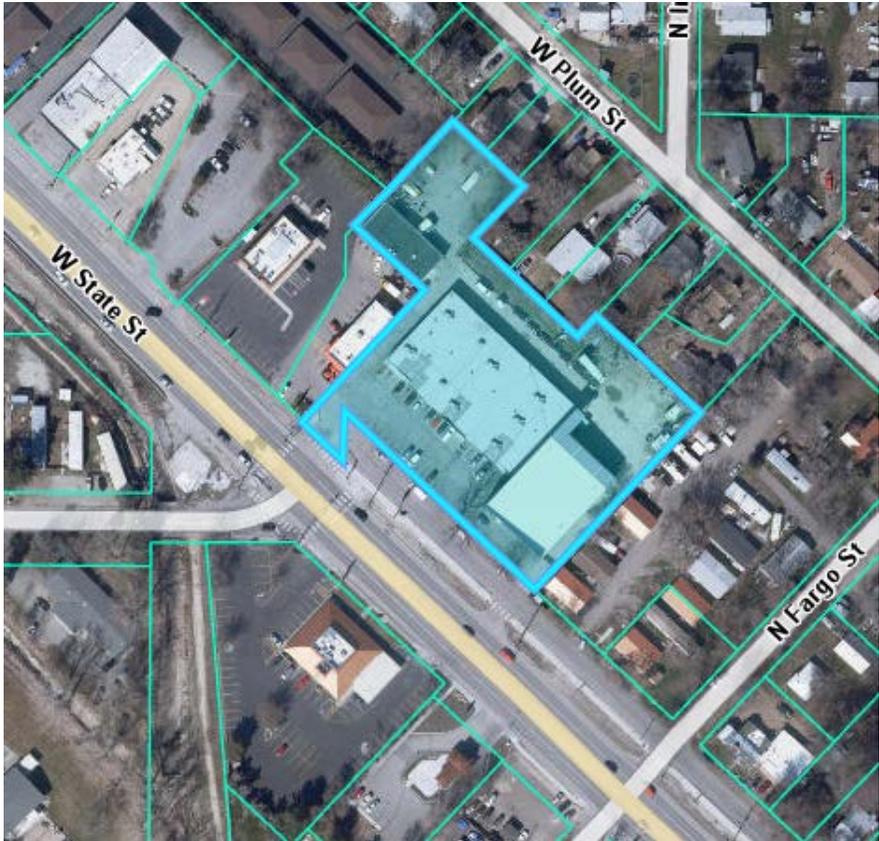
3. With the remaining parcels above:
 - a. 2081 Fletcher: Currently Under Contract
 - b. Towne Square Parcels: Currently Under Contract
 - c. 300 Orchard Street: Currently Under Contract; would also require significant environmental remediation with the site hosting a gas station.

4. The remaining parcels are then:

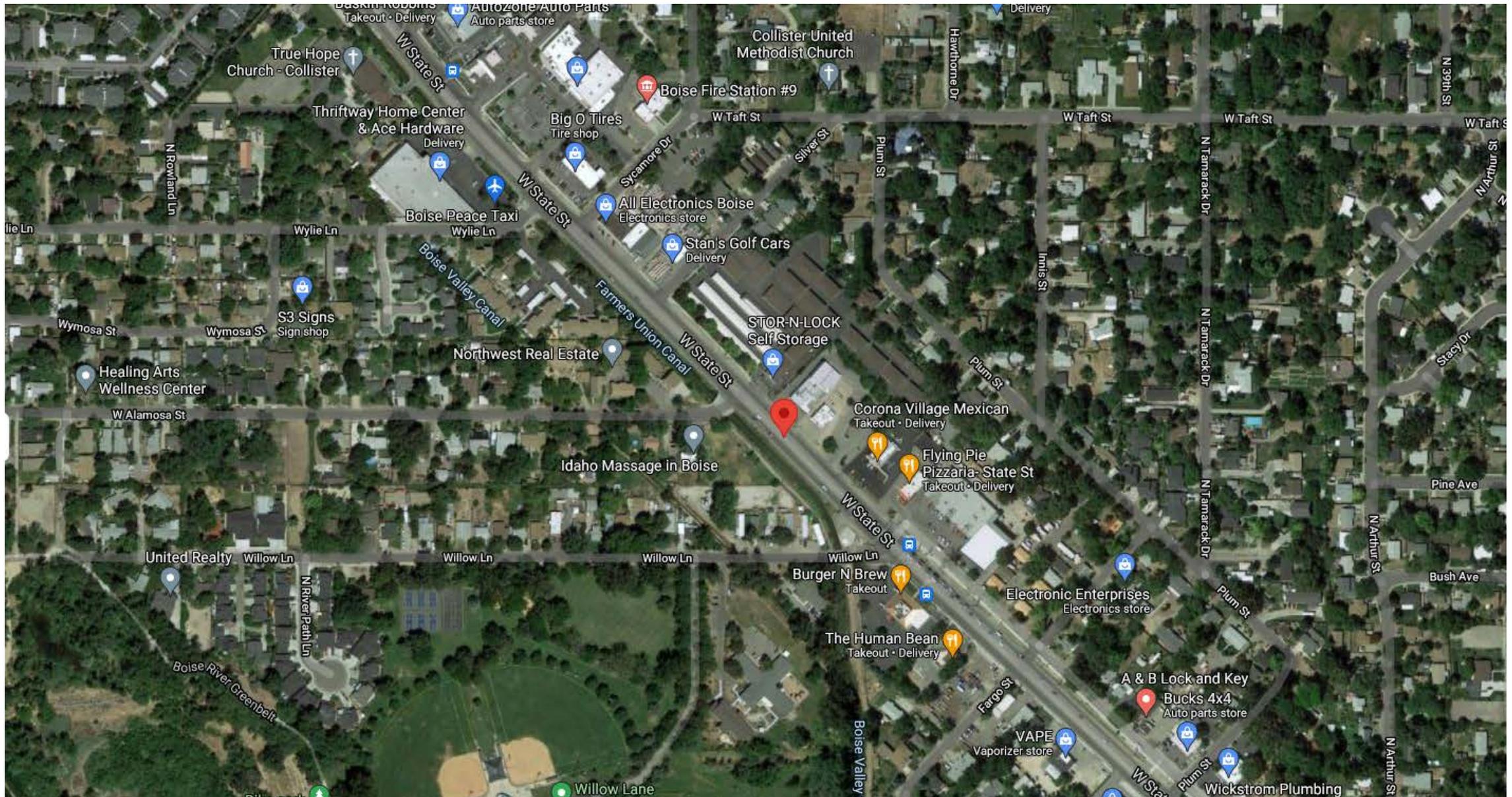
Property Name	Address	Transaction Type	Type	Size	Price	Location	Zoning	Lot S	Notes: Shelter Home is a conditional use in the C-2, 3, 4 and 5 zones. Prohibited in all other zones.
Overland & Vinnell	W. Overland - Boise, ID	Sale	land	1 AC	Contact Agent	Boise	Yes	Yes	same as line 15
ACHD Parcel	2100 W. Front - Boise, ID	Off market	land	1.2 AC	NA	Boise	Yes	Yes	CUP required; included here b/c owned by a public partner
1250 Vinnell Way	1250 S. Vinnell - Boise, ID	Sale	land	1.5 - 2.9 AC	Contact Agent	Boise	Yes	Yes	CUP required; behind Walmart on freeway - 2.9 acres total - motel next door was for sale - see lir

- a. ACHD Parcel
 - b. Overland & Vinnell and 1250 Vinnell Way are the same parcel, tucked behind the Walmart on Overland and bordering the freeway.
 - i. There is no current price on this parcel. Tok Broker, Sam McCaskill confirmed that the property price is listed as "Contact Agent" which largely entails a high asking price, but no attempts to contact the agent have been successful.
 - ii. This parcel is excess ground owned by Walmart and managed by a national brokerage firm.
5. With the two remaining parcels and the original proposed State St. location, property profiles for these properties were created and given to the task force members for reference and included in the following pages.

4306 W STATE ST



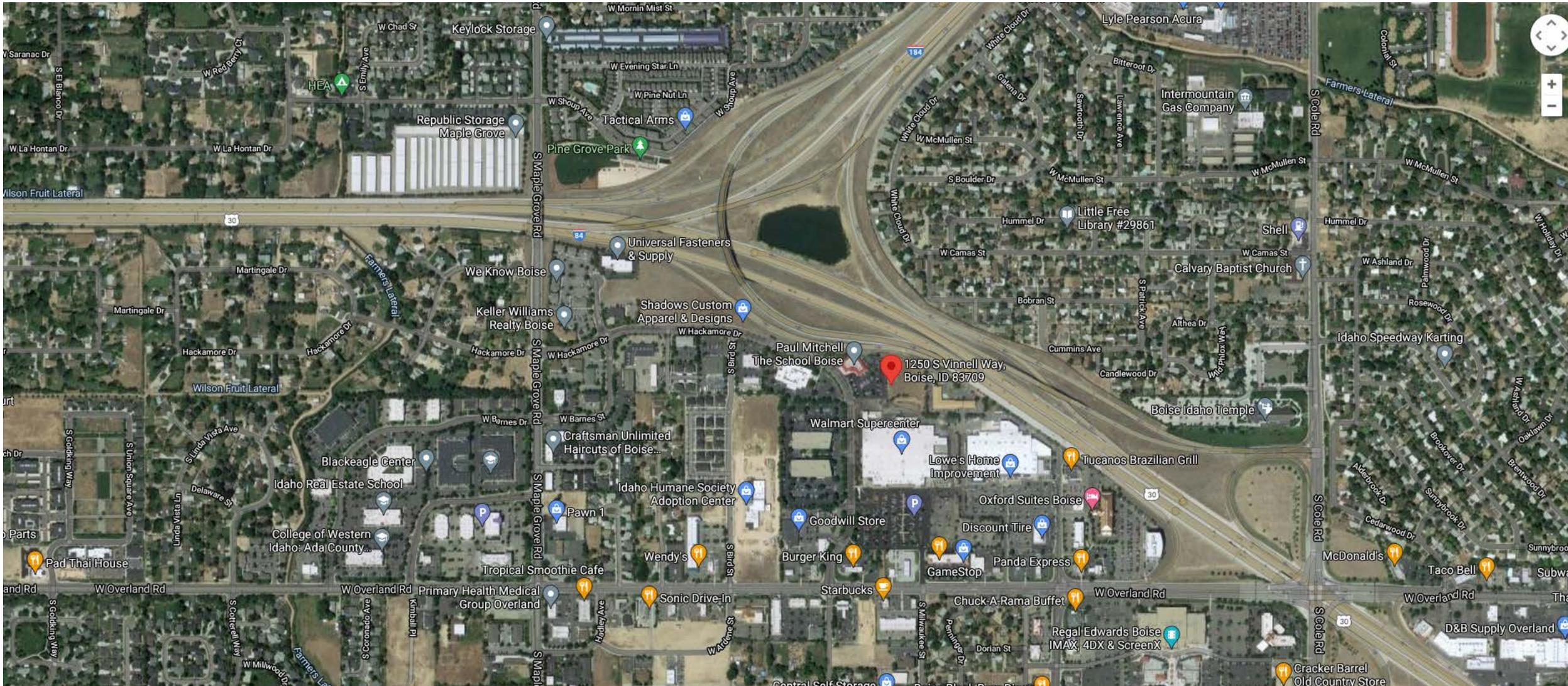
Category	Site info	Comments
Type	Acq-rehab	\$2.5M + estimated \$2.5M renovation
Owner	Interfaith Sanctuary	Previously housed Salvation Army social services office
Zoning	C-2D	CUP required to operate a shelter home
Parcel size, acres	2.0	
Dependencies	Property already acquired by IFS; architect has drawn up plans for 200-bed shelter	



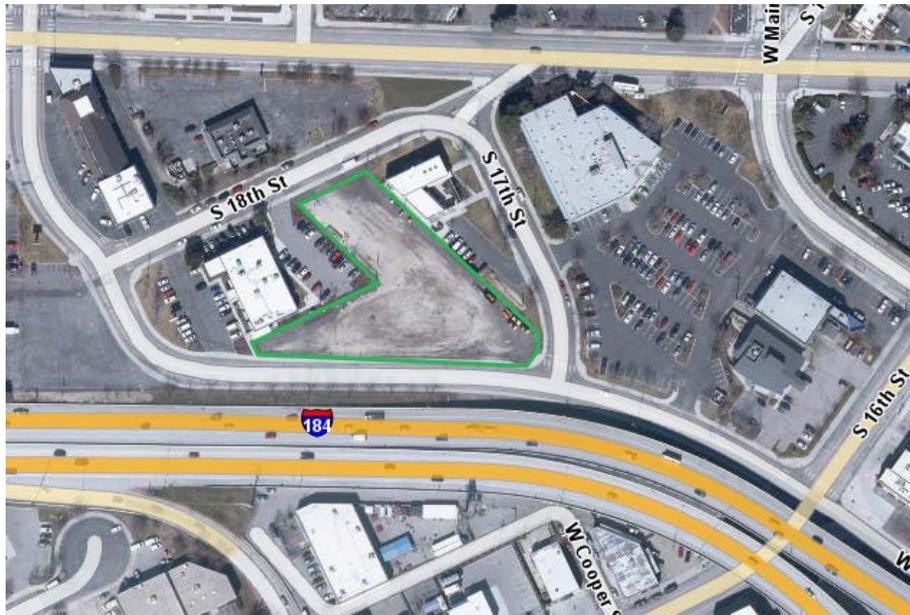
1250 S VINNELL WAY



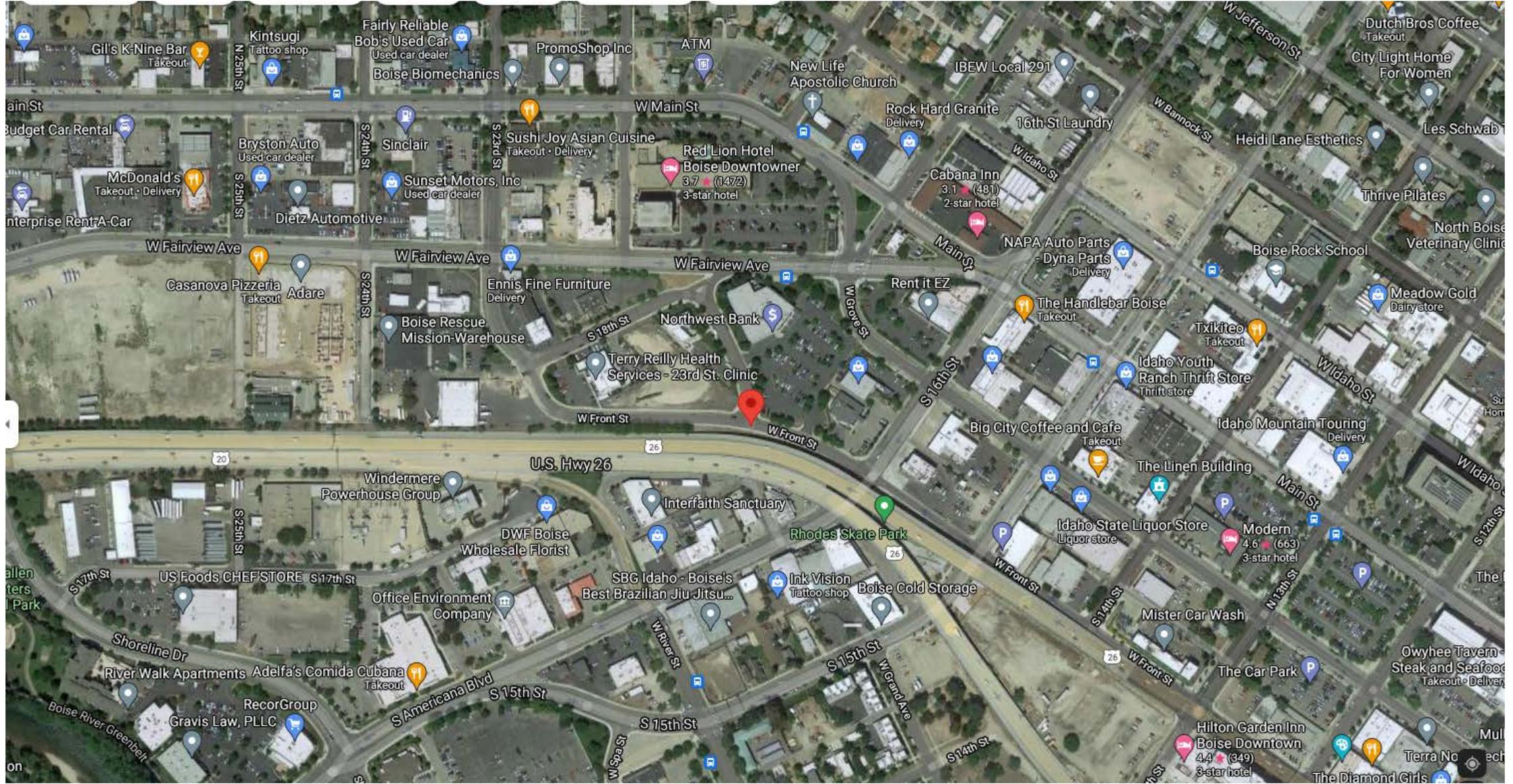
Category	Site info	Comments
Type	New construction	Sales price TBD; development estimate TBD
Owner	Walmart Real Estate Group	
Zoning	C-4D	CUP required to operate a shelter home
Parcel size, acres	2.9	
Dependencies	Close to freeway (no buffer), bus stop on Vinnell	



ACHD MAINTENANCE 2100 W FRONT ST



Category	Site info	Comments
Type	New construction	In 30th St. URD
Owner	ACHD	
Zoning (current/proposed)		
Parcel size, acres	~ 1.2	Existing lot lines need cleaned up
Dependencies	Would need to acquire site from ACHD, close to freeway but	



Appendix 8: Public Input

From: [Brent Mathieu](#)
To: [andrewjscoggin@gmail.com](#); [Sday@catchprogram.org](#); [Bblack@wcaboise.org](#); [Jennifer.palagi@saintalphonsus.org](#); [Pennybeach@fmidaho.org](#); [Racheal Hall](#); [Courtney Washburn](#); [Elaine Clegg](#); [jodi@interfaithsanctuary.org](#); [Jcurtis@catchprogram.org](#); [katy.marie.decker@gmail.com](#); [vanalsth@gmail.com](#); [Tommy2x4@gmail.com](#); [jengodoi@gmail.com](#); [Jen Schneider](#); [sbusick@catchprogram.org](#); [Gary@z.to](#); [Michael Hill](#); [Haley Williams](#); [aeberglund10@gmail.com](#); [Divineserenity77@gmail.com](#); [Tammy.l.keagy@gmail.com](#); [Minister@boiseuu.org](#); [charity.nelson25@gmail.com](#); [rebecca.lemmons@saintalphonsus.org](#); [Maureen Brewer](#); [Casey Mattoon](#); [Laura Pape](#)
Subject: [External] Alternate shelter locations for Task Force to consider
Date: Saturday, August 21, 2021 9:01:39 AM

For public and Task Force information:

----- Forwarded Message -----

Subject: Alternate shelter locations for Task Force to consider

Date: Sat, 21 Aug 2021 08:34:49 -0600

From: Brent Mathieu <bmathieuboise@gmail.com>

To: Jodi Peterson <jodi@interfaithsanctuary.org>, sday@catchprogram.org, Elaine Clegg <eclegg@cityofboise.org>

CC: Cody Riddle <CRiddle@cityofboise.org>, Lauren McLean <lmclean@cityofboise.org>

Hi Elaine, Jodi and Stephanie,

I am pleased by the care and investigation being done by the Task Force. Thank you.

