

MINUTES
Regular City Council Meeting
April 24, 2017
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MINUTES

REGULAR COUNCIL MEETING
OF
April 24, 2017
5:30 p.m.

THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Stephen Lawrence

COUNCIL PRESENT: Russ Brown, Tim McGlothlin, Taner Elliott, Linda Miller, Darcy Long-Curtiss

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Julie Krueger, City Attorney Gene Parker, City Clerk Izetta Grossman, Finance Director Angie Wilson, Planning Director Steve Harris, Public Works Director Dave Anderson, Police Chief Patrick Ashmore, Human Resources Director Daniel Hunter, Assistant to the City Manager Matthew Klebes

CALL TO ORDER

The meeting was called to order by Mayor Lawrence at 5:30 p.m.

ROLL CALL

Roll call was conducted by City Clerk Grossman, all Councilors present.

PLEDGE OF ALLEGIANCE

Mayor Lawrence invited the audience to join in the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Lawrence said the following amendments were made to the agenda:

- Resolution No. 17-012 had been approved at the April 17 Council Meeting and had been removed from the consent agenda
- Public Hearing Item #11-A General Ordinance No. 17-1352 Regarding Marijuana had been removed and would come before the Council at a later date
- Add additional Executive Session #13-B ORS 192.660(2)(f) to Consider Information or Records that are Exempt by Law from Public Inspection and 192.660(2)(h) to Consult with Counsel Concerning the Legal Rights and Duties of a Public Body with Regard to Current Litigation or Litigation likely to be filed.

It was moved by Long-Curtiss and seconded by Miller to approve the agenda as amended. The motion carried unanimously.

PRESENTATIONS/PROCLAMATIONS

Bridges to Change Transitional Housing Presentation

Council received a memo from Planning Director Harris, attached.

Fritz Osborne, Wasco County Community Correction and Monta Knudsen, Executive Director of Bridges to Change presented information on the program and the community outreach. See attached handouts.

The key points were:

- The grant funding for the housing program was from a Justice Reinvestment Grant, issued by the Oregon Criminal Justice Commission. Oregon counties received these funds with the primary goal of reducing recidivism and housing is a common target for these funds.
- The Oregon Health Authority's office of Licensing and Certification determined that the Bridges to Change house falls under ORS 443.480(1) as Community-Based Structured Housing. That ORS says that annual registration (through OHA) is required however licensing and certification is not.
- Bridges to Change started in Clackamas County in 2004. Their main office has since moved to Multnomah County and they own and operate dozens of houses in Clackamas, Multnomah, Marion, and Washington counties. Many of their current contracts are with community corrections offices providing transitional housing under

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- the Justice Reinvestment Grant funds.
- Bridges to Change sends all their staff to the 40-hour Peer Support Specialist training, State-certified by OHA. Many Bridges to Change staff also have Certified Alcohol Drug Counselor (CADC) credentials as well.
- Wasco County Corrections uses Cognitive Behavioral Programming to effect change in criminal thinking for clients. One of the house's residential staff Ron Webber has worked for that office for over ten years facilitating these cognitive classes. The primary curriculum they use is called Moral Recognition Therapy and Ron is MRT-certified by Correctional Counseling Inc.

Osborne said they had signed a contract with Bridges to Change in October 2016. He said the first house location had significant neighbor opposition. He said Bridges to Change had negotiated the purchase of the house at 1400 East 11th. He said he had personally walked the neighborhood with flyers and spoke with some neighbors. He said no one attended the meeting on December 22. He acknowledged that the weather and timing could have been a factor.

Osborne said he didn't contact City Planning, until later when he became aware that he needed to. He apologized for missing the step of including City Planning.

In response to a question, Knudsen said first Bridges to Change would work with City Planning to find a solution to the number of residence allowed. He said he did believe they were protected by Fair Housing and would fall under reasonable accommodations.

Osborne said the candidates for the house were chosen by him, and were the most likely to succeed.

In response to a question, Osborne said typically people were in the house for 90 to 120 days. He said it was a phased program that they had to complete.