Please consider and present to the Task Force these ideas on alternative locations that can be developed for a shelter.

- 1) West end of Americana Terrace. About 7 acres. Former RV campground. Close to existing services.
- 2) Property for sale on Fairview, south of intersection with Whitewater boulevard.
- 3) City property west of Veterans Parkway, and southeast of Lander street wastewater treatment. On Greenbelt, with mature shade trees. Might be easily screened, fenced, landscaped as temporary shelter by PERMIT, for encampment of micro shelters that are lockable.
- 4) Veteran's Park's SE corner might be developed, fenced, landscaped, screened for a shelter community. Especially for veterans to replace the old Veterans home that was once there.
- 5) State land south of Transportation department at 33rd and State, and west of Whitewater boulevard. State has a constitutional mandate to provide for the 'poor in spirit' amongst us as the indigent, unhoused, marginalized citizens in need.

Other land is available, and may be discussed that would meet the Task Force criteria.

That said, IFS 'needs' must not be the priority in locating a shelter. The priority is the people a

shelter serves, and of our community. Other non profit organizations can provide shelter services if IFS decides to close. IFS assets can transfer to another non profit to provide shelter services.

There have been documented reports of evidence of a conflict of interest of individuals on IFS board, regarding the sale of current location, and development of the Shoreline Urban Development District. These individuals need to either resign, or make amends to the public, and re-direct IFS to be more true to its mission, and goals.

I can provide additional information on how to design, and develop alternative shelter models, or how to revise IFS's State proposal.

I emphasize that IFS's current State street proposal is flawed, and unacceptable to my neighbors and me.

Thank you again for your consideration. This email may be shared publicly.

Brent Mathieu

4130 W Plum Street, 83703

From: [Kerrie Weppner](mailto:Kerrie.Weppner)
To: andrewjscoggin@gmail.com; Sday@catchprogram.org; Bblack@wcaiboise.org; Jennifer.palagi@saintalphonsus.org; Pennybeach@fmidaho.org; [Racheal Hall](mailto:Racheal.Hall); [Courtney Washburn](mailto:Courtney.Washburn); [Elaine Clegg](mailto:Elaine.Clegg); Jodi@interfaithsanctuary.org; Jcurtis@catchprogram.org; Katy.marie.decker@gmail.com; Vanalsth@gmail.com; Tommy2x4@gmail.com; Jengodoi@gmail.com; [Jen Schneider](mailto:Jen.Schneider); Sbusick@catchprogram.org; Gary@z.to; [Michael Hill](mailto:Michael.Hill); [Haley Williams](mailto:Haley.Williams); Aeberglund10@gmail.com; Divineserenity77@gmail.com; Tammy.I.keagy@gmail.com; Minister@boiseuu.org; Charity.nelson25@gmail.com; Rebecca.lemmons@saintalphonsus.org; [Maureen Brewer](mailto:Maureen.Brewer); [Casey Mattoon](mailto:Casey.Mattoon); [Laura Pape](mailto:Laura.Pape)
Subject: [External] Better Shelter Task Force
Date: Tuesday, August 17, 2021 7:34:26 PM

Dear Shelter Better Taskforce,

Evaluating neighborhood demographics is important when siting a shelter home because concentrating low-income individuals into one neighborhood can lead to negative outcomes. There is growing evidence that the neighborhood in which a child lives has lasting impacts on their well-being and ability to thrive (Chetty and Hendren, 2018). Research shows that residents of low-income neighborhoods experience higher crime rates, higher dropout rates, and experience poorer physical and mental health outcomes. They lack strong job seeking networks and therefore face higher levels of financial insecurity (Evidence Matters, HUD, 2011). Galster (2010) concluded that the impacts of neighborhood poverty rates that produce these negative outcomes, as well as increased duration of poverty spells, become apparent when the neighborhood exceeds 20% poverty, and grows rapidly until the neighborhood reaches 40% poverty.

Zoning decisions that focus low-income housing and people with disabilities into one part of town violates the Fair Housing Act, which could jeopardize the City of Boise's eligibility to receive Community Development Block Grants (CDBG) administered by the Housing and Urban Development (HUD). The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 has two goals, the first is to end housing discrimination based on race, color, religion, sex, disability, familial status, or national origin so as to promote diverse and inclusive communities. Segregation of people with disabilities constitutes discrimination under Title II of the American with Disabilities Act, which therefore is a form of housing discrimination. The second goal of the Fair Housing Act is referred to as Affirmatively Furthering Fair Housing (AFFH), which strives to increase opportunities for housing that do not continue to concentrate or segregate low-income housing in already identified low-income areas. Through AFFH, Congress directs HUD to assure that neither the agency, nor the cities, counties, states and public housing agencies that it funds, discriminate in their programs (nationalfairhousing.org). Fair Housing Choice refers to the policy of siting low income and affordable housing in neighborhoods of all income levels, rather than segregating low-income housing only in low-income neighborhoods. This can be extrapolated to apply to the siting of shelter homes, as the majority of people living in homeless shelters are very low income.

The Analysis of Impediments to Fair Housing Choice (AIFHC) is a report that HUD requires the City of Boise to produce every 5 years to maintain eligibility for CDBG funds. The AIFHC report reviews the state of low-income and affordable housing distribution and percentage of low-income households to assess the City of Boise's progress toward Fair Housing Choice. Although Galster (2010), recognized 20% poverty as a tipping point, the City of Boise uses a threshold of "concentration" for low-income households of 50% or more within a census tract.

The Veterans Park Neighborhood (VPN) and the portion of the Collister Neighborhood nearest to the proposed shelter location have been identified as low-income with higher health risks. The proposed shelter location directly abuts residential properties in the VPN, many of which house low-income families. Valor Pointe, which provides permanent supportive housing to very low-income and formerly homeless veterans, is located 200 feet away from the proposed location, and another shelter that provides emergency and transitional shelter to women and children fleeing domestic violence is 300 feet away. VPN also hosts more housing options (i.e., low-income housing, emergency homeless shelter, transitional housing and permanent supportive housing) per square mile **than any other neighborhood in Boise** (Figure 1).

The VPN has a median income 14% lower than the City of Boise median; a 23% minority population, which is 31% higher than the City of Boise's minority population; and 47% of housing units are owner occupied (City of Boise Neighborhood Almanac, 2020). The neighborhood also has over 21% of residents living below the poverty line (City of Boise Community Development Analysis, 2020). In addition, the 2016 AIFHC report listed the census tract that combines Veterans Park and the West End Neighborhoods, as 51% of households with income <80% AML, which exceeds both the thresholds set by the City of Boise and by Galster (2010).

The census tracts that include the southeastern portion of the Collister neighborhood ~750 feet from the proposed shelter location was identified as having 41-50% of households with income <80% AML (AIFHC, 2016). The City of Boise has recognized the plight of the neighborhood surrounding the proposed site in the 2020 City of Boise Community Development Analysis, which assessed health and poverty levels for census tracts in Boise. Tier 1 tracts with the highest health risk are characterized as being at higher risk for negative

health outcomes and in need of special attention. Specifically, the southeastern portion of the Collister neighborhood was assigned a Tier 1 rating.

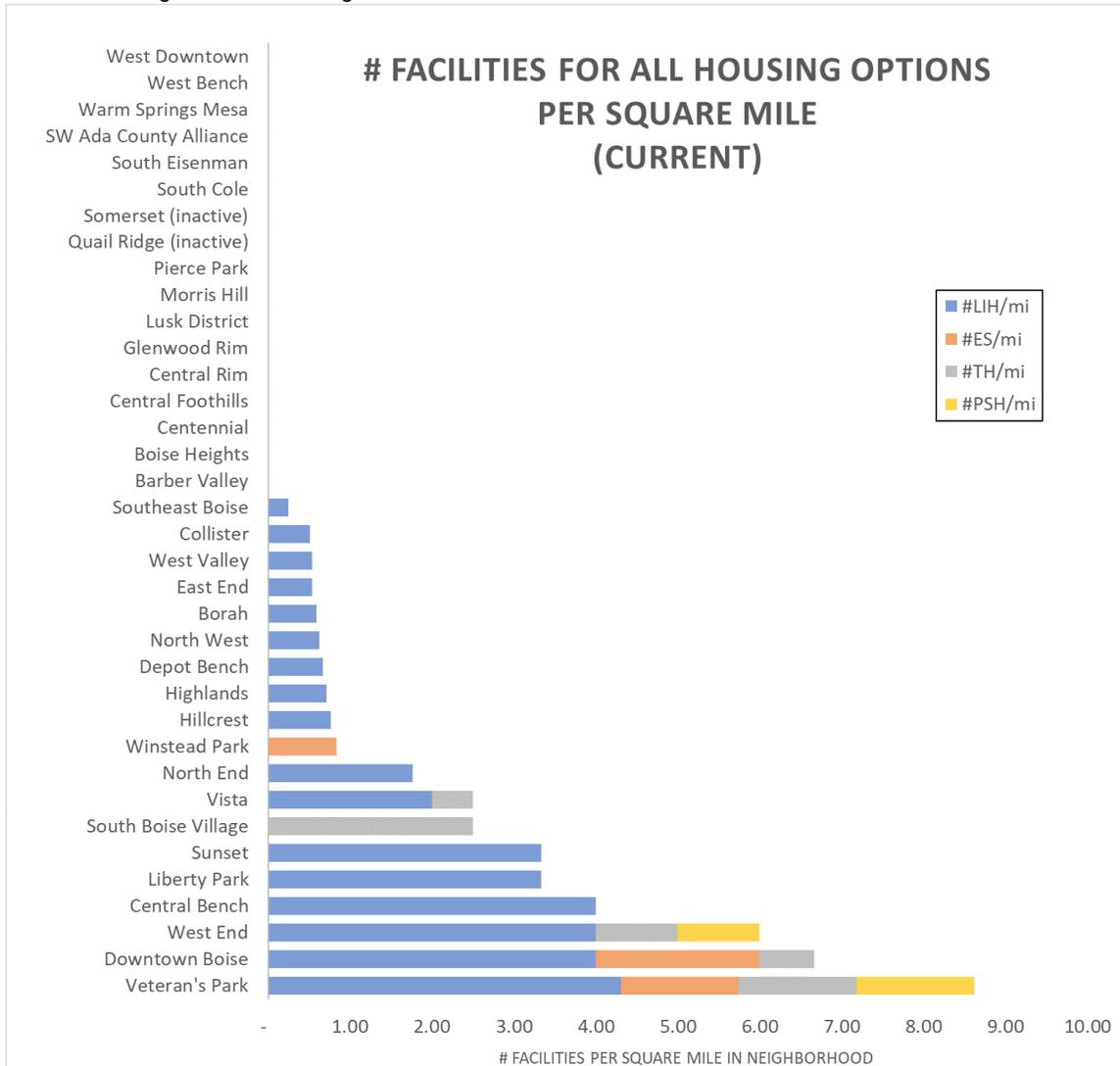


Figure 1: The VPN is already hosting Low Income Housing (LIH), Emergency Homeless Shelter (ES), Transitional Housing (TH) and Permanent Supportive Housing (PSH) facilities. Per square mile. Note that nearly half of Boise neighborhoods do NOT host any low-income or non-traditional housing.

Some people experiencing homelessness, specifically the chronically homeless, struggle with substance abuse, addiction and mental health issues, all of which are considered disabilities. Valor Pointe (located directly across the street from the proposed shelter) provides permanent supportive housing (PSH) to veterans. PSH is a nontraditional housing model that combines low-barrier affordable housing, health care, and supportive services to help people with disabilities maintain housing. PSH is generally supportive of people who are chronically homeless (disabled and/or homeless for long periods of times) or highly vulnerable because of chronic disabilities. Adding a large emergency low barrier homeless shelter with a portion of its guests who are chronically homeless will segregate people with disabilities in one neighborhood.

The Better Shelter Task force must assess demographics when deciding where to site a shelter home, so as not to overburden one neighborhood. Locating **another** nontraditional housing facility in this area is simply irresponsible. A recommendation for the City to approve this shelter location does not adhere to the AFFH provision of the Fair Housing Act because the neighborhood already supports more low-income and non-traditional housing than any other neighborhood in Boise (Figure 1). If the City is not careful, future HUD housing grants may be at stake, which could jeopardize the very population that Interfaith Sanctuary, Our Path Home and Catch claim to serve. At the same time, moving the shelter to VPN will erode the health and well-being of an already struggling neighborhood which will be bad for Boise because creating a ghetto anywhere is not good for any city.

Sincerely,

Kerrie Weppner

From: [Lisa Bulow](#)
To: [andrewjscoggin@gmail.com](#); [Sday@catchprogram.org](#); [Bblack@wcaboise.org](#); [Jennifer_palagi@saintalphonsus.org](#); [Pennybeach@fmidaho.org](#); [Racheal Hall](#); [Courtney Washburn](#); [Elaine Clegg](#); [Jodi@interfaithsanctuary.org](#); [Jcurtis@catchprogram.org](#); [Katy Decker](#); [Vanalsth@gmail.com](#); [Tommy2x4@gmail.com](#); [Jengodoi@gmail.com](#); [Jen Schneider](#); [Sbusick@catchprogram.org](#); [Gary@z.to](#); [Michael Hill](#); [Haley Williams](#); [Aeberglund10@gmail.com](#); [Divineserenity77@gmail.com](#); [Tammy.I.keagy@gmail.com](#); [Minister@boiseuu.org](#); [Charity.nelson25@gmail.com](#); [Rebecca.lemmons@saintalphonsus.org](#); [Maureen Brewer](#); [Casey Mattoon](#); [Laura Pape](#)
Subject: [External] Concerned long-time Boise Citizen/Homeowner
Date: Monday, August 16, 2021 12:14:03 PM

I am a homeowner on Alamosa St and Silver Lake Village in Lake Harbor, both off State Street. My daughter is a young single mother with a toddler who bought her first home on Alamosa St and recently sold and moved out of Boise due to this issue with IFS. I am writing to express my concerns about the proposed conversion of the existing Salvation Army Thrift Store into a permanent homeless facility for Interfaith Sanctuary.

As community Task Force representatives, please prioritize safety of the beautiful green spaces near the proposed IFS site on State Street. The Greenbelt is one of Boise's most treasured amenities and as a regular biker/walker, I can attest that this area is heavily used by community families of all ages. I have deep concerns about the deterioration of the Boise River, Greenbelt, and ballfields/parks. Safety issues are inevitable with a large homeless facility nearby. The homeless deserve to use these public spaces but are their rights and needs more important/legitimate than the rights and needs of hard-working homeowners that have lived in this neighborhood for years?

50 years ago, a group of dedicated, forward-thinking individuals planned and created the Greenbelt for our City. I recently read that the City of Boise is joining the national conservation effort - the 30x30 Campaign for Nature. In light of the proposed IFS Shelter and its proximity to the Boise River, Greenbelt, and protected eagle habitat areas near the end of Willow Lane –

What plans are in place to protect and preserve these precious City amenities for generations to come, from the inevitable impact of having a large homeless shelter so nearby (ie. trash, needles, human waste, etc)?

For the sake of so many who live in the State Street neighborhoods and call it home, please reconsider this proposed homeless facility. As a collective community, we need to come up with solutions that benefit the whole, with long-range best practices. We need to limit the size of any one homeless facility in or around Boise neighborhoods to share in the burden or 'opportunity' of caring for the growing homeless population.

The old Salvation Army Thrift Store site is certainly not the only available property in Boise. As a long-time citizen, *I am well aware that the primary reason for this move is to free up valuable real estate for development in the “Mid-town” area.* The City and Developer don't

want IFS and/or all the related services in that downtown 'neighborhood' for the same reasons we are concerned. Our concerns are real. Our concerns are legitimate. Please, please listen to the concerned community patrons who live in the VPNA and surrounding areas ... do not proceed with this Interfaith Sanctuary proposal at the old Salvation Army site!

Thank you,
Lisa Bulow

From: [Greg Burak](#)
Subject: [External] Concerns about IFS shelter
Date: Thursday, August 26, 2021 7:33:29 PM

I live at 3306 Hawthorne Dr., within walking distance of the proposed new location of the Interfaith Sanctuary. While I strongly support the need for homeless housing assistance in Boise, I am concerned about bringing a large facility to an area with significant residential housing nearby and the potential for negative impacts on community relations, general quality of life, and human safety.

In addition, I have concerns that with one shelter there will come more in the future. A similar situation occurs at the present location of your current shelter - there are multiple shelters all within several blocks of each other. What is to stop this type of piggy back development to occur near the proposed Interfaith Sanctuary? What is an "acceptable" density for homeless shelters in a residential neighborhood? What is next? I don't know the answer to that - and that is wrong and unacceptable for a long-term (>20 years) City of Boise resident who lives nearby.

In addition, I have 2 young daughters, one of which has already expressed concerns about being able to safely move around our neighborhood in the future. I am not sure what to tell her... This is another personal factor I will have to negotiate with my family if the Sanctuary moves forward in the current proposed location.

Thank you for your attention to this important matter.

Greg Burak

From: [Monique Evancic](#)
To: [Monique Evancic](#)
Subject: [External] For your consideration
Date: Friday, August 13, 2021 11:55:42 AM

My Feedback for the Shelter Better Taskforce:

Monique Evancic
Sunset neighborhood resident

The Veteran's Park neighborhood and surrounding area already serves many of the city's most vulnerable populations via the Women's and Children's Alliance housing, Valor Pointe housing for homeless veterans, St. Mary's Foodbank, and is a hub for refugee housing. As a community, we believe that there are less controversial shelter locations better suited to meet the growing needs of Boise's indigent population. Last spring, despite neighbors suggesting alternative properties and voicing valid concerns about shouldering a disproportionate amount of homeless folks, Interfaith Sanctuary leadership was unwilling to consider other more appropriate locations. This was disappointing and triggered neighbors to mobilize to find a better solution for everyone affected. I hope that the new Shelter Better Task Force will evaluate this delicate situation and operate in a truly objective manner, and do the due diligence that IFS should have invested in before making a major purchasing decision.

From: president@collister.org
To: [Courtney Washburn](#)
Subject: [External] Fwd: In Support of State Street Location for Interfaith Sanctuary
Date: Thursday, August 26, 2021 1:55:14 PM

Additional community response for public record

Sent from my iPhone

Begin forwarded message:

From: Gypsy Hall <gypsyhall@yahoo.com>
Date: August 26, 2021 at 1:52:30 PM MDT
To: president@collister.org
Subject: **In Support of State Street Location for Interfaith Sanctuary**

Dear Collister Neighborhood Association President Hillary Takahashi,

As a retired educator and public servant who has called Boise home for all of my 65 years and fortunate to be living in my childhood home, I'm in support of the State Street location for Interfaith Sanctuary. A resident who has actively participated in my Central Bench Neighborhood Association, I feel a connection to my neighboring associations, including Collister where where my sister lived for many years and I have many friends and acquaintances including Jamie Lou Delavan and Ester Ceja who serve on your board.

While I don't live in your area, if this housing project were in my neighborhood, I would welcome it. Everyone in Boise deserves a safe space where their needs can be met. Most folks who are without housing are in those circumstances through no fault of their own, or from illness, or mistakes that any of us could make. Most of us are one or two tough turns of events away from losing our housing. We need organizations in our community like Interfaith Sanctuary that use best practices to help people find stability, receive the services they need, to get a fresh start, and create a happy life for themselves. Their outreach would make our neighborhoods not worse, but better!

Please convey my thoughts to the Shelter Better Task Force Team.

Thank you for your service to our neighborhoods and community,

Gypsy Shelley Hall

[1401 S. Phillippi](#)

[Boise, Idaho 83705](#)

From: president@collister.org
To: [Courtney Washburn](#)
Subject: [External] Fwd: Letter of Support
Date: Thursday, August 26, 2021 9:21:16 AM

Additional correspondence for the Task Force public record

Sent from my iPhone

Begin forwarded message:

From: Joseph Bankard <jabankard@nnu.edu>
Date: August 26, 2021 at 9:06:34 AM MDT
To: president@collister.org
Subject: Letter of Support

Letter

My name is Joe Bankard. I pastor Collister United Methodist Church in Boise. Our church (and my home) sits just a few blocks from the proposed relocation site for Interfaith Sanctuary. I strongly support this project. The homeless of Boise include families, the elderly, and those suffering from mental illness and addiction. They are men, women and children who deserve love, support and dignity. They need to be reminded of their humanity. Interfaith Sanctuary does just that. Every growing city needs a strategic plan to care for those who find themselves homeless or housing insecure. A big part of Boise's plan includes the work of Interfaith. Our city needs Interfaith to expand, in order to meet the many needs of our growing homeless population.

And this move brings so many positives to our community. The new site provides 100 additional beds to house homeless families and individuals. The new site will provide round the clock (24/7/365) programming, food, shelter, and care. Instead of leaving during the day, guests at Interfaith are encouraged to participate in one of the many programs (job training, food preparation, etc) offered. Everyone deserves a second chance. At Interfaith, many suffering from homelessness are finding theirs. I hope and pray that the Collister and Veterans Memorial neighborhoods will welcome Interfaith and partner in the wonderful work they are doing.

--

Joseph Bankard, Ph.D

Associate Professor of Philosophy
Chair of Philosophy Department
Northwest Nazarene University
School of Theology and Christian Ministries

This e-mail message (including any attachments) is for the sole use of the intended recipient(s) and may contain confidential, privileged, and/or proprietary information. If the reader of this message is not the intended recipient, you are hereby notified that any

dissemination, distribution or copying of this message (including any attachments) is strictly prohibited.

If you have received this message in error, please contact the sender by reply e-mail message and destroy all copies of the original message (including attachments).

From: [Susan Bond](#)
To: andrewjscoggin@gmail.com; Sday@catchprogram.org; Bblack@wcaboise.org; Jennifer_palagi@saintalphonsus.org; Pennybeach@fmidaho.org; [Racheal Hall](#); [Courtney Washburn](#); [Elaine Clegg](#); Jodi@interfaithsanctuary.org; Jcurtis@catchprogram.org; [Katy Decker](#); Vanalsth@gmail.com; Tommy2x4@gmail.com; Jengodoi@gmail.com; [Jen Schneider](#); Sbusick@catchprogram.org; Gary@z.to; [Michael Hill](#); [Haley Williams](mailto:Haley_Williams); Aeberglund10@gmail.com; Divineserenity77@gmail.com; Tammy.L.keagy@gmail.com; Minister@boiseuu.org; Charity_nelson25@gmail.com; Rebecca_lemmons@saintalphonsus.org; [Maureen Brewer](#); [Casey Mattoon](#); [Laura Pape](#)
Subject: [External] IFS Shelter
Date: Tuesday, August 17, 2021 2:02:34 PM

Dear Boise City Mayor, Boise City Council, Boise City Planning and Zoning, and IFS Board:
8/17/2021

I am writing to express my concern over the IFS Shelter's plan to house such a large group of people experiencing homelessness in the old Salvation Army building on State Street. This is an area that already hosts two facilities that provide housing services to people experiencing homelessness and it has more low-income housing than any other neighborhood in the City. This part of town is already doing its fair share in providing housing options, while other parts of the City are not shouldering any of this burden.

It is alarming that the IFS Shelter would be removed from a downtown location where their services are centrally located to a building located on busy State Street three miles from downtown. In fact, several members of this task force agreed that downtown was the best location for the new shelter, calling it "the right place because of its proximity to all supportive service providers, including health care and the courts. Walkability to services is key because of the poor public transportation options in Ada County" (February 2020 IFS Organizational Report). The list of people interviewed include Penny Beach, Maureen Brewer Stephanie Day from Catch and Andy Scoggin. I wonder, what has made them change their minds?

It is disconcerting that only three people on the entire Task Force represent our neighborhood residents. As taxpayers, are our needs and well-being not even considered in this equation? We are the ones who are footing the bill for this city through our ever-rising taxes. While it may be a "feather in the cap" for this Mayor and City Council to improve Boise's downtown, it is important to remember that included in that legacy will be overburdening an already struggling part of town. The recent CPTED report showed that police calls and crime rates were highest near the current IFS location during the last 4 years. The city built a \$4.3 million dollar police station practically next to the current shelter to respond quickly to these calls. It is disconcerting that money has already been allocated to reopen a police station that was once closed in our area. Is the City expecting crime to rise in our area and if so, why? Please consider that our neighborhood is already hosting 3+ similar facilities and it begs the question, why would the City bring in one more such facility, when other parts of the City house NO housing options at all.

If the Task Force, the City and City Council approve this location, you will be creating a disparate community. This is a City-wide problem that should not be shoved into one part of town.

Thank you for your time,

Susan Bond
Veterans Memorial Park Neighborhood Resident

From: [Dave Hopper](#)
To: ndrewjscoggin@gmail.com; Sday@catchprogram.org; Bblack@wcaboise.org; Jennifer.palagi@saintalphonsus.org; Pennybeach@fmidaho.org; [Racheal Hall](#); [Courtney Washburn](#); [Elaine Clegg](#); Jodi@interfaithsanctuary.org; Jcurtis@catchprogram.org; [Katy Decker](mailto:Katy_Decker); Vanalsth@gmail.com; Tommy2x4@gmail.com; Jengodoi@gmail.com; [Jen Schneider](mailto:Jen_Schneider); Sbusick@catchprogram.org; Gary@z.to; [Michael Hill](#); [Haley Williams](#); Aeberglund10@gmail.com; Divineserenity77@gmail.com; Tammy.L.keagy@gmail.com; Minister@boiseuu.org; Charity.nelson25@gmail.com; Rebecca.lemmons@saintalphonsus.org; [Maureen Brewer](#); [Casey Mattoon](#); [Laura Pape](#)
Subject: [External] Interfaith Sanctuary move to W. State Street
Date: Sunday, August 22, 2021 10:32:44 PM

To Representatives of the Shelter Better Task Force:

The following e-mail outlines my/our objections to the proposed move of the Interfaith Sanctuary (IFS) from its current location on River Street to the proposed new location on W. State Street (old Salvation Army location). I provide bullet points followed by a narrative of why this would be a harmful decision and will harm local neighborhoods and create problems for the City of Boise.

Major Points of objection:

- Concentrates a homeless population away from existing services downtown;
- Concentrates homeless, non-working population in one location where they will concentrate impacts on existing, upwardly mobile neighborhoods, city parks, schools, and greenbelt;
- Will attract criminal behavior and increase local crime rates and reduce the safety of streets, neighborhoods, and the greenbelt along the W. State St. corridor;
- Increase local traffic congestion along a major transportation artery into and out of downtown.

The IFS has served an important role in Boise for decades but has needed reform for many years now. We support the need for affordable housing and to provide temporary housing for low-income, working individuals and families. We also recognize the need to provide shelter for homeless who are out of work and without shelter, even those who are plagued by addiction or mental health issues. However, our biggest objection to the proposed IFS move is the concentration of the latter (non-working, substance-addicted, and mentally unstable individuals = "low barrier population" or LBP) into stable and upwardly mobile neighborhoods in the W. State/Veterans/Collister (SVC) area. Concentration of LBP will not lead to their improvement, but rather amplify crime such as public intoxication, drug sales, vagrancy, and potentially violent crime. The proposed W. State location is situated near by to two elementary/secondary schools, as well as a city park (Willow Complex) and the Boise greenbelt. Clean and safe schools, parks, and greenbelt are all qualities that attract an economically progressive population, but this will be placed in great jeopardy if a LBP becomes established in the SVC neighborhoods. The most beneficial handling of a homeless LBP is to distribute this group throughout a city, keeping their numbers small and more integrated within a larger, productive, employed, home-owning population.

The proposed W. State location could serve those individuals with jobs and need of public transportation. But having a large LBP in close proximity to Willow Athletic complex/park, local schools, and the greenbelt will lead to the wear and degradation of these public facilities and potentially place the local residents at risk, increasing homeless encampments, drug-

related transgressions and emergencies, in what are now safe neighborhood settings. The establishment of a LBP runs the risk of reducing the improvements we have seen and contributed to in our neighborhood over the past decades and will degrade the 1st class image Boise has come to be recognized for.

Concentration of a LBP in any one location is a bad idea that will not serve our neighborhoods or improve the quality of life in the City of Boise. The City needs to distribute the burden of the LBP unless they wish to degrade what are currently stable, safe, and prospering neighborhoods, and creating a mess that will take decades to repair.

Most respectfully, Dave Hopper, 5002 W. Alamosa St., Boise 83703

From: [Chantelle Krasinski](#)
To: [andrewjscoggin@gmail.com](#); [Sday@catchprogram.org](#); [Bblack@wcaboise.org](#); [Jennifer_palagi@saintalphonsus.org](#); [Pennybeach@fmidaho.org](#); [Racheal Hall](#); [Courtney Washburn](#); [Elaine Clegg](#); [Jodi@interfaithsanctuary.org](#); [Jcurtis@catchprogram.org](#); [Katy.marie.decker@gmail.com](#); [Vanalsth@gmail.com](#); [Tommy2x4@gmail.com](#); [Jengodoi@gmail.com](#); [Jen Schneider](#); [Sbusick@catchprogram.org](#); [Gary@z.to](#); [Michael Hill](#); [Haley Williams](#); [Aeberglund10@gmail.com](#); [Divineserenity77@gmail.com](#); [Tammy.I.keagy@gmail.com](#); [Minister@boiseuu.org](#); [Charity.nelson25@gmail.com](#); [Rebecca.lemmons@saintalphonsus.org](#); [Maureen Brewer](#); [Casey Mattoon](#); [Laura Pape](#)
Subject: [External] Mega Shelter Planned for State Street
Date: Tuesday, August 24, 2021 1:34:32 PM

To Whom it May Concern:

My husband and I own several properties within walking distance of the proposed homeless shelter on State Street, along with our primary residence. In the last year or so, many of the neighborhood property owners are renovating and upgrading both the homes and the properties. The neighborhood is a safe, secure and increasingly pleasant place to bring up families. Our concern with a megaplex, multi-use facility, with low barriers and a minimal buffer zone to the adjacent neighborhood, is that there will be an influx of persons of unknown backgrounds wandering about. Lets face it, people get bored, need cash, etc. and will wander. Crime will undoubtedly increase, properties will be broken into at a higher rate, children will come into contact with a wide range of people, some good, some not so much., A few years ago, one of my properties was unoccupied for a short time and a vagrant moved in, imagine the magnitude of occurrences of that type if this huge shelter is approved.

My other concern is about the mixed use nature of the shelter. Do we really want single men of unknown backgrounds housed with women and children? Wouldn't single use smaller shelters be better for everyone concerned and split the burden across the community instead of making one neighborhood shelter the burden?

Is the task force assigned to study this issue objective? I understand the homeless need safe shelter, but lets all share equally in that objective. Consider how you would feel if they were building this in your neighborhood. Would you recommend it?

Sincerely,
Chantelle Krasinski

From: [David Bowman](#)
To: [City of Boise](#)
Subject: [External] Re: A Message from Mayor McLean
Date: Thursday, June 10, 2021 5:59:00 PM

I propose a solution to the homeless shelter problem McLean. Let's find a property close to your neighborhood. Problem solved!!

From: [Jennifer Dickey](#)
To: [City of Boise](#)
Subject: [External] Re: A Message from Mayor McLean
Date: Thursday, June 10, 2021 6:15:42 PM

This is so sad to read. I live in SE Boise next to Williams Park where we all have a minimum of half acre lots per house. My personal footprint is 1.5 acres for 1 house. We have lived here for 28 years and I originally fell in love with the neighborhood based on its mixed demographics. Those demos have only increased and the mix is now 90/10 vs. 60/40 advantage upper demos from the time we moved in. My three sons attended Garfield elementary school which to my mind has gotten an undeservedly bad rap since our time. All three of our sons attended this innovative and excellent school and continued with BSD public schools thru high school and all three went to Princeton. Ivy league school creds are not necessary for proof or worth, but clearly our neighborhood school was not the problem way back when the demographic mix was 60/40. We are now partnering with Garfield on a STEM project and hope/wonder if we can create a magnet program for the underserved and somehow convince folks that affordable housing for people they may know is not a scary thing.

Good luck to everyone and we support affordable housing and housing for the unhoused!

~Jennifer Dickey 140 E Provident Dr Boise 83706

On Thu, Jun 10, 2021 at 5:20 PM City of Boise <CommunityEngagement@cityofboise.org> wrote:

|

From: [Morty Prisament](#)
To: [City of Boise](#)
Subject: [External] Re: A Message from Mayor McLean
Date: Thursday, June 10, 2021 8:45:20 PM

Honorable Mayor McLean,

I applaud your efforts, and Jodi's, with trying to site the new shelter at time of extreme need in our community. Despite the push-back, I think a task force is a good idea to help craft a politically palatable solution, that's also feasible from a cost standpoint. And that could also include the current proposal, perhaps with conditions attached that could address some of the opponents concerns. However, a time limit is essential, lest it might be protracted interminably. Easier said than done!

Good Luck!

Morty

Morty Prisament

[Sent from the all new AOL app for Android](#)

**On Thu, Jun 10, 2021 at 5:20 PM, City of Boise
<CommunityEngagement@cityofboise.org> wrote:**

|

From: [Rebecca Rene](#)
To: [City of Boise](#)
Subject: [External] Re: A Message from Mayor McLean
Date: Thursday, June 10, 2021 9:19:30 PM

Thank you for listening.

From: [Bobby Rainbow](#)
To: [City of Boise](#)
Subject: [External] Re: A Message from Mayor McLean
Date: Thursday, June 10, 2021 9:49:48 PM

Dear Mayor,

I have been sleeping in my van for 16 months. I am employed part time and collected unemployment during much of that time. I am not destitute.

Perhaps addressing the issue of homelessness, and vehicle occupation, providing a parking alternative, rather than parking on streets could be addressed. Thank you, Robert Miller

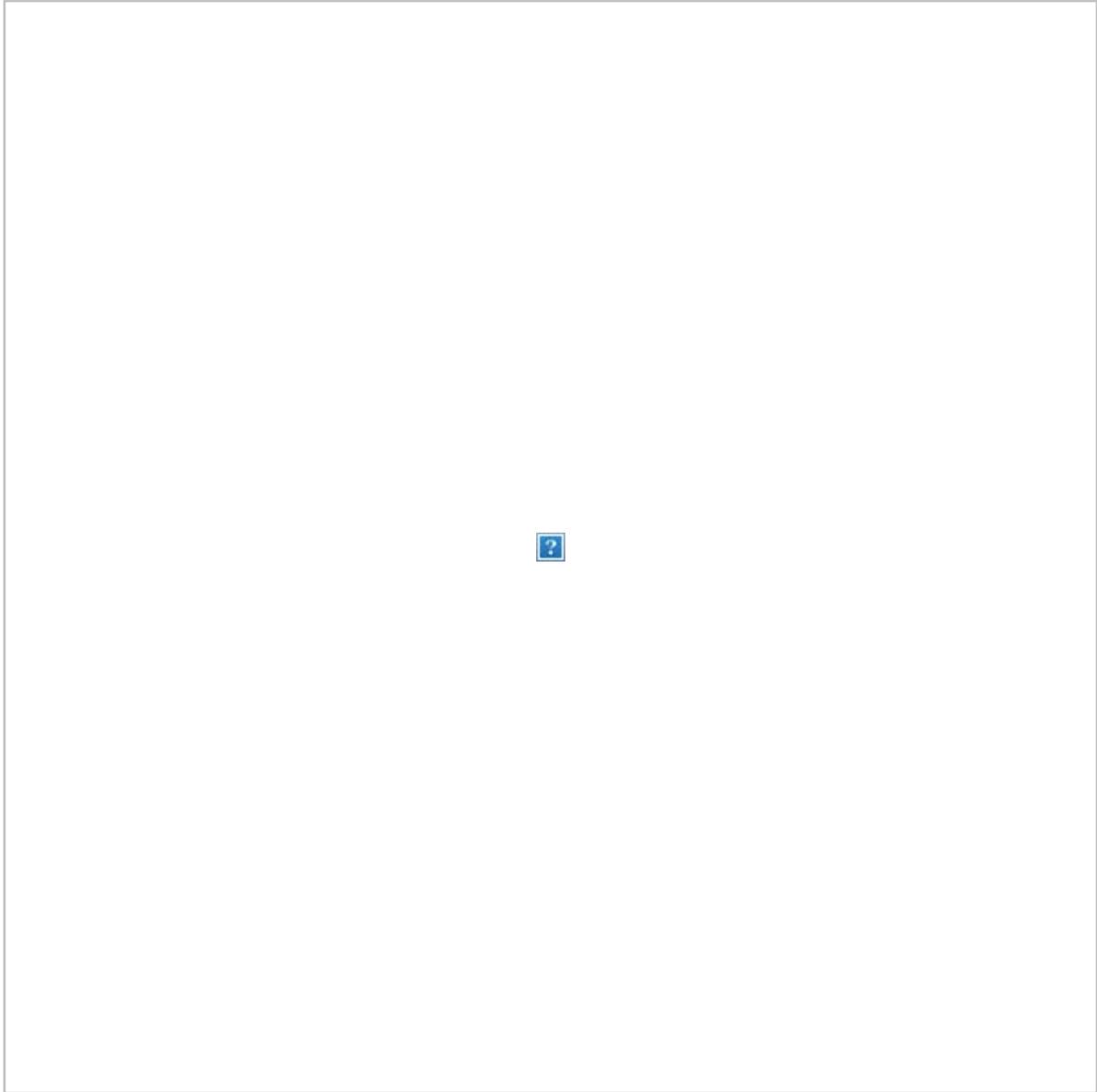
Sent from my iPhone

On Jun 10, 2021, at 5:20 PM, City of Boise
<CommunityEngagement@cityofboise.org> wrote:

From: [Lynn Smith](#)
To: [City of Boise](#)
Subject: [External] Re: A Message from Mayor McLean
Date: Friday, June 11, 2021 8:26:40 AM

Text pair money is not used for vagrants

On Thu, Jun 10, 2021, 5:20 PM City of Boise <CommunityEngagement@cityofboise.org> wrote:

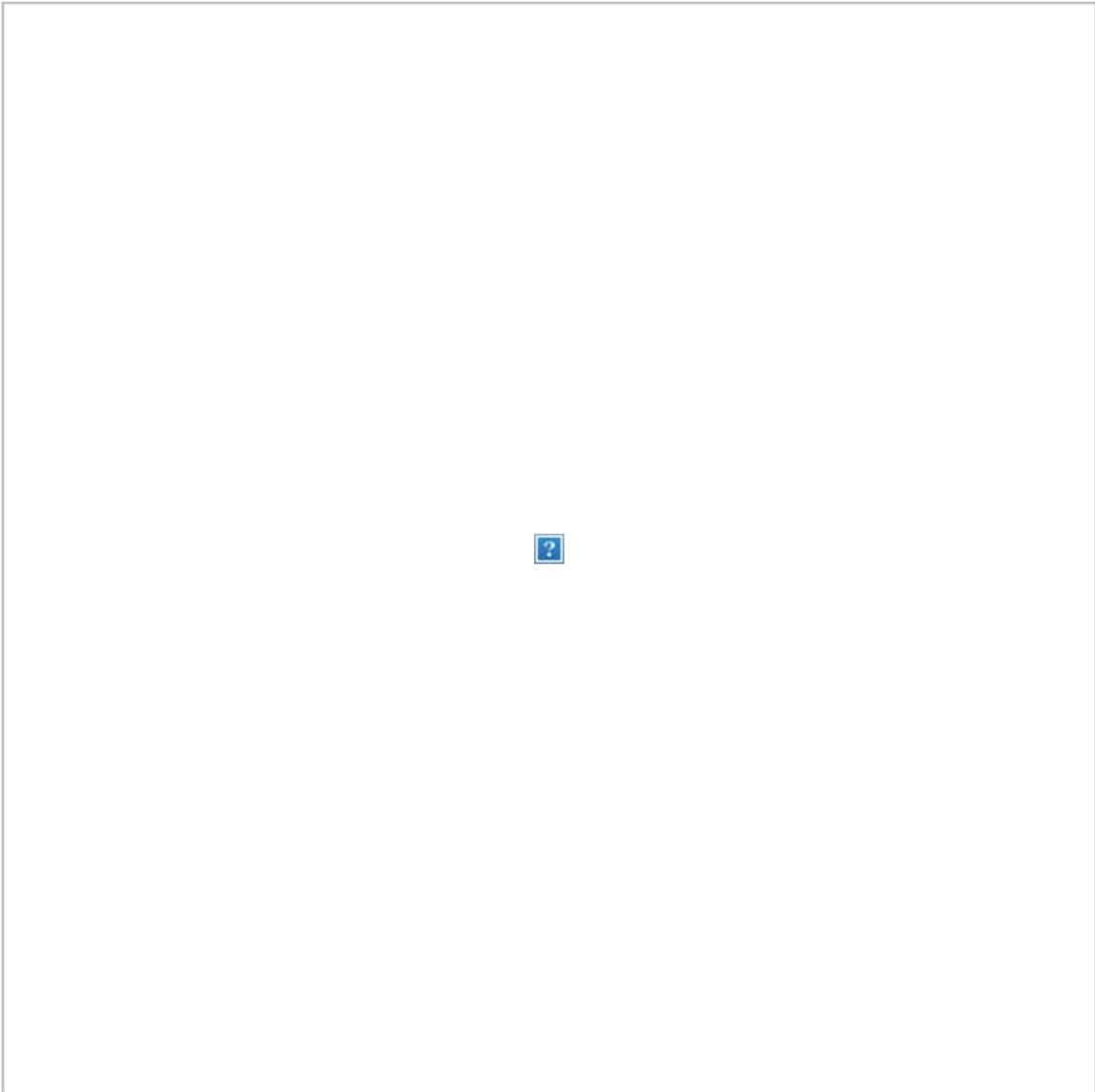


From: [Sharon Slocum](#)
To: [City of Boise](#)
Subject: [External] Re: A Message from Mayor McLean
Date: Friday, June 11, 2021 10:31:44 AM

The attitude of the neighborhood around the proposed shelter makes me furious! That is not a residential area! When they go to sell their homes they are going to want to sell as commercial. There used to be a treatment facility just across the street behind the restaurant. It isn't even going to make the area look worse as their lots are close to an eyesore. That is a great place for the shelter. It is even already on the bus route.

Sent from my iPad

On Jun 10, 2021, at 5:20 PM, City of Boise <CommunityEngagement@cityofboise.org> wrote:



From: [Charley Charlotte Rains](#)
To: [City of Boise](#)
Subject: [External] Re: A Message from Mayor McLean
Date: Sunday, June 13, 2021 5:29:54 PM

You now are responsible.... make meaningful not political decisions! This is a cop out!

From: [Jen Schneider](#)
To: [William Mcknight](#)
Cc: [Casey Mattoon](#); [Racheal Hall](#)
Subject: [External] Re: Proposed IFS Shelter
Date: Monday, August 16, 2021 2:17:26 PM

Hi William,

Thank you for your email. I wanted to acknowledge that it has been received and recorded. In the future, please send your feedback and questions to me, and I'll make sure they get to the right people (people on the task force are receiving a lot of emails at this point, and we're trying to manage that flow more productively).

I won't speak for Andrew Scoggin, but I understood his point to be that if the shelter couldn't be sited anywhere in Boise because of opposition--and not just at the initially proposed location--then IFS would have to disband as an organization. I don't believe he was giving the ultimatum that it had to be at the State Street location or nowhere. But perhaps I misheard.

In any case, the task force is charged with evaluating what is now a large number of sites for the proposed shelter. I hope you'll stay tuned.

Jen

Jen Schneider

Interim Associate Dean, Professor
School of Public Service, Boise State University

Phone: (208) 426-3344

Email: jenschneider@boisestate.edu

Mail: 1910 University Drive, Boise, ID 83725-1030

Location: Education Building, Rm.707

Web: <https://www.boisestate.edu/sps/>

I will sometimes send emails out of hours; I do not expect others to do so.

On Mon, Aug 16, 2021 at 2:03 PM William Mcknight <mcknightpac@hotmail.com> wrote:

My wife and I just watched the fifth ZOOM presentation concerning the proposed Interfaith Sanctuary shelter, and found it both insightful and moving. It was very interesting to hear from the board and staff of IFS, and gain insight into their perspective and experiences, as well as learn more about some of their guests.

We found the introduction by board president Andrew Scoggin (stating the seemingly unequivocal position that the IFS must be allowed to create a single mega-shelter in what they perceive to be a suitable location, or they plan to dissolve their organization) to be surprising. In addition the stories shared by Jodi and her staff about their guests were inspiring, and a testament to some of the good work IFS does in our community. It is heartening to hear the success stories that IFS has had with some of their guests, but believe that it doesn't tell the whole story.

Having grown up in a household where my father, despite a supportive family and every opportunity at sobriety, died of alcoholism. I have also had numerous friends and family who struggled with substance abuse and mental illness, some with success and others less so. In addition I have worked in direct patient care in both inpatient and outpatient mental health facilities, so I feel I have both compassion for and some understanding of the struggles of those in need of help, and those trying to provide that help.

People are often vulnerable to binary thinking, and the issue of homelessness is no exception. One side viewing the homeless as a group of people who, with appropriate help and resources, can largely overcome their challenges and reintegrate into society. The other side stereotyping them as people who have created their own circumstances and are mostly beyond hope. Obviously those familiar with the situation recognize that the reality is much more complex and nuanced, but even optimists must recognize that recovery is a difficult struggle where success is far from inevitable no matter how competent and well-meaning the help provided.

There are going to be those success stories described by the IFS staff, but there will be many that despite their best efforts cannot achieve recovery, either from substance abuse or mental health challenges. The fact that IFS plans to offer shelter to many in this latter group with an open door policy, not requiring sobriety as a condition of admission, leads me to believe that the surrounding neighborhood will be severely impacted.

Obviously homelessness is a big problem in Boise and elsewhere, and it's not going away any time soon. Offering the opportunity to reclaim dignity and self sufficiency is a worthy goal, as is caring for those unwilling or unable to pursue this path. Where I take exception to the proposed IFS shelter plan is expecting one of the few affordable neighborhoods in Boise to take on the full responsibility of living with this task. There are many small businesses, homeowners, and renters of modest means who are being expected to shoulder more than their share of this burden.

Should this project be moved out of the Veterans neighborhood and into someone else's backyard we can't say. What we can say is that the IFS position of forcing a very large shelter in the middle of an existing middle to lower income neighborhood is too big an ask. This neighborhood has already welcomed refugees, homeless veterans, and others in need of affordable housing. It is naive or dishonest to deny the impact this will have on this community, and we are left with no choice than to reject the ultimatum proposed by Mr. Scoggin.

From: [carol Craighill](#)
To: [Racheal Hall](#)
Cc: [Denise Caruzzi](#)
Subject: [External] Response to Shelter Better Task Force Survey
Date: Monday, August 16, 2021 5:19:49 PM

Ms. Hall,

I am writing to concur with the comments and sentiments of the Boise/Ada County Homeless Coalition, of which I am a member. The Coalition's comments were submitted earlier today by President Denise Caruzzi. The Coalition has not commented about the location or site of the proposed updated Interfaith Sanctuary Shelter. However, I wish to comment further on a couple of points, which relate to the current negative reactions of several neighborhood associations to the location of the Shelter on State Street.

In the Coalition Statement, some critical points were made, re: neighborhoods:

"We must not overcomplicate today's issue to the point where we don't address our immediate need for expansion of our current shelter operations i.e. It is essential that we not "do nothing" in the name of getting this "right" and/or agreeable to all.'

"All Boise neighborhoods need to accept shelter and/or low-income housing so that vulnerable people are integrated into areas of opportunity."

"Not in my backyard" or NIMBYism is an unfortunate reaction against a community's attempts to respond to problems like the lack of affordable housing and the inability of shelters and others services for vulnerable people to find acceptable locations within the community. If one or a few neighborhoods prevail under the banner of NIMBYism, then every neighborhood will be encouraged to pick up that banner, and potentially shut affordable housing and shelter out of their areas. All neighborhoods have a responsibility to open their hearts and neighborhoods to the increasing number of people experiencing homelessness in Boise (as well as in most locations in our country.). We encourage the Mayor and City officials to challenge the leaders in each neighborhood group to be open to welcoming affordable housing and safe and secure shelter, or we will never get closer to a resolution of the problem.

Thank you for your consideration of this import situation.

Carol Craighill
1207 N. 14th St
Boise, ID 83702

From: carol.Craighill
To: rrhall@cityofboise.org
Cc: [Denise Caruzzi](#)
Subject: [External] Response to Shelter Better Task Force Survey
Date: Monday, August 16, 2021 5:19:46 PM

Ms. Hall,

I am writing to concur with the comments and sentiments of the Boise/Ada County Homeless Coalition, of which I am a member. The Coalition's comments were submitted earlier today by President Denise Caruzzi. The Coalition has not commented about the location or site of the proposed updated Interfaith Sanctuary Shelter. However, I wish to comment further on a couple of points, which relate to the current negative reactions of several neighborhood associations to the location of the Shelter on State Street.

In the Coalition Statement, some critical points were made, re: neighborhoods:

"We must not overcomplicate today's issue to the point where we don't address our immediate need for expansion of our current shelter operations i.e. It is essential that we not "do nothing" in the name of getting this "right" and/or agreeable to all.'

"All Boise neighborhoods need to accept shelter and/or low-income housing so that vulnerable people are integrated into areas of opportunity."

"Not in my backyard" or NIMBYism is an unfortunate reaction against a community's attempts to respond to problems like the lack of affordable housing and the inability of shelters and others services for vulnerable people to find acceptable locations within the community. If one or a few neighborhoods prevail under the banner of NIMBYism, then every neighborhood will be encouraged to pick up that banner, and potentially shut affordable housing and shelter out of their areas. All neighborhoods have a responsibility to open their hearts and neighborhoods to the increasing number of people experiencing homelessness in Boise (as well as in most locations in our country.). We encourage the Mayor and City officials to challenge the leaders in each neighborhood group to be open to welcoming affordable housing and safe and secure shelter, or we will never get closer to a resolution of the problem.

Thank you for your consideration of this import situation.

Carol Craighill
1207 N. 14th St
Boise, ID 83702

From: [Cay and Ron Marquart](#)
To: [Racheal Hall](#)
Subject: [External] Shelter Better Task Force
Date: Monday, August 16, 2021 9:00:26 AM

To Members of the Shelter Better Task Force,

I am a member of the Boise/Ada County Homeless Coalition, and we, as a coalition, have submitted our concerns and suggestions. However; I would like to add one more of my own. We need to start building tiny home communities. We don't need to reinvent the wheel. There are many successful tiny home communities which have provided shelter and safety for many residents. Until we can accomplish this or any other creative solutions, we **must** allow Interfaith Sanctuary to complete their project on State Street. Time is of the essence!

Sincerely,

Cay and Ron Marquart

From: [Clay Elkin](#)
To: [andrewjscoggin@gmail.com](#); [Sday@catchprogram.org](#); [Bblack@wcaboise.org](#); [Jennifer L. Palagi](#); [Pennybeach@fmidaho.org](#); [Racheal Hall](#); [Courtney Washburn](#); [Elaine Clegg](#); [Jodi Peterson](#); [Jcurtis@catchprogram.org](#); [Katy Decker](#); [Vanalsth@gmail.com](#); [Tommy2x4@gmail.com](#); [Jengodoi@gmail.com](#); [Jen Schneider](#); [Sbusick@catchprogram.org](#); [Gary Zimmerman](#); [Michael Hill](#); [Haley Williams](#); [Aeberglund10@gmail.com](#); [Divineserenity77@gmail.com](#); [Tammy.l.keagy@gmail.com](#); [Minister@boiseuu.org](#); [Charity.nelson25@gmail.com](#); [Rebecca.lemmons@saintalphonsus.org](#); [Maureen Brewer](#); [Casey Mattoon](#); [Laura Pape](#)
Cc: [Mayor McLean](#); [Jimmy Hallyburton](#); [Patrick Bageant](#); [Holli Woodings](#); [TJ Thomson](#); [Lisa Sanchez](#)
Subject: [External] Shelter Better Task Force
Date: Wednesday, August 18, 2021 10:43:06 PM

Hello,

I am emailing again with some feedback for City Leadership and the Shelter Better Task Force.

As a first responder stationed in the Shoreline district, I have an intimate knowledge of the challenges that our neighbors experiencing homelessness and the organizations that support them face.

As this Task Force started I was cautiously optimistic. When the members were set, I offered feedback on how the make-up could be supported. Now, I am reaching out as a final attempt to encourage better shelter solutions.

My hope is that the Task Force take on the charge to truly make shelter better in our community. Large, low-barrier congregate shelter is not safe. I see the families that live at IFS, I see the families that live in their car, I see the families that live in Cooper Ct., I see the families that live at City of Light. I respond to calls and work hard day and night to help protect these families and all our neighbors by keeping them healthy and safe.

The reality is that many of these families are not safe in a large low barrier congregate shelter. They will not be better off in a bigger warehouse that is further away from life saving services (Terry Reilly, FMRI, etc)

The reality is that these families aren't safe in the same congregate shelter and building as our neighbors that struggle with substance abuse and severe mental health diagnosis.

The reality is that these families aren't safe surrounded by the crime and negative public safety impacts that large low barrier congregate shelter brings. Regardless of the vision that has been painted for a new facility, Large low barrier congregate shelter is a solution that cannot be accepted for the safety of our homeless neighbors and our community.

Look at the severe increase in 911 calls for service in the months the winter warming shelter was opened on 8th street. There was a 785% increase in calls from 2019/20 to 2020/21 and almost all of this increase was while the low-barrier congregate warming shelter was open. Our homeless families and neighbors deserve safety! Our neighborhoods and the public deserve safety,

Please take time in these final days to look at Better Shelter solutions. Small, focused shelters that serve specific populations are a better shelter solution. No shelter should house more than 50 people. Children and families should be supported at shelters that are safe, not surrounded by substance abuse and mental health challenges. Shelter locations should be very convenient

to access Terry Reilly and the health and social services that are desperately needed.

We can do better Boise, please support our homeless neighbors and families. Please keep our neighborhoods and community safe. Please refuse to accept that large low barrier congregate shelter is the only solution. Please look to your original charge and make shelter better in Boise, not the same model that we have already experimented with.

Thank you for your time and service.

--

Clay Elkin

Clay.Elkin@gmail.com

317 590 0630

From: [Gary Hanes](#)
To: [Racheal Hall](#)
Subject: [External] Shelter Better Task Force—Stakeholder Survey
Date: Monday, August 16, 2021 7:37:34 AM

Shelter Better Task Force—Stakeholder Survey

1--What motivates you to care about this project?

I worked for the City of Boise when Interfaith Sanctuary started operation. Personally, I lacked confidence in IFS's ability to successfully operate a shelter for families with low barriers to entry. I was wrong. IFS, now under Jodi's leadership, inspires even greater levels of confidence as they have also broadened services to Boise's homeless people. At one time I might have doubted IFS's ability to do what they said, but no longer.

2--What do you feel is the most challenging thing about this project for the community?

Bias and ignorance by some of the neighbors. I think they'd do better to work with IFS to build a relationship where there was support for the shelter and a strong mechanism for addressing issues as they arise during the shelter's operation.

3--If you had an hour to talk to the Mayor about this, what you would say?

I have my doubts about the ability of the Shelter Better Task Force to overcome the venom coming from some neighbors. While the issues might be talked about to the point of exhaustion in the Task Force, there will be those that will not accept whatever the outcome happens to be. They could still be disruptive. Also, if the shelter does begin operation at the proposed location, the neighbors can make their worst fears a self-fulfilling proposition if they act on issues inappropriately.