Lois Thienes, 1205 Federal, said she lived right across the street from the house. She felt the timing of the meeting was bad. She said the process was unfair. She said she did talk to Osborne at length, but many of her neighbors did not have that opportunity. She said she wasn't opposed to the house, just not in her neighborhood.

Jack Thienes, 1205 Federal, said he felt the code that concerns residential housing that allows this type of facility needed to be controlled. He said he thought the City should go back to a variance procedure.

Mayor Lawrence said he wasn't sure what could be done if the City ordinance only referred to "licensed home", which this facility wasn't.

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Lloyd Clark, 1220 East 13th Street, said he was concerned that the property wouldn't be maintained like the rest of the neighborhood. He said Grace House was an example. He said he felt the meeting was poorly timed.

Stephanie Henderson, 1108 Federal, said she did not receive a flyer and no one came to her door. She said she felt the project flew under the radar on purpose since the first location received an overwhelming negative reception from that neighborhood.

Mayor Lawrence asked Planning Director Harris to comment.

Harris said the issue did not go before the Planning Commission. He said the City's LUDO refers to license by the state facilities.

Harris said that last year the Oregon Health Authority said Community Based Structured Housing does not need to be licensed.

In response to a question Harris said the State doesn't want 3 or 4 people bunked per room. He said the house has 5 bedrooms and is 2800 square feet. He said he sent the program narrative to the State. Harris said he thought the City's definition of family could be outdated.

Mayor Lawrence said he was distressed that the County hadn't brought the City in sooner. He said the project was under the radar until citizens complained to the City.

Osborne said communication was a core value of his office. He said he was working hard to repair gaps in communication.

Osborne said upkeep of the house and landscaping was important.

Tyler Stone, Wasco County Administrator said the program leads to success. Stone said the people are already in the community, living in cars, on the street, in parking lots. He said the residents are under 24 hour supervision. He said the program stops the revolving door at NorCor.

Stone apologized for not communicating with the City on the project.

AUDIENCE PARTICIPATION

Victor Johnson, 313 West 4th Street, said the Crosswalk Enforcement Program had made a difference. He said it had a positive effect on The Dalles. He said it was a great way to spend police resources; it made The Dalles a safer, more welcoming place.

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Mayor Lawrence asked Johnson's opinion on having buckets with flags at intersections without signals that people took with them across the street and left in the bucket at the other side, making the pedestrians more visible.

Johnson said he had seen the flags work well at the festival in Sisters.

CITY ATTORNEY REPORT

City Attorney Gene Parker said he and the Assistant to the City Manager met with the EDA regarding the archeological report at the Airport for the Flex Hangar Project. He said representatives from Life Flight were in attendance. Parker said the EDA was contacting the Yakama Tribe.

CITY COUNCIL REPORTS

Long-Curtiss reported attending the Urban Renewal Budget Committee meeting and the budget was approved. She said she introduced Senator Wyden at the town hall on Friday, and volunteered at the Cherry Festival.

McGlothlin reported on attending the Airport Board meeting, and was the Grand Marshall at the Cherry Festival.

He said the plans were going well for the June Fly In at the Airport. He said Darcy Nothnagle from Google would be presenting at the Lions Club meeting.

Elliott said he attended the Cherry Festival.

Miller said the Urban Renewal Budget meeting went well. She said she attended the Sister City meeting.

Mayor Lawrence said he attended the Cherry Festival and crowned the King and Queen, and Little Miss Royal Ann and Andy.

CONSENT AGENDA

It was moved by Elliot and seconded by Miller to approve the Consent Agenda as amended. The motion carried unanimously.

Items approved by Consent Agenda were: 1) Approval of April 10, 2017 Regular City Council Meeting Minutes.

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ACTION ITEMS

Request for 50% Reduction of System Development Charges by Mid Columbia Center for Living

Senior Planner Dawn Hert reviewed the staff report.

Elliott asked if his mother working for the organization constituted a conflict of interest.

City Attorney Parker said it was best to abstain.