The Mayor should be prepared to step in and arbitrate/mediate unresolved issues between the neighbors and the shelter. I don't think anyone knows what problems might arise once the shelter is operational...get it in operation and deal with the issues. It's just hypothetical until then! The Mayor should assist IFS in building bridges with the neighbors...ways to offer support, volunteer/job opportunities, etc. Perhaps supporting the creation of a neighborhood support group of some kind...maybe with the faith community focusing that effort. Some funding for this might help, too.

4--What isn't being highlighted in this conversation that you want to say more about?

The willful ignorance on the part of some in our community to 'wish away' the fact that there are homeless people among them and that their solution is to force them to the margins...out of sight.

From: [Neysa Jensen](mailto:Neysa_Jensen)
To: rrhall@cityofboise.org
Subject: [External] Survey answers
Date: Monday, August 16, 2021 11:23:40 AM

I am a community member who has been involved in housing and homelessness issues for decades. I have been a member of the Boise/Ada County Homeless Coalition for many years, serving as vice president for three years. I have worked with those experiencing homelessness, and I have studied the issue intensely.

Shelter Better Task Force—Stakeholder Survey

1--What motivates you to care about this project?

I care about people. I understand the needs of the homeless population, and I listen to those involved. There are many, many sides to this issue.

2--What do you feel is the most challenging thing about this project for the community?

Educating the neighborhoods that having a shelter in their community is not a detriment, but an opportunity to get involved and help out their fellow human beings. Homeless folks generally aren't drug using, crime wielding monsters, but just regular people who desperately want to be not in the shelter. They want stability and safety. I think our community needs some deep, intense education on this subject. They have a very narrow and limited idea of things, and see it only from their own selfish and prejudiced lens.

3--If you had an hour to talk to the Mayor about this, what you would say?

Much more than I can write in this email. I would say, listen, mayor, we need a state of the art shelter exactly like the one Interfaith Sanctuary is trying to build. We need a safe and temporary place for people to be while they are in the three-year waiting list for housing through CATCH. We need programming onsite to prepare them for all the challenges they will face. The rest of us tend to take sorting our recyclables for granted, but homelessness makes you forget all that as you attempt to survive. Paying bills, home upkeep, personal relationships, etc. are all skills that are easy to forget when you are on the street. Mental health and physical health services are a must in coordination with the shelter, as are addiction recovery programs. What we should be doing is investing in our PEOPLE, by giving them the programs they need, a safe and stable place to ready themselves to be back in housing, and programs that can help them succeed. Whether that's job training or actual jobs, saving money, parenting skills. Whatever. To be honest, it's the city that should be providing all this, but since independent organizations have to do it, I think we need to trust their boards on how to best achieve their mission. If the city is going to be involved, you need to come up with a comprehensive plan to aid everyone on the spectrum: those who are about to face eviction, those who are couchsurfing, kids coming out of foster care, families who work many jobs and still can't afford housing, the lack of incentives for developers to create housing for lower income levels, and the list goes on. That said, in the meantime, we need a safe and livable shelter system where folks can have a temporary place that they can live as normally as possible until they find housing.

I could go on and on. But that should do for now.

4--What isn't being highlighted in this conversation that you want to say more about?

As an advocate for those with mental illness, I have to comment that we need to educate our public that mental illness is not a personal flaw. It's not scary. And it's treatable. People with mental illness do best in a STABLE situation, which is why a 24-hour shelter is the best option.

One in five folks in our community live with mental illness, which includes your own family, your next door neighbor, your kids' teachers, your car mechanic, etc. Those experiencing homelessness may seem to have more mental illness than others, but that is not the case. They may not be getting the treatment they need, or they may not be staying on their meds, etc. But to make mental illness a focus of the reason not to have a shelter in your neighborhood is ridiculous. I have a mental illness, but because I am in treatment for it, anyone who doesn't know me personally has no idea about this. Nor do they need to. I have physical illnesses, too, and the same is true for those. Conditions of health are not a reason to not house someone. Nor are conditions of addiction. The whole housing first approach is that every person is worthy of the dignity of being housed. Period.

Thanks,

Neysa Jensen

From: [Brent Mathieu](#)
To: JenSchneider@boisestate.edu; [Elaine Clegg](mailto:Elaine.Clegg@cityofboise.org); cwashburn@cityofboise.org
Subject: [External] Task Force recommendations from a neighbor
Date: Wednesday, August 25, 2021 10:08:48 AM

Based on review of the Task Force meetings, conversations with neighbors, and 20 plus years of personal experience with the homeless in Boise, I offer these recommendations. [These are stream of consciousness, and composed without editing.]

1. The City of Boise is not responsible to provide for the needs of Interfaith Sanctuary. The sale of current location, and purchase of State street location is not a problem that our City need solve for IFS. The needs of the homeless can be better met. If necessary, other organizations can fill the need, and do it a bit better for Boise.
2. The needs of the citizens of Boise, including the neighborhoods near homeless shelters, the homeless persons in need, and the IFS staff, guests and board take priority over the needs of an organization.
3. The proposed State location is NOT a good location. The presentation by neighborhood leaders outlined many reasons. In summary, the location's lack of buffer to residences; the risk of increased crime, litter, illegal parking; traffic conflicts; distance to services, are some of the main ones.
4. The proposal for a conditional use permit will be appealed. It does not fit the State Street Urban Renewal plan, nor the zoning, nor the needs of our community.
5. A low barrier, mega shelter of 200 beds or more, with less than 150 sf per guest, is unhealthy for the needs of the homeless guests, staff, and community. It does not provide adequate physical nor social distancing, and privacy to rest.
6. A mixture of families, single adults, medically fragile, diverse ages, people with chronic, severe mental illness and stress (we all are somewhat mentally ill, and stressed in my opinion) and people with substance abuse disorderly behaviors is not holistic, and not a healthy, safe, nor effective approach to enable and encourage recovery, and transition into housing, employment, healthy lifestyles, and society.

Therefore, better practices and locations are available. Other locations have been communicated in prior messages.

Please consider, take time, to provide for the needs of our community, our homeless, our neighborhoods, with children, the staff of IFS, and the City employees, health care providers, and social workers. This is more important than the existence of IFS as an organization.

Please put people and planet as priority above profit, politics, and power of a few.

Boise be kind, in deed, not words. Boise be a bit better, ever evolving, and even leading on how to live well in a city of trees, in a valley of peace and prosperity.

Thank you.

Brent Mathieu

W Plum Street resident, and Boise home owner for 30 years. One block north of State street location.

From: [Mayor McLean](#)
To: [CSIM](#)
Subject: FW: [External] Boise Better Shelter Task Force on Homelessness and Interfaith Sanctuary
Date: Monday, July 12, 2021 10:54:47 AM

From: Cori Erickson <ckerickson@c4dsi.org>
Sent: Monday, July 12, 2021 10:53:14 AM (UTC-07:00) Mountain Time (US & Canada)
To: Mayor McLean
Subject: [External] Boise Better Shelter Task Force on Homelessness and Interfaith Sanctuary

July 12, 2021

Open Letter to Boise Shelter Better Task Force:

Throughout my career I experienced firsthand how research is utilized, abused, and misused in policy and practice in the area of family law. I practiced in the arena of family law, domestic violence, child custody issues, strategic planning and non-profit organization. I do not consider myself an expert on homelessness.

Over the past three decades I have attended thousands of hours of continuing education. I did this in order to operate an exemplary non-profit and provide only the best evidence based services.

My continuing education covered many areas. One topic I always managed to attend at least every other year addressed the manipulation of social science research to meet a given agenda. The information in the two peer reviewed journal articles and guidelines were a culmination of a task force established 2016 by the AFCC.

AFCC President Marsha Kline Pruett appointed the AFCC Task Force on Guidelines for the Use of Social Science Research in Family Law. The Guidelines were developed following AFCC initiatives that focused on the use of research in family law, including two articles written by AFCC's Researchers' Roundtable and the AFCC Think Tank, Closing the Gap: Research, Practice, Policy and Shared Parenting. The articles, Bending Evidence for a Cause: Scholar-Advocacy Bias in Family Law and Convenient and Inconvenient Truths in Family Law: Preventing Scholar-Advocacy Bias in the Use of Social Science Research for Public Policy were developed by an interdisciplinary and international collaboration of AFCC members. They are written for an interdisciplinary audience and are not intended to define mandatory practice. Rather, they are intended to provide family justice practitioners with guidance, parameters, and boundaries supporting the responsible use of research in family law. The Guidelines were approved by the AFCC Board of Directors in 2018.

I had the honor of serving on the AFCC board of directors and consider the AFCC to be at the pinnacle of the field when taking on difficult advocacy issues. The Guidelines and expertise in the articles can be applied to any work in advocacy. AFCC Task Forces' are always made up of volunteers who are the best in the world.

These articles critically analyze how social science can be manipulated, and inappropriate conclusions made due to bias. They also found that facts used to support a position often create significant problems, particularly when they are later discovered to lack empirical support. This lack of supporting evidence used to explain and recommend solutions for social issues hinders the ability to adequately respond to the problem.

As many social issues evolved from a private matter hidden behind closed doors into a significant policy, practice, and research issue, I came to understand that policy and practice seemed to be more influenced by ideologies and political values than actual research and evidence.

Data that could not be supported would ultimately reduce the credibility of the advocates. But, worse than that, policy and practice based on these theories might actually be harmful to the homeless we strive to serve.

Often current assumptions are more value-based assumptions than advocacy statistics and have little scientific evidence to support them. In fact, the empirical evidence is often contrary to the assumption.

The lack of uniformity of these variables across programs makes it difficult to assess effectiveness. Without standard measurement, it is impossible to pinpoint whether a particular program is effective or not. "America has always had a love affair with simple solutions to complex problems. Indians on good land? Move 'em out. You want Texas? Start a war with Mexico. Crime problem? Bring back the death penalty. Prayer in schools will solve the moral lapse of the nation. Busing schoolchildren will end racial segregation. The solutions always seem so simple when politicians proclaim them, masses take up the cry and laws are passed with an outpouring of irresistible popular support. The problem is that these broad solutions rarely work the way they are supposed to." Davis, K.C. (1990) Don't Know Much About History.

Is this who we are as American's: the homeless are on good land so move-em out?

Advocates and social scientists often share the same goals with regard to social problems and social justice. Both seek to bring social issues out from behind closed doors, place the issue on the policy agenda, and seek to provide aid and protection for people who are struggling. However, when advocates and social scientists are in the same room or on the same podium, they oftentimes do not share the same means or rules.

I do not classify myself as a researcher and it may be inappropriate for me to authoritatively state what the goals of advocacy are for Mayor McLeans Boise Better Shelter Task Force. However, I do consider myself an advocate and offer the following observations.

One of the first and most important goals of advocacy is to work to transform a private trouble into a social issue and ultimately a social problem. Changing public opinions and attitudes is challenging and time consuming. However, should an issue become a social problem and public policy issue, the next most important goal is to mobilize efforts to identify, address, and change the structures causing the social problem.

Concurrent with such mobilization efforts, advocates recognize that it is equally important to focus on those oppressed or victimized by the social problem. Those who are oppressed or victimized have, in fact, been doubly victimized—first by the selective inattention to the problem and victim blaming and second by the actual oppression or injury caused by the problem. Given a choice, many advocates appear willing to overlook the cause of the problem in order to muster resources and programs to provide treatment and/or relief for those who are oppressed.

Advocacy efforts are often governed by the ends justifying the means. Many advocates have little patience with the timetable of research or social policy—they see the harm inflicted at ground level and strongly feel the need to do something.

The goals of social science are more pedestrian, but no less important when it comes to policy and practice. Social science, like any science, has the goal of explaining, predicting, and understanding a particular phenomenon. Toward that end, social scientists employ the scientific method.

What is important to point out is that there are rules regarding the interpretation and generalization of social science data and evidence—what social scientists refer to as rules of evidence. The rules apply to all stages of the scientific enterprise, from sampling, to measurement, to data analysis, and ultimately, to interpretation and generalization of findings. A final and crucially important aspect of social science goals is to build theory. In other words, explanation requires theory. Theories must be testable and tested. Retroactive interpretations of the data are not tests of theory. To be testable, theories have to be falsifiable. Finally, social science goals include the ability to replicate findings.

I have seen advocacy evidence introduced in multiple venues including criminal cases as well as divorce and child custody cases. I cringe every time I hear this, as I know it compromises the ability of the finder of fact to actually find the facts and make an evidence-informed ruling or provide great service and care.

It is my hope that in the next stage of Mayor McLean's Task Force, a firewall is built between advocacy statistics

and social science evidence and that the stakeholders are both willing and able to draw only on the latter to render use of evidence based best practice for homeless advocacy and services.

Best Regards,

Cori Erickson

Sent from my iPhone

From: [Courtney Washburn](#)
To: [Racheal Hall](#)
Subject: FW: [External] Fwd: Idaho Policy Institute Shoddy Research Presented to Boise Task Force on Homelessness
Date: Tuesday, August 24, 2021 3:28:51 PM



Courtney Washburn
Chief of Staff
Office of the Mayor
Office: (208)972-8519
cwashburn@cityofboise.org
cityofboise.org

Creating a city for everyone.

From: Rory Hester <roryslife@gmail.com>
Sent: Tuesday, August 24, 2021 1:09 PM
To: Elaine Clegg <EClegg@cityofboise.org>; Courtney Washburn <cwashburn@cityofboise.org>; shelterbetter@collister.org
Cc: mayor@cityofboise.com
Subject: [External] Fwd: Idaho Policy Institute Shoddy Research Presented to Boise Task Force on Homelessness

Hi.

I am Rory Hester of 4909 N Contour Way, Boise, ID 83703 and I have some comments on a recent presentation to the Shelter Better Task Force.

I would appreciate it if this was shared with the Task Force members.

This was also published on my blog Boise Better.

Also, I would like to state this is not a statement on whether the Shelter should be implemented, but on the information presented to the task force.

In a previous post I have a suggestion on how to how mitigate the issues I bring up in this post.

Any feedback is appreciated.

[Idaho Policy Institute Shoddy Research Presented to Boise Task Force on Homelessness](#)

Ignorance or deception?



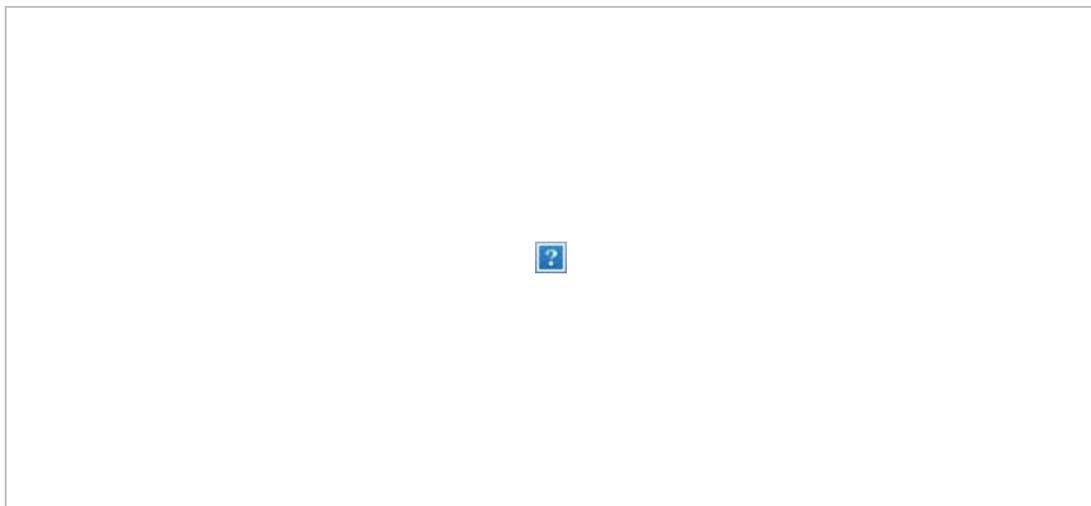
Rory

Aug 24

I am on vacation in Hawaii, but it's cloudy and early, so I decided to check out the latest on [Boises Shelter Better Task Force](#).

The video of the Week # 6 Taskforce has not been posted, but I was able to review the “homework” assigned to the task force for this week, and I am quite disappointed in the work of the [Idaho Policy Institute at Boise State](#) in their policy paper called [*SITING EMERGENCY HOMELESS SHELTERS COMMUNITY OPPOSITION AND SUPPORT*](#)

First the paper purports to address the issue of Interfaith Sanctuary's proposal to build a new emergency shelter in the City of the Boise.

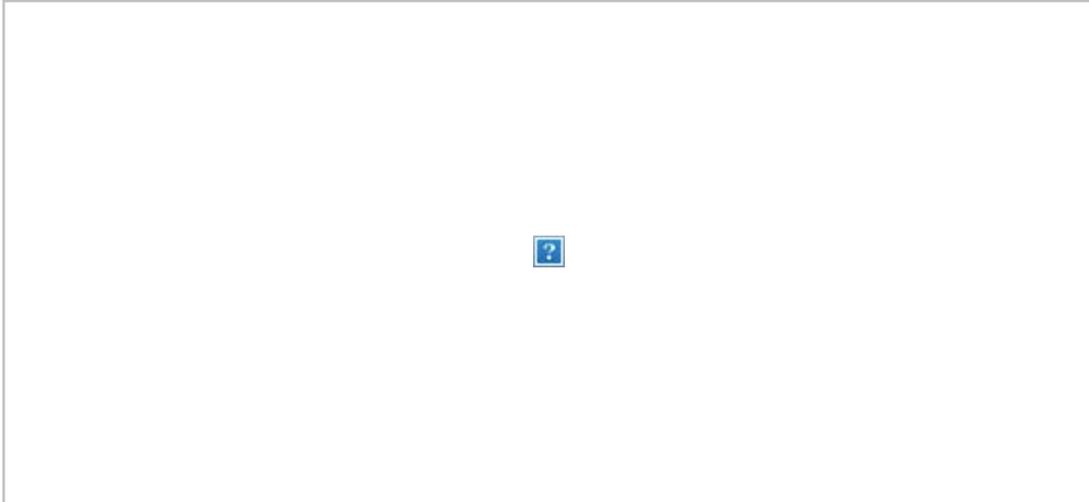


The paper then goes on to study several case studies in different cities across the US. Of course the case studies give a distorted view of the success of some of the shelters and their effects on the local neighborhoods, but that is to be expected.

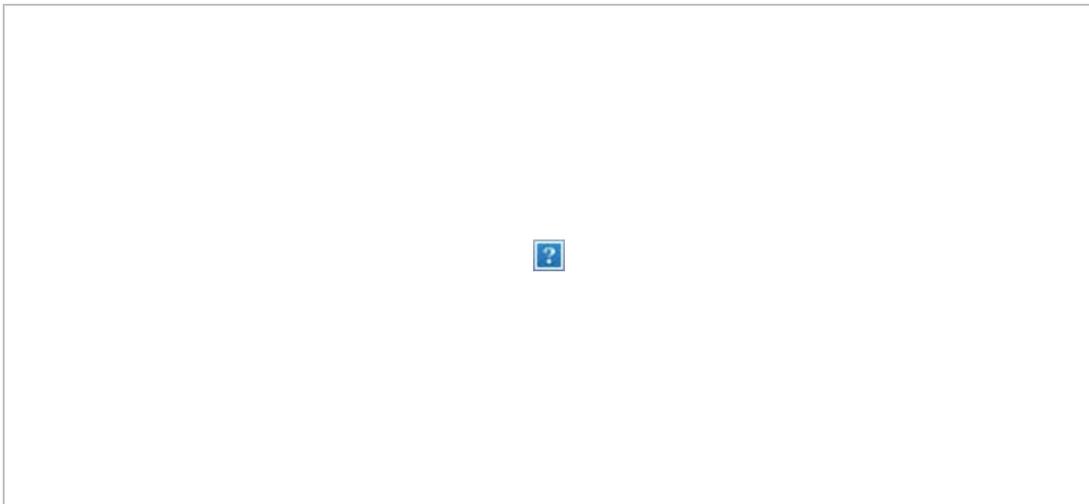
But what I take exception too is the end of the report when despite clearly stating the issue at hand is emergency shelters, the authors fall for the same bait and switch gaslighting that we have seen all along in this debate.

The authors acknowledge the key concerns of the community, but they then try and minimize the neighborhood concerns by referring to a study that has nothing to do with the Emergency Shelters.

First they ignore studies which clearly show adverse impacts by emergency shelters, but instead say there is no cause for concern by summarizing a study that says there is “no significant change to either property values or crime.”

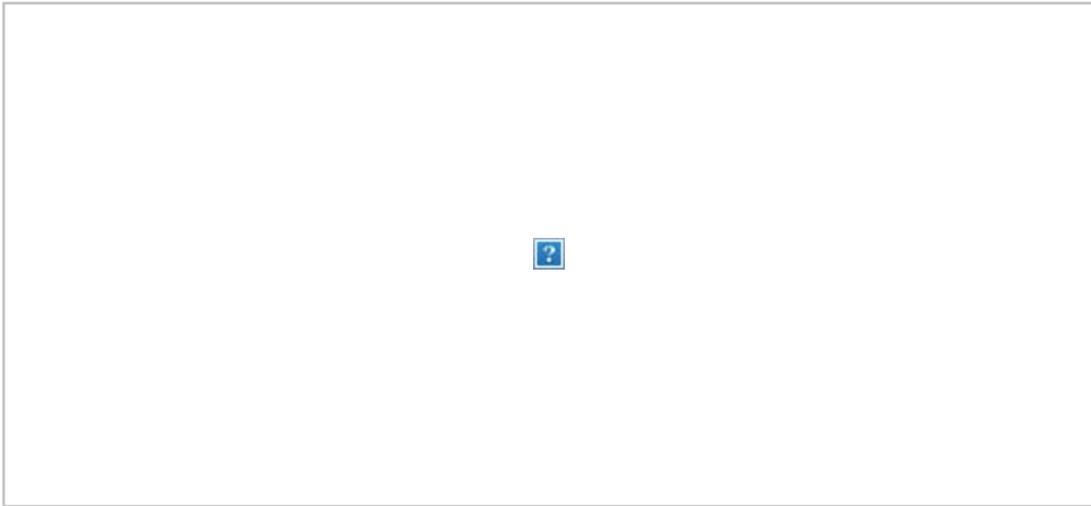


Their reference for this statement is a 2008 paper called [*The Impact of supportive housing on surrounding neighborhoods: Evidence from New York City*](#). by the Furman Center for Real Estate and Urban Policy at New York University.



What they hope, is that no one actually goes and reads the paper to see if it’s relevant.

If anyone did read it, they would see that the paper is written specifically to address the concerns of supportive housing vs “group homes” in neighborhoods.



I am going to state it clearly. An Emergency Shelter is a group home, it is not supportive housing. Furthermore, what Interfaith Sanctuary proposes is not supportive housing, despite trying to state they provide supportive services.

The scope of this study by the Furman center is clearly stated in the footnotes.

To quote directly: (emphasis is mine)

Supportive housing is defined as **permanent**, affordable housing with on-site social services for formerly homeless, disabled and at-risk individuals or families. Residents in supportive housing developments, **unlike those in temporary or transitional housing options, sign a lease** or make some other long-term agreement;



Interfaith Sanctuary's Emergency Shelter, is not permanent, does not require residents to sign and lease, and is not designed for long term living.

One of the arguments that the neighborhood has made is that the Emergency Shelter system that Boise uses is not the most effective model of helping the homeless, and that supportive housing as defined above is.

Yet here we have proponents of the shelter either outright trying to deceive the public by using that very proof to justify something completely different, or displaying a complete lack of knowledge on the nuances of the debate about how to serve the homeless population.

Furthermore, the Idaho Policy Initiative completely ignored the relevant studies that address the impacts of homeless shelters on the local neighborhoods.

The most rigorous study of the crime and homeless shelters is the 2018 paper called [Effect of Emergency Winter Homeless Shelters on Property Crime](#) by Faraji, Ridgeway and Wu at the University of Pennsylvania which utilizes random Emergency Shelter placement in the City of Vancouver to determine that:

We found strong evidence that the presence of a shelter is associated with an increase in property and mischief crime, with a decreasing effect with increasing distance from the shelter. When shelters open we find that within 100 meters of the shelter total property and mischief crimes increase by 56.3%.



Inevitably the proponents of the emergency shelter will try and say that this only covers property and mischief crimes, but it should be noted that the authors specifically weren't able to study crimes against persons, since the Vancouver police do not release that information.



The other issue that the Idaho Policy Institute mentions in property values. And yet again they fail to cite the only relevant research having to do with Emergency Shelters called *Close to*

Home: Does Proximity to a Homeless Shelter Affect Residential Property Values in Manhattan? by New York City Independent Budget Office which finds a clear impact on property values located by emergency shelters.



While I have tried to hold off on commenting on the Boise Shelter Better Task Force because I wanted to give them the benefit of the doubt on impartiality, I couldn't let this attempt at gaslighting go un-addressed.

I call on the Idaho Policy Initiative to formerly retract their policy paper, and for the Task Force to extend their deadline to address these points.

Otherwise, I will have to conclude that this whole Task Force exercise is rigged and illegitimate.

Forgive any grammatical errors. I typed this in a rush while on vacation.



If you liked this post from [Boise, Better!](#), why not share it?



From: [Courtney Washburn](#)
To: [Racheal Hall](#)
Subject: FW: [External] Fwd: Interfaith Sanctuary
Date: Monday, August 30, 2021 7:58:01 AM



Courtney Washburn
Chief of Staff
Office of the Mayor
Office: (208)972-8519
cwashburn@cityofboise.org
cityofboise.org

Creating a city for everyone.

From: Hillary Takahashi <vanalsth@gmail.com>
Sent: Friday, August 27, 2021 4:33 PM
To: Courtney Washburn <cwashburn@cityofboise.org>
Subject: [External] Fwd: Interfaith Sanctuary

Sent from my iPhone

Begin forwarded message:

From: Ed Keener <edmakeener@gmail.com>
Date: August 27, 2021 at 3:47:14 PM MDT
To: Hillary Takahashi <vanalsth@gmail.com>
Subject: **Fwd: Interfaith Sanctuary**

----- Forwarded Message -----

Subject: Interfaith Sanctuary
Date: Fri, 27 Aug 2021 15:16:38 -0600
From: Gayle Wilde <gwilde@cableone.net>
To: TaskForce@collister.org
CC: Liz <nodawaykid@gmail.com>

Hillary Takahashi,
Thank you for serving on the Shelter Task Force. I am sure it was emotionally draining,

but hope it was uplifting as well.

This is just a note to express my support for Interfaith's relocation to the State Street site, which is not a perfect spot but so much better than the current one. It would be a better size for administration and providing services to the guests. The director has done a creative job offering shelter, services and health safety to guests through the pandemic. I am afraid some of those funding sources will not be available post Covid. Please consider the best way to offer service to those people currently not housed. I feel the State Street facility would be a good move for Interfaith and the work they do. Pre-pandemic I volunteered at Interfaith and I was impressed with the work at the shelter.

Jodi really loves what she can do to assist the guests, and I hope you can assist their move to a place where they can better serve them.

Sincerely, Gayle Wilde

Sent from my iPhone

From: [Courtney Washburn](#)
To: [Racheal Hall](#)
Subject: FW: [External] Fwd: Letter of Support
Date: Thursday, August 26, 2021 1:24:51 PM



Courtney Washburn
Chief of Staff
Office of the Mayor
Office: (208)972-8519
cwashburn@cityofboise.org
cityofboise.org

Creating a city for everyone.

From: President@collister.org <[president@collister.org](mailto:President@collister.org)>
Sent: Thursday, August 26, 2021 9:21 AM
To: Courtney Washburn <cwashburn@cityofboise.org>
Subject: [External] Fwd: Letter of Support

Additional correspondence for the Task Force public record

Sent from my iPhone

Begin forwarded message:

From: Joseph Bankard <jabankard@nnu.edu>
Date: August 26, 2021 at 9:06:34 AM MDT
To: president@collister.org
Subject: Letter of Support

Letter

My name is Joe Bankard. I pastor Collister United Methodist Church in Boise. Our church (and my home) sits just a few blocks from the proposed relocation site for Interfaith Sanctuary. I strongly support this project. The homeless of Boise include families, the elderly, and those suffering from mental illness and addiction. They are men, women and children who deserve love, support and dignity. They need to be reminded of their humanity. Interfaith Sanctuary does just that. Every growing city needs a strategic plan to care for those who find themselves homeless or housing insecure. A big part of Boise's plan includes the work of Interfaith. Our city needs Interfaith to expand, in order to meet the many needs of our growing homeless population.

And this move brings so many positives to our community. The new site provides 100 additional beds to house homeless families and individuals. The new site will provide round the clock (24/7/365) programming, food, shelter, and care. Instead of leaving during the day, guests at Interfaith are encouraged to participate in one of the many

programs (job training, food preparation, etc) offered. Everyone deserves a second chance. At Interfaith, many suffering from homelessness are finding theirs. I hope and pray that the Collister and Veterans Memorial neighborhoods will welcome Interfaith and partner in the wonderful work they are doing.

--

Joseph Bankard, Ph.D

Associate Professor of Philosophy
Chair of Philosophy Department
Northwest Nazarene University
School of Theology and Christian Ministries

This e-mail message (including any attachments) is for the sole use of the intended recipient(s) and may contain confidential, privileged, and/or proprietary information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message (including any attachments) is strictly prohibited.

If you have received this message in error, please contact the sender by reply e-mail message and destroy all copies of the original message (including attachments).

From: [Courtney Washburn](#)
To: [Racheal Hall](#)
Subject: FW: [External] Fwd: Letter to mayor
Date: Thursday, August 26, 2021 1:25:09 PM



Courtney Washburn
Chief of Staff
Office of the Mayor
Office: (208)972-8519
cwashburn@cityofboise.org
cityofboise.org

Creating a city for everyone.

From: President@collister.org <president@collister.org>
Sent: Thursday, August 26, 2021 9:21 AM
To: Courtney Washburn <cwashburn@cityofboise.org>
Subject: [External] Fwd: Letter to mayor

Same person second letters
Thanks

Sent from my iPhone

Begin forwarded message:

From: Joseph Bankard <jabankard@nnu.edu>
Date: August 26, 2021 at 9:08:04 AM MDT
To: president@collister.org
Subject: Letter to mayor

Here is a letter I sent to the Mayor. This might give more detail.

Dear Mayor McLean,
My name is Joe Bankard. I live in the Collister neighborhood at 4058 N. Hawthorne way. I'm also the senior pastor at Collister United Methodist church. As someone who both lives and pastors in this neighborhood, I want you to know I strongly SUPPORT Interfaith Sanctuary's potential move into the old Salvation Army building. This will place the Interfaith Sanctuary approximately three blocks from Collister UMC. I'm excited to partner with Jodie Peterson and Interfaith in ministry. Boise's homeless population is comprised of human beings, children of God, sacred and valuable. Interfaith's work humanizes this population and provides, love, support, childcare, education, job training and more. Interfaith

has outgrown its current location. The need is too great. I encourage the move to a larger facility. The fact that it is in my backyard will bring challenges. But these challenges give us all an opportunity to care for the most vulnerable in our community. I think there are many creative ways my church can partner with Interfaith Sanctuary to provide the necessary care, support and training to Boise's homeless population.

I've heard many in my neighborhood express a strong desire to have Interfaith relocated somewhere else. Some suggest a different neighborhood. Many suggest an industrial complex or somewhere outside the purview of our neighborhood. If Interfaith is going to provide assistance to families, then it needs to be in close proximity to Garfield elementary school. This is the designated elementary school for homeless children. They have the necessary training and resources to help this population of students and families. Furthermore, Interfaith needs to be close to the bus line and other forms of public transportation. The goal is to help homeless men and women find work, receive job training, and the like. This can only happen in areas close to the bus line. In addition, Interfaith Sanctuary needs to be close to important community resources like the police, hospitals, urgent care facilities and the like. For these reasons, I don't think an industrial area will suffice.

For these reasons and many others, I encourage you to approve Interfaith Sanctuary's request to move to State street.

Sincerely,
Joe Bankard
Email: jabankard@nnu.edu
Phone: 619 980-3423

--

Joseph Bankard, Ph.D

Associate Professor of Philosophy
Chair of Philosophy Department
Northwest Nazarene University
School of Theology and Christian Ministries

This e-mail message (including any attachments) is for the sole use of the intended recipient(s) and may contain confidential, privileged, and/or proprietary information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message (including any attachments) is strictly prohibited.

If you have received this message in error, please contact the sender by reply e-mail message and destroy all copies of the original message (including attachments).

From: [Mayor McLean](#)
To: [CSIM](#)
Subject: FW: [External] IFS move to Sate Street - I own the house next door
Date: Tuesday, August 31, 2021 1:19:53 PM

From: R Sunshine <rsunshine1713@gmail.com>
Sent: Tuesday, August 31, 2021 1:19:44 PM (UTC-07:00) Mountain Time (US & Canada)
To: Mayor McLean <mayormclean@cityofboise.org>
Subject: Re: [External] IFS move to Sate Street - I own the house next door

Hello Ari.

Was this email passed on to the Mayor? She is the one I would like to read this.

Regards,

Rhonda Larson-Cockell

On Aug 31, 2021, at 11:17 AM, Mayor McLean <mayormclean@cityofboise.org> wrote:

Hello Rhonda,

Thank you for reaching out and sharing your perspective on the proposed Interfaith Sanctuary move. I have passed along your comment to our housing staff.

Sincerely,
Ari
Constituent Services Manager

<Outlook-
ozrxziwk.jpg>

Office of the Mayor
Office: (208)972-8520
mayormclean@cityofboise.org
www.cityofboise.org

Creating a city for everyone.

From: R Sunshine <rsunshine1713@gmail.com>
Sent: Monday, August 16, 2021 10:08 PM
To: Mayor McLean <mayormclean@cityofboise.org>
Subject: [External] IFS move to Sate Street - I own the house next door

My husband and I own the house at 4197 Plum Street. Our back yard shares over 100 feet of fence line with the old Salvation Army Building on State Street.

I am so sad. I am sad that my home will be impacted more than anyone else in Boise, and not one single person has ever made any attempt to discuss the impact with me. Not IFS, not Jodi Peterson, not the task force .. absolutely no one.

I pay my taxes, I have worked full time in Boise since I was 15 years old, I volunteer in this community ... and no one cares enough to even ask me my opinion.

Mayor, I'd like to ask you how you would feel with sharing YOUR backyard with IFS?
How would YOU feel about your children or grandchildren playing in your backyard with IFS on the other side of the fence?

I babysit my 3 young grandchildren every day while my daughter is at work. My grandchildren play all day in our back yard. It is their safe space. How can you even think that they will be safe with a huge low barrier shelter next door? What about MY rights? What about the safety of my grandchildren? Why aren't you or anyone on the task force conceded about us? Why aren't you listening to the FACT that all other large shelters across the United States are being dismantled because it is proven that they only cause more crime? Why are you letting IFS bully you into this when you know it is wrong? Why aren't you fighting for my family and our safety in our own back yard? Why are you down playing the fact that you and IFS want to move hundreds of people, many of whom are under the influence of drugs and alcohol and many who have mental illness directly next door to my family? How can you let this happen to us?

Please, please I am begging you to care about the safety of my three sweet, innocent grandchildren. If this move is approved, it will ruin my life and everything that my husband and I have worked our entire lives for. If anything happens to my grandchildren, I will publicly hold you responsible.

Rhonda Larson-Cockell

From: [Lana Graybeal](#)
To: [Maureen Brewer](#); [Casey Mattoon](#); [Racheal Hall](#)
Subject: FW: [External] Interfaith Sanctuary Move
Date: Monday, August 30, 2021 10:44:09 AM



Lana Graybeal (she/her)
Sr. Communications Manager, Strategic Initiatives
Office of Community Engagement
208-972-8509
lgraybeal@cityofboise.org
cityofboise.org

Creating a city for everyone.

From: Julie Stutts <stuttswoman@gmail.com>
Sent: Saturday, August 28, 2021 6:08 PM
To: Lana Graybeal <lgraybeal@cityofboise.org>
Subject: [External] Interfaith Sanctuary Move

Dear Lana,

I'm not sure where to send this letter of support for Interfaith Sanctuary to move forward with the new location on State Street in Boise. I am a homeowner who lives off of State Street and would like to encourage city leaders and officials to take the necessary steps to make this move a reality.

I believe it is extremely important to see the services provided to houseless people expanded at this new facility. Homelessness is a problem in many places, including beautiful Boise. Please know there are people in Boise who support this change and will help facilitate it by volunteering their time, talent and expertise.

The church I attend, Boise First United Church of Christ Congregational, was the first church to allow the homeless to sleep inside our church during winter and is one of the founders of Interfaith Sanctuary. We support the work Jody Stigers and her team does to provide shelter and supportive services for houseless people. Please allow them to continue their important work for our community.

Sincerely,

Julie Stutts Baker
4466 N Mackenzie Lane
Boise ID 83703

From: [CommunityEngagement](#)
To: [CSIM](#)
Subject: Fw: [External] Nursing home on Sycamore
Date: Thursday, August 12, 2021 12:20:52 PM



Office of Community Engagement

Office: (208)972-8500

info@cityofboise.org

www.cityofboise.org

Creating a city for everyone.

From: Sharon Slocum <sks83716@yahoo.com>
Sent: Friday, August 6, 2021 4:34 PM
To: CommunityEngagement <CommunityEngagement@cityofboise.org>
Subject: [External] Nursing home on Sycamore

I have just walked by the old nursing home on Sycamore and I think I have the perfect idea for the facility. I think it would be a perfect and badly needed retirement home for female veterans.

Sent from my iPad

On Jun 11, 2021, at 10:31 AM, Sharon Slocum <sks83716@yahoo.com> wrote:

The attitude of the neighborhood around the proposed shelter makes me furious! That is not a residential area! When they go to sell their homes they are going to want to sell as commercial. There used to be a treatment facility just across the street behind the restaurant. It isn't even going to make the area look worse as their lots are close to an eyesore. That is a great place for the shelter. It is even already on the bus route.