Mayor Lawrence asked if it the project was funded only with grant dollars.

Tyler Stone, Wasco County Administrator said there was a CDGB Grant, but not a 100% grant. He said a loan was taken out to complete the project.

Barb Cedar Executive Director of Mid-Columbia Center for Living said the organization was an intergovernmental agency serving Hood River, Sherman and Wasco Counties in the areas of Mental Health, Addictions, and Developmental Disabilities.

It was moved by Long-Curtiss and seconded by Miller to approve the request for 50% Reduction of System Development Charges and 50% reduction on the Water, Sanitary and Storm Sewer System Development Charges f by Mid Columbia Center for Living.

Miller rescinded her second.

It was moved by Miller and seconded by McGlothlin to approve Mid Columbia Center for Living's request for a 50% reduction on the Water, Sanitary and Storm Sewer System Development Charges for the new Medical Clinic Building. Miller and McGlothlin in favor; Long-Curtis and Brown opposed, Elliott abstained. Mayor Lawrence broke the tie voting against. The motion failed.

It was moved by Miller to approve a 25 % reduction on the Water, Sanitary and Storm Sewer System Development Charges for the new Medical Clinic Building. The motion died for lack of second.

It was moved by Long-Curtiss and seconded by Brown to approve the request for 50% Reduction of System Development Charges by Mid Columbia Center for Living. The motion carried, McGlothlin voting no, Elliott abstained.

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Authorization for execution of Public Access Easement, Encroachment Agreement, and Settlement and Release Agreement related to Cliff Street right-of-way

City Attorney Gene Parker reviewed the staff report.

It was moved by McGlothlin and seconded by Long-Curtiss to authorize the City Manager to execute the Public Access Easement, Encroachment Agreement, and Settlement and Release Agreement related to Cliff Street right-of-way. The motion carried unanimously.

Mayor Lawrence and the Council thanked staff for resolving this long standing issue. City Attorney Parker said it was City Manager Krueger's idea of the easement that moved it forward.

EXECUTIVE SESSION

Mayor Lawrence recessed to Executive Session in accordance with ORS192.660(2)(d) to Conduct Deliberations with Persons Designated by the Governing Body to Carry on Labor Negotiations;

AND

ORS 192.660(2)(f) to Consider Information or Records that are Exempt by Law from Public Inspection and 192.660(2)(h) to Consult with Counsel Concerning the Legal Rights and Duties of a Public Body with Regard to Current Litigation or Litigation likely to be filed.

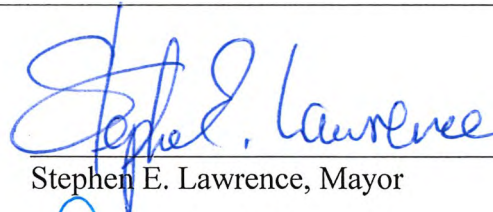
RECONVENED TO OPEN SESSION at 8:25 p.m.

ADJOURNMENT

Being no further business, the meeting adjourned at 8:30 p.m.

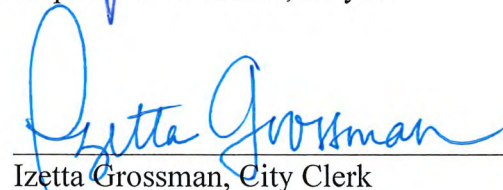
Submitted by/
Izetta Grossman
City Clerk

SIGNED:



Stephen E. Lawrence, Mayor

ATTEST:



Izetta Grossman, City Clerk



CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
PLANNING DEPARTMENT

MEMORANDUM

April 14, 2017

To: Julie Krueger, City Manager

Fr: Steven Harris, Planning Director

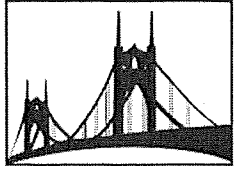
Re: **Bridges to Change Facility – 400 East 11th Street**

Per your request I've compiled a chronology of the Bridges to Changes Transitional Housing facility located at the above address.

- 12/30/16 email from City Manager to City/County staff, School District, and Councilor