Sent from my iPad

On Jun 10, 2021, at 5:20 PM, City of Boise <CommunityEngagement@cityofboise.org> wrote:

From: [Courtney Washburn](#)
To: [Racheal Hall](#)
Subject: FW: [External] Re: Concerns about IFS shelter
Date: Monday, August 30, 2021 8:02:24 AM



Courtney Washburn
Chief of Staff
Office of the Mayor
Office: (208)972-8519
cwashburn@cityofboise.org
cityofboise.org

Creating a city for everyone.

From: Jen Schneider <JenSchneider@boisestate.edu>
Sent: Friday, August 27, 2021 10:42 AM
To: Greg Burak <g_burak@hotmail.com>
Cc: Courtney Washburn <cwashburn@cityofboise.org>
Subject: [External] Re: Concerns about IFS shelter

Thank you for your feedback, Greg. I'm cc'ing the Task Force Chair to ensure your email makes it into the record.

Jen

Jen Schneider
Interim Associate Dean, Professor
School of Public Service, Boise State University

Phone: (208) 426-3344
Email: jenschneider@boisestate.edu
Mail: 1910 University Drive, Boise, ID 83725-1030
Location: Education Building, Rm.707
Web: <https://www.boisestate.edu/sps/>

I will sometimes send emails out of hours; I do not expect others to do so.

On Thu, Aug 26, 2021 at 7:33 PM Greg Burak <g_burak@hotmail.com> wrote:

I live at 3306 Hawthorne Dr., within walking distance of the proposed new location of the Interfaith Sanctuary. While I strongly support the need for homeless housing assistance in Boise, I am concerned about bringing a large facility to an area with significant residential housing nearby and the potential for negative impacts on community relations, general

quality of life, and human safety.

In addition, I have concerns that with one shelter there will come more in the future. A similar situation occurs at the present location of your current shelter - there are multiple shelters all within several blocks of each other. What is to stop this type of piggy back development to occur near the proposed Interfaith Sanctuary? What is an "acceptable" density for homeless shelters in a residential neighborhood? What is next? I don't know the answer to that - and that is wrong and unacceptable for a long-term (>20 years) City of Boise resident who lives nearby.

In addition, I have 2 young daughters, one of which has already expressed concerns about being able to safely move around our neighborhood in the future. I am not sure what to tell her... This is another personal factor I will have to negotiate with my family if the Sanctuary moves forward in the current proposed location.

Thank you for your attention to this important matter.

Greg Burak

8/16/2021 Re: The Proposed Move of Interfaith Sanctuary and the Shelter Better Task Force

To Whom it May Concern,

I am a resident of the Veteran's Park Neighborhood where Interfaith Sanctuary is planning to move their 200 bed, low barrier shelter. I live about 4 blocks from the proposed location. I have been exploring, researching, and discussing issues surrounding this contested move for over six months now, along with my neighbors. I wanted to write and share my concerns and my ideas which I feel have had some time to percolate and become clearer over time.

I was heartened to hear the City set up a shelter task force publicly intentioned to bring in voices from all players at the table- to find not only the best solutions (that we know of for now) to serve our homeless, but also to assess for the best location, size, and services available at a low barrier shelter (a necessary piece of the Housing First continuum). Sadly, in listening to the meetings, and reviewing who is actually included in these meetings, it has become more and more clear that this task force is likely designed to give cover for the Mayor and city council members when they blatantly override the valid concerns of a large, vulnerable neighborhood and likely approve this State Street location.

This became clear in reviewing the presentations and literature provided which have been heavily focused on known Housing First information. I am not sure this was ever in question, so why the task force has focused on this is unclear. Housing First is the given in my mind, and I don't think there is any argument on that (among those serving the homeless and within the neighborhood). We know if you do not have your basic needs met, it is virtually impossible to work with higher level cognitive functions and work to heal trauma. We know that Housing First is beneficial in many ways, including financially, and in my mind, is indisputable. What we also know, however, is that although HF might be our current best option, perhaps it is not the end all. I often wonder if this is because although we are addressing that critical need for a home, we are often still not addressing underlying trauma. Perhaps we are not ensuring these folks have access to necessary support and care, healthy communities in recovery, proper supportive trauma therapy and psychiatry, meaningful work at livable wages, and the natural world. That said, the discussion around the new proposed shelter location is not an argument for or against Housing First. The discussion is around the size, operation, placement, and ultimately, the effective care of the homeless in a low barrier homeless shelter.

Most notably and unfortunately, the "neighborhood representatives" were blatantly cherry picked. This is known to the entire neighborhood as we have been engaged in this issue since January of 2021 and the few neighbors who are in support of this move are well known to those opposed to the move. These minority supporters have been chosen for the task force. Fortunately, our neighborhood association president was chosen who represents the 90% of folks in the neighborhood who are against this move. Sadly, this blatant stacking of the task force with folks in favor of the proposed move did not build trust or good faith for the neighborhood. Further, and perhaps more importantly, this is also unfortunate for the homeless in Boise. The location, size, and services are inadequate for the care that our homeless neighbors need and moving forward with this minimalist plan for caring for our homeless will be detrimental in the long run for them and for our City.

The surrounding neighbors of the proposed site have been the primary voices against this move, although many other Boiseans echo these concerns; not only for the families and those living close to the proposed site, but for the dense green spaces they frequent nearby. ***The neighborhood's primary concerns revolve around safety.*** They are worried about what they and their children will face if they

have folks on foot in the neighborhood, and the nearby greenbelt access and woods, who are not in recovery, are actively using, and/or who are experiencing an overwhelming mental health crisis. Sadly, when these issues have been raised, the neighborhood has been accused of “criminalizing the homeless,” effectively silencing valid concerns. I would argue it is imperative that we meaningfully discuss the very real challenges that our unhoused face. If we cannot realistically look at the challenges in this community, we cannot meaningfully serve this community. I would argue that the neighborhood, through its concerns and also its efforts to educate and shift how the City is thinking about serving our unhoused, is effectively “bringing things to a head”- showing other Boiseans that we can do better, and we can do it right. I am setting out in this letter to demonstrate this.

As a social worker in the community for the last ten years, I feel I have some modicum of experience and years of reflective time (academically and in practice) in thinking about how to help and protect our most vulnerable. The major factors I think of when I think of our unhoused community are trauma and its impacts. Straight from SAMHSA, we know upwards of 70-90% of women and men in the unhoused population and about 40-60% of unhoused youth have experienced trauma. Many unhoused folks also experience trauma during their course of homelessness due to assaults by other unhoused community members and from the community around them. They are extremely vulnerable. Some of the simple, known impacts of trauma are dramatic mood shifts, erratic behavior, excessive or inappropriate displays of emotions, ongoing fear, nervousness or anxiety, prolonged agitation or irritability, lack of confidence (timidity), eating disorders, avoiding things that remind you of your traumatic experience, continually reliving the event, problems with how you relate with others, and romantic and social relationship issues. We know that folks with trauma experience challenges with substance use at rates of 35-75%. It is a way to cope with the extremely uncomfortable thoughts, feelings, and even physical sensations related to trauma. As a clinician, I see this daily in my practice. I know trauma is not simple to heal and it is a long, hard haul for folks that are ready to do it. It takes long term, skilled clinicians to help folks heal. It takes stability and consistency. This applies to folks with trauma who *do* have homes, healthcare, food, families, and friends to lean on. Envisioning how to serve our unhoused- meaningfully and effectively- is an even more complicated challenge.

I have felt a bit disappointed with the proposed “Reimagined Shelter.” Yes, we need to include services on site: healthcare, mental health support, substance use treatment, job assistance, meals, day shelter, benefits assistance, and daycare. These should be the bare minimum; these are what we consider “basic needs.” However, when I really think about how to “reimagine” good care for our unhoused, I feel strongly we need to dream bigger, and think clinically. When we really think about trauma informed care, we need to become even more holistic and comprehensive. Trauma is often exacerbated and reinforced through personal triggers for folks, so the goal should be not just identifying and working with triggers- but limiting triggers. Here are some things I would like us to imagine in considering how to make a place safe for trauma support and care:

- I imagine somewhere closely connected to the natural world. I imagine somewhere quiet, where folks can hear the wind blow, not the sirens blaring past. Loud noises and crowds are classic trauma triggers. It might be further from practical resources, but transportation could remedy that.
- I imagine folks being with others who are also ready to heal their wounds, doing the work of getting sober, as well, if needed- and working with clinicians who really understand how to work with trauma. It is a hard road, and having others on the path with you is a great support. Being near folks who are not ready to do that work is a huge trigger.

- I imagine, generally, that women are separated from men (when not a family situation), and families are kept together. Couples would be treated as a family. This is because many unhoused women have been victimized by men. This is because many unhoused women have been victimized by unhoused men. This is because separating families is traumatic and exposing families to the often more intensified issues in the unhoused singles community is traumatic.
- I imagine somewhere with space for quiet reflection if needed, and gentle socialization and connection when needed. I would imagine being able to walk into a space where it is relatively quiet and peaceful- or at least that space can be easily found. When folks are healing from trauma, they are learning about what their body really needs to feel safe- what it needs to calm down and interact and cope in a healthy, sustainable way. They need to know if they need quiet and aloneness, they can get it. They need to know if they need support, they can get it.
- I imagine somewhere that can provide meaningful, soothing work. Many folks in this community struggle to find and maintain work. Much of this is rooted in trauma and substance use. I imagine a space that provides meaningful, doable, healing work on site- this does not have to be for a paycheck. The sole focus should be for personal learning, healing, empowerment, and purpose.
- Overall, and generally, the location and space should feel safe and should be designed for healing: this includes not only meeting basic needs, but creating safety with the people in the space, the location of the space, and the environment inside.

Considering these factors that I believe would create a more healing space for trauma (and all its impacts- most of which we see in the unhoused community as substance use, relational deficits, behavioral disruptions, and mental health issues), what would be that pie in the sky dream for a homeless shelter? What would it look like?

I would love to see a large tract of land, with space to create gardens, walking/bike trails, a basketball court, and a park for children. I would love space not only for providers meeting basic needs, but space for an arts and music room. I would love to see men and women on separate sites, free from those intense triggers for trauma. I would love to see families with other families, not trying to constantly protect their unhoused children from the sometimes-chaotic world of a large, congregate shelter. I would love to see a dedicated transportation service or bus line just for this location- so folks can easily and without judgment or bus fare, get to where they need to go. I would love to see Terry Reilly embedded into the site- a fully operating medical clinic on site. I would love to see a community devoting volunteer time and hours to meaningful activities in soothing spaces: trauma informed yoga, massage, acupuncture, groups for trauma healing and support, meditation, exercise, cooking. I would love to see folks living there engaged in meaningful work on site: gardening, farming, cooking, providing childcare, custodial care, peer support.

I know this sounds like a fantasy. As a clinician in the community, however, I believe strongly something more in line with this vision would be much more effective in truly serving our unhoused and moving them towards real healing. I understand IFS is doing the best they can with the resources they have. The concern here is that it will not be enough. The plan for the location is a large, congregate shelter housing singles, families, the medically fragile, folks in varying stages of recovery, women and men together. It is 20 yards from a busy, loud, and (arguably for this city and especially this vulnerable population) dangerous street. It is immediately adjacent to a neighborhood that already has its own issues with trauma and substance use. It is a warehouse. There is virtually no accessible green space on the site. There will be 200 vulnerable, traumatized folks living there together. I believe because of the minimalist services and poor location, this plan will not be enough to prevent some meaningful negative impacts to the surrounding areas which include an already low income,

vulnerable neighborhood and dense green spaces along the river. I believe most folks on the task force also know it will not be enough; it does not take much to know that most every city in our country struggling with how to serve their unhoused population is not getting it right. We can do better- this plan, this site, this size, this location- is not better.

Finally, It is impossible to talk about the national homeless crisis without talking about the macro picture at play. Many folks are unhoused today who would not have been unhoused ten, five, or even one year ago. This letter is not going to begin to grapple with these larger, systemic issues that would require increases in the minimum wage, more access to affordable education, access to truly affordable housing options, limits to development and urban renewal, better public transportation, and access to universal healthcare- these just to name a few. The main reason I raise this in awareness right now is to point out that we have a steady flow of folks moving into homelessness and in many ways, it is not going to stop and is only going to increase. This is because these systemic issues are not being addressed. We cannot assume one large low barrier shelter is going to solve the unhoused crisis in Boise. That would be devastatingly naïve.

In closing, what kind of legacy do Interfaith and the City of Boise want to leave? Coercing a neighborhood against their better judgment and with no transparency to accept a large, low barrier homeless shelter is not the way. Pretending our unhoused neighbors do not have significant challenges that require and necessitate significant intervention, support, and care is negligent. Providing for basic needs and calling it “trauma informed care” is a falsehood. Do we want to dream big and be a model for the country on how to effectively (and perhaps in a novel way) work with our most vulnerable in the community? With this many folks at the table, I believe we could do it.

Thank you for reading this and taking these concerns and ideas into consideration.

Sincerely,

Lea Bowman

Tamarack Drive, Boise, ID 83703

Licensed Clinical Social Worker

leakbowman@gmail.com

208-576-7411

From: [Mayor McLean](#)
To: [Darcy James](#)
Subject: Re: [External] Housing issues
Date: Friday, June 11, 2021 1:59:53 PM

Hello Darcy,

Thanks for reaching out again. I appreciate your concern. I believe we'll reach a conclusion with clarity around the location and services by asking people to come together, review the needs, and develop community based solutions. I'll take their recommendation on it and work closely with our team and the community to help us move forward.

I share your concern about the pressing need given various forces at work here in Boise. It's for that reason that I asked Interfaith to pause and will establish a Task Force designed to reach a recommendation quickly. We'll have more information on the steps moving forward next week.

Thanks as always for your care and compassion.

LM

From: Darcy James <darcyrjames@gmail.com>
Date: Friday, June 11, 2021 at 10:08 AM
To: Mayor McLean <mayormclean@cityofboise.org>
Subject: [External] Housing issues

Dear Mayor McLean,

As I've written to you before, I am distressed by the combination of factors that brought us to today's decision to pause the Interfaith Sanctuary project. Three of these stand out: The obscene prices of our housing stock, owner-occupied and even rental; the assumption that "What I now enjoy is guaranteed to me forever"; and the assumption that services to homeless people must necessarily blight the neighborhood.

I appreciate your holding to the message that we are all Boiseans, and the Boise way is to have each other's back. I also appreciate that you've placed a time limit on the Pause.

[Side note: I had a thought when I read recent news from Garden City: Maybe our homeless shelter can be placed on the ACHD property, and the pile of sand and salt could be brought to State Street with its 50' shelter!]

Be strong!

Darcy James

Habit is the enemy. For whites and blacks have made a habit now, beyond the long era of legal discrimination, of seeing each other (the only way they can remember seeing each other) in a certain relation of economic and social inequality. Randall Robinson

From: [R Sunshine](#)
To: [Mayor McLean](#)
Subject: Re: [External] IFS move to Sate Street - I own the house next door
Date: Tuesday, August 31, 2021 1:19:50 PM

Hello Ari.

Was this email passed on to the Mayor? She is the one I would like to read this.

Regards,

Rhonda Larson-Cockell

On Aug 31, 2021, at 11:17 AM, Mayor McLean <mayormclean@cityofboise.org> wrote:

Hello Rhonda,

Thank you for reaching out and sharing your perspective on the proposed Interfaith Sanctuary move. I have passed along your comment to our housing staff.

Sincerely,
Ari
Constituent Services Manager

<Outlook-
ozrxziwk.jpg>

Office of the Mayor
Office: (208)972-8520
mayormclean@cityofboise.org
www.cityofboise.org

Creating a city for everyone.

From: R Sunshine <rsunshine1713@gmail.com>
Sent: Monday, August 16, 2021 10:08 PM
To: Mayor McLean <mayormclean@cityofboise.org>
Subject: [External] IFS move to Sate Street - I own the house next door

My husband and I own the house at 4197 Plum Street. Our back yard shares over 100 feet of fence line with the old Salvation Army Building on State Street.

I am so sad. I am sad that my home will be impacted more than anyone else in Boise, and not one single person has ever made any attempt to discuss the impact with me. Not IFS, not Jodi Peterson, not the task force .. absolutely no one.

I pay my taxes, I have worked full time in Boise since I was 15 years old, I volunteer in this community ... and no one cares enough to even ask me my opinion.

Mayor, I'd like to ask you how you would feel with sharing YOUR backyard with IFS?

How would YOU feel about your children or grandchildren playing in your backyard with IFS on the other side of the fence?

I babysit my 3 young grandchildren every day while my daughter is at work. My grandchildren play all day in our back yard. It is their safe space. How can you even think that they will be safe with a huge low barrier shelter next door? What about MY rights? What about the safety of my grandchildren? Why aren't you or anyone on the task force conceded about us? Why aren't you listening to the FACT that all other large shelters across the United States are being dismantled because it is proven that they only cause more crime? Why are you letting IFS bully you into this when you know it is wrong? Why aren't you fighting for my family and our safety in our own back yard? Why are you down playing the fact that you and IFS want to move hundreds of people, many of whom are under the influence of drugs and alcohol and many who have mental illness directly next door to my family? How can you let this happen to us?

Please, please I am begging you to care about the safety of my three sweet, innocent grandchildren. If this move is approved, it will ruin my life and everything that my husband and I have worked our entire lives for. If anything happens to my grandchildren, I will publicly hold you responsible.

Rhonda Larson-Cockell

From: [Mayor McLean](#)
To: [Susan Bond](#)
Subject: Re: [External] IFS Shelter
Date: Tuesday, August 31, 2021 11:17:20 AM

Hello Susan,

Thank you for reaching out and sharing your perspective on the proposed Interfaith Sanctuary move. I have passed along your comment to our housing staff.

Sincerely,
Ari
Constituent Services Manager



Office of the Mayor
Office: (208)972-8520
mayormclean@cityofboise.org
www.cityofboise.org

Creating a city for everyone.

From: Susan Bond <bondwithiron@gmail.com>
Sent: Tuesday, August 17, 2021 1:59 PM
To: Mayor McLean <mayormclean@cityofboise.org>; Elaine Clegg <EClegg@cityofboise.org>; Lisa Sanchez <lsanchez@cityofboise.org>; Jimmy Hallyburton <jhallyburton@cityofboise.org>; Patrick Bageant <pbageant@cityofboise.org>; TJ Thomson <TJThomson@cityofboise.org>; Holli Woodings <hwoodings@cityofboise.org>
Subject: [External] IFS Shelter

Dear Boise City Mayor, Boise City Council, Boise City Planning and Zoning, and IFS Board:
8/17/2021

I am writing to express my concern over the IFS Shelter's plan to house such a large group of people experiencing homelessness in the old Salvation Army building on State Street. This is an area that already hosts two facilities that provide housing services to people experiencing homelessness and it has more low-income housing than any other neighborhood in the City. This part of town is already doing its fair share in providing housing options, while other parts of the City are not shouldering any of this burden.

It is alarming that the IFS Shelter would be removed from a downtown location where their services are centrally located to a building located on busy State Street three miles from downtown. In fact, several members of this task force agreed that downtown was the best location for the new shelter, calling it "the right place because of its proximity to all supportive service providers, including health care and the courts. Walkability to services is key because of the poor public transportation options in Ada County" (February 2020 IFS Organizational Report). The list of people interviewed include Penny Beach, Maureen Brewer Stephanie Day from Catch and Andy Scoggin. I wonder, what has made them change their minds?

It is disconcerting that only three people on the entire Task Force represent our neighborhood residents. As taxpayers, are our needs and well-being not even considered in this equation? We are the ones who are footing the bill for this city through our ever-rising taxes. While it may be a "feather in the cap" for this Mayor and City Council to improve Boise's downtown, it is important to

remember that included in that legacy will be overburdening an already struggling part of town. The recent CPTED report showed that police calls and crime rates were highest near the current IFS location during the last 4 years. The city built a \$4.3 million dollar police station practically next to the current shelter to respond quickly to these calls. It is disconcerting that money has already been allocated to reopen a police station that was once closed in our area. Is the City expecting crime to rise in our area and if so, why? Please consider that our neighborhood is already hosting 3+ similar facilities and it begs the question, why would the City bring in one more such facility, when other parts of the City house NO housing options at all. If the Task Force, the City and City Council approve this location, you will be creating a disparate community. This is a City-wide problem that should not be shoved into one part of town.

Thank you for your time,
Susan Bond
Veterans Memorial Park Neighborhood Resident

--

From: [Mayor McLean](#)
To: [Rachel DeRango](#)
Subject: Re: [External] Negative effects of proposed location of homeless shelter
Date: Tuesday, July 6, 2021 3:25:43 PM

Hello Rachel,

I just wanted to let you know that we have received your duplicate messages opposing Interfaith Sanctuary's move on May 4, May 5, May 13, June 13, June 16, and June 28. As I noted in my responses to you on May 6 and May 13, comments about this project need to be emailed to zoninginfo@cityofboise.org.

I also wanted to share with you the recent news release regarding the Shelter Better Task Force that Mayor McLean has assembled. You can read about it in detail here: <https://www.cityofboise.org/news/mayor/2021/july/mayor-mclean-announces-shelter-better-task-force/> The task force will hold open meetings that residents can attend via Zoom.

Sincerely,
Ari



Office of the Mayor
Office: (208)972-8520
mayormclean@cityofboise.org
www.cityofboise.org

Creating a city for everyone.

From: Rachel DeRango <rachelderango@gmail.com>
Sent: Monday, June 28, 2021 9:00 AM
To: Mayor McLean <mayormclean@cityofboise.org>
Subject: [External] Negative effects of proposed location of homeless shelter

Mayor McClean,

I am writing to express my concerns with the proposed homeless shelter at the Salvation Army location on State St. I am really concerned with this proposal and the negative impact it will have on the neighborhood and community. I do not think it would be beneficial to have the shelter in a neighborhood where children are walking to and from school daily. There are 9 schools that are in this area that would be negatively impacted by this. The shelter is extremely close to Veteran's Memorial Park and the pond where families spend their time often. I worry families may no longer feel safe doing this. Having the shelter on a busy and congested street is not safe and will only cause the traffic on state street to increase. This is not safe for residents walking across the street next to the center or people driving. I worry calls to the police will increase due to the location of the center. As a teacher when we have a suspicious person on campus we are required to lock down the school and call the police. If we have homeless people wandering around the neighborhoods and schools I foresee schools requiring to lock down the school and the police being called. The shelter shares a parking lot with a business and is directly next to homes with families. Keeping the shelter in a

downtown location is safer and logical. The money that would be spent on a new shelter could be spent on renovating the current homeless shelter.

I have also heard that a builder downtown is wanting to push out the homeless shelter so that it better for their business... which is not fair to the current businesses that will now be forced to move locations if the shelter were to move. The businesses that are downtown were aware they were going to be by a homeless shelter. The businesses and homes on State Street were not aware their business or home would be next to a homeless shelter. The proposed location of the homeless shelter would share a parking lot with a business and mobile homes. It literally does not make sense to move a homeless shelter 3 miles from downtown and in a residential area on a very busy street with heavy traffic.

The size of this shelter is comparable to shelters in the LA area. Why does Boise need that large of a homeless shelter? It is proven that smaller shelters are more beneficial than larger shelters so why would we build an extremely large shelter in a residential area in close quarters with 9 schools? This is not logical or safe!!!

This is a safe family neighborhood and allowing this to go through has an extremely negative impact on the beautiful community that has been built. You are going to push out residents who have lived year for years and decrease the value of this beautiful area. Part of the reason people love Boise so much is that their children can feel safe walking around their neighborhoods. This is all going to change by allowing this center to take over State Street. It is also not fair to the businesses right here who will now be pushed out as well.

Please listen to the community's concerns and do not allow the shelter to be moved here.

Thank you for taking the time to read this

From: [Mayor McLean](#)
To: [William Mcknight](#)
Subject: Re: [External] Task Force recommendations
Date: Tuesday, September 7, 2021 11:05:47 AM

Hello William,

Thank you for reaching out and sharing your perspective on the proposed Interfaith Sanctuary move. I have passed along your comment to our housing staff.

Sincerely,
Ari
Constituent Services Manager



Office of the Mayor
Office: (208)972-8520
mayormclean@cityofboise.org
www.cityofboise.org

Creating a city for everyone.

From: William Mcknight <mcknightpac@hotmail.com>
Sent: Tuesday, August 31, 2021 2:05 PM
To: Mayor McLean <mayormclean@cityofboise.org>
Subject: [External] Task Force recommendations

Dear Mayor Mclean

I am writing in regard to the recent Boise Shelter Better Task Force recommendations regarding the Interfaith Sanctuary site relocation.

While I'm not completely clear on the process that is taking place, and the roll the task force plays in that process, it is my impression that their preliminary recommendation is that the proposed State Street relocation site is the only available option that meets the criteria that IFS has laid out. As I understand it, the BSBTF will issue their final recommendation on Sept. 10th, but I felt it was important to comment before that late stage of the process.

I understand that the BSBTF is endorsing the idea that Boise needs significant capacity in the area of low barrier shelter beds. My understanding of this designation is that there are few barriers to admission to the shelter in terms of substance abuse and criminal record. My casual observation is that this designation does indeed represent a pretty significant percentage of the homeless of Boise, and I can appreciate the desire to offer these people a place to spend the night and the opportunity to access additional help.

I'm sure that each one of these homeless has a story, and reasons that they are in the situation they are in, and I am not without sympathy for their plight. The problem I'm having with the proposed IFS shelter is that it concentrates such a large number of these "low barrier" individuals in an existing and somewhat fragile neighborhood. Many of these individuals have significant histories of substance abuse, mental illness, and criminal behavior, and I

think it is naive or dishonest to deny that it will have a big impact on the surrounding community.

I hold no malice toward the IFS or the BSBTF. They are simply trying to make progress on a very difficult societal problem. I'm simply saying that it is no more right for one small neighborhood to shoulder this entire burden than to say that the North End should be required to pay all the property tax for the city of Boise. We all have to do our share, and the Veterans neighborhood has already stepped up for homeless veterans, refugees, and others in need of affordable housing.

Simply because IFS dictates that unless their rather extensive criteria are met, they will simply close up shop, it doesn't mean that they're the only option for Boise. We have significant talent and resources as a city, and I simply don't believe that a mega-shelter on State Street is the only viable option.

Thanks for your time.
Bill and Pam McKnight

From: [CityCouncil](#)
To: mcknightpac@hotmail.com
Subject: RE: Contact Form Submitted to City Council
Date: Tuesday, August 31, 2021 2:27:27 PM

Dear William,

Thank you for taking the time to contact the Boise City Council regarding the Interfaith Sanctuary site. Your comments have been logged in our records and will be shared with each of the City Council members. Citizen input is important to the City Council, so we really appreciate you taking the time to contact us. Please do not hesitate to reach out if there is anything more that I can assist you with.

Sincerely,



Hailey Barr
City Council Admin Spec Sr
City Council
She/Her
Office: (208)608-7002
hbarr@cityofboise.org
cityofboise.org

Creating a city for everyone.

From: noreply@cityofboise.org <noreply@cityofboise.org>
Sent: Tuesday, August 31, 2021 2:08 PM
To: CityCouncil <CityCouncil@cityofboise.org>
Subject: Contact Form Submitted to City Council

City of Boise



CREATING A CITY FOR EVERYONE

CONTACT FORM SUBMITTED TO CITY COUNCIL

From William Mcknight mcknightpac@hotmail.com

"I am writing in regard to the recent Boise Shelter Better Task Force recommendations regarding the Interfaith Sanctuary site relocation. While I'm not completely clear on the process that is taking place, and the roll the task force plays in that process, it is my impression that their preliminary recommendation is that the proposed State Street relocation site is the only available option that meets the criteria that IFS has laid out. As I understand it, the BSBTF will issue their final recommendation on Sept. 10th, but I felt it was important to comment before that late stage of the process. I understand that the BSBTF is endorsing the idea that Boise needs significant capacity in the area of low barrier shelter beds. My understanding of this designation is that there are few barriers to admission to the shelter in terms of substance abuse and criminal record. My casual observation is that this designation does indeed represent a pretty significant percentage of the homeless of Boise, and I can appreciate the desire to offer these people a place to spend the night and the opportunity to access additional help. I'm sure that each one of these homeless has a story, and reasons that they are in the situation they are in, and I am not without sympathy for their plight. The problem I'm having with the proposed IFS shelter is that it concentrates such a large number of these "low barrier" individuals in an existing and somewhat fragile neighborhood. Many of these individuals have significant histories of substance abuse, mental illness, and criminal behavior, and I think it is naive or dishonest to deny that it will have a big impact on the surrounding community. I hold no malice toward the IFS or the BSBTF. They are simply trying to make progress on a very difficult societal problem. I'm simply saying that it is no more right for one small neighborhood to shoulder this entire burden than to say that the North End should be required to pay all the property tax for the city of Boise. We all have to do our share, and the Veterans neighborhood has already stepped up for homeless veterans, refugees, and others in need of affordable housing. Simply because IFS dictates that unless their rather extensive criteria are met, they will simply close up shop, it doesn't mean that they're the only option for Boise. We have significant talent and resources as a city, and I simply don't believe that a mega-shelter on State Street is the only viable option. Thanks for your time. Bill and Pam McKnight"

Contact Form Submitted On: <https://www.cityofboise.org/departments/city-council/>



[208-608-7000](tel:208-608-7000)

info@cityofboise.org

150 North Capitol Boulevard, Boise, ID 83702

From: [Casey Mattoon](#)
To: [Racheal Hall](#)
Subject: FW: [External] Interfaith Sanctuary Second Chance project
Date: Friday, September 10, 2021 11:33:12 AM

From: Mayor McLean <mayormclean@cityofboise.org>
Sent: Tuesday, September 7, 2021 11:07 AM
To: Casey Mattoon <cmattoon@cityofboise.org>
Subject: Fw: [External] Interfaith Sanctuary Second Chance project

FYI
-Ari



Office of the Mayor

Office: (208)972-8520

mayormclean@cityofboise.org

www.cityofboise.org

Creating a city for everyone.

From: Mary J Miller <miller.maryj@gmail.com>
Sent: Monday, September 6, 2021 4:23 PM
To: Mayor McLean <mayormclean@cityofboise.org>
Subject: [External] Interfaith Sanctuary Second Chance project

Hi Mayor McLean (Lauren),

I'm writing to **support** Interfaith Sanctuary's proposed Second Chance project on State Street. I've watched the organization grow from one room (the Boise First Congregational Fellowship Hall) to multiple rooms + services, including family facilities, over the years to serve Boise's homeless community. When I worked as a volunteer for two years at their present downtown location, I was shocked by the high numbers of homeless in Boise and their need for assistance. Often homelessness accompanies job loss, health issues, or a lack of affordable housing, as you well know. These are systemic problems, not always personal ones.

In addition to housing, Interfaith Sanctuary, which has an excellent track record, now hopes to reach out to the homeless with health and employment programs, which they cannot offer at the present location. Their goal is to provide the most comprehensive and inclusive services possible. And the shelter's relocation to State Street would help them meet that goal and adopt a Housing First approach, providing 24-hour access, immediate and low-barrier entry, voluntary participation in supportive services, and diversion to appropriate housing alternatives through conversations and

community support.

I encourage you to consider this move to State Street as a boon for Boise, showing other cities that Boise has a progressive approach to helping those who have become homeless. Please offer your support; it's the right thing to do!

Thanks, and regards,
Mary

Mary J. Miller
208.861.8684

From: [Mayor McLean](#)
To: [Casey Mattoon](#)
Subject: Fw: [External] Task Force recommendations
Date: Tuesday, September 7, 2021 11:06:39 AM

FYI
-Ari



Office of the Mayor
Office: (208)972-8520
mayormclean@cityofboise.org
www.cityofboise.org

Creating a city for everyone.

From: William Mcknight <mcknightpac@hotmail.com>
Sent: Tuesday, August 31, 2021 2:05 PM
To: Mayor McLean <mayormclean@cityofboise.org>
Subject: [External] Task Force recommendations

Dear Mayor Mclean

I am writing in regard to the recent Boise Shelter Better Task Force recommendations regarding the Interfaith Sanctuary site relocation.

While I'm not completely clear on the process that is taking place, and the roll the task force plays in that process, it is my impression that their preliminary recommendation is that the proposed State Street relocation site is the only available option that meets the criteria that IFS has laid out. As I understand it, the BSBTF will issue their final recommendation on Sept. 10th, but I felt it was important to comment before that late stage of the process.

I understand that the BSBTF is endorsing the idea that Boise needs significant capacity in the area of low barrier shelter beds. My understanding of this designation is that there are few barriers to admission to the shelter in terms of substance abuse and criminal record. My casual observation is that this designation does indeed represent a pretty significant percentage of the homeless of Boise, and I can appreciate the desire to offer these people a place to spend the night and the opportunity to access additional help.

I'm sure that each one of these homeless has a story, and reasons that they are in the situation they are in, and I am not without sympathy for their plight. The problem I'm having with the proposed IFS shelter is that it concentrates such a large number of these "low barrier" individuals in an existing and somewhat fragile neighborhood. Many of these individuals have significant histories of substance abuse, mental illness, and criminal behavior, and I think it is naive or dishonest to deny that it will have a big impact on the surrounding community.

I hold no malice toward the IFS or the BSBTF. They are simply trying to make progress on a very difficult societal problem. I'm simply saying that it is no more right for one small neighborhood to shoulder this entire burden than to say that the North End should be required to pay all the property tax for the city of Boise. We all have to do our share, and the Veterans

neighborhood has already stepped up for homeless veterans, refugees, and others in need of affordable housing.

Simply because IFS dictates that unless their rather extensive criteria are met, they will simply close up shop, it doesn't mean that they're the only option for Boise. We have significant talent and resources as a city, and I simply don't believe that a mega-shelter on State Street is the only viable option.

Thanks for your time.
Bill and Pam McKnight

From: [Mayor McLean](#)
To: [Leslie Kendall](#)
Subject: Re: [External] Homeless Shelter
Date: Tuesday, September 7, 2021 11:05:58 AM

Hello Leslie,

Thank you for reaching out and sharing your perspective on the proposed Interfaith Sanctuary move. I have passed along your comment to our housing staff.

Sincerely,
Ari
Constituent Services Manager



Office of the Mayor
Office: (208)972-8520
mayormclean@cityofboise.org
www.cityofboise.org

Creating a city for everyone.

From: Leslie Kendall <lekp1157@gmail.com>
Sent: Thursday, September 2, 2021 9:51 AM
To: Mayor McLean <mayormclean@cityofboise.org>
Subject: [External] Homeless Shelter

I live on Innis St and there seems to be a controversy of putting in a large homeless shelter very near my home. Neighbors are worried it'll destroy our beautiful neighborhood....and that you'll be breaking code to put yet another indigent housing facility here.

I won't make a complaint without offering a win-win solution. People take in foster children all the time and a campaign of "House the Homeless" might be the solution. Anyone with SSI or welfare income would be required to give 30% of their income to the head of household. Then the current city shelters would be open for the truly indigent or anyone in transition of getting into a home.

Appendix 9: Engagement Timeline

Shelter Better Task Force

Final Recommendation Report Feedback

Engagement Timeline - Explainer

1. Our Path Home Evaluation – Pre Conditional Use Permit

- a. Our Path Home, as the public-private partnership for ending homelessness in Ada County, should develop a set of formal criteria that are used to evaluate future shelter siting proposals for alignment with best practices, evaluation of proposed shelter sites should occur before the Conditional Use Permit process begins.

2. Community Engagement Board + Conditional Use Permit Public Engagement

- a. Shelter provider should create body of leaders who formalize processes for community engagement in parallel with the siting effort.
- b. The board will serve as outreach ambassadors, be time limited in duration, and their role should be aligned with the Conditional Use Permit process associated with a specific siting proposal.

3. Proactive Emergency and Safety Plan

- a. Shelter provider and partners should analyze the shelter location to develop a responsive, collaborative safety plan with the goal of proactively addressing concerns.
- b. Timing for the safety plan would occur after a site is selected and after public input has been gathered in connection with the community engagement process for shelter siting, which is appropriate based on the flexible nature of emergency response systems to make operational shifts as need occurs. This time ensures the resources, time, and labor, associated with safety plan development are effectively used.

4. Conditional Use Permit Decision

- a. The Planning & Zoning Commission will review any Conditional Use Permit application for the siting of a shelter in accordance with its authority as outlined in established criteria.
- b. The city should develop community engagement strategies that provide community members enhanced opportunities to understand and participate in the Planning & Zoning process.

5. Good Neighbors Agreement

- a. After a Conditional Use Permit is approved, the shelter provider and neighborhood members should establish a vision and goals for how neighbors, including area residents, businesses, and service providers, will work together to support mutual success, communicate, and address concerns. Good Neighbor Agreements are not time limited in nature, they are structured to deliver mechanisms for mutual accountability and can be adjusted over time.

- b. This effort may include the development of a permanent Neighborhood Advisory Board.

6. Conditional Use Permit Enforcement

- a. If the Conditional Use Permit for shelter is approved, the city should develop materials that outline how enforcement of the Conditional Use Permit is carried out, including one adapted to describe the specifics of that enforcement mechanism for the approved shelter. Enforcement should be implemented in accordance with regular practices, with no greater scrutiny than ascribed to the authority for enforcement.

7. Our Path Home Evaluation - Post Conditional Use Permit

- a. Our Path Home should perform an evaluation of the shelter performance, in collaboration with the shelter operator, to see how implementation of the shelter is aligned/misaligned with the approved plan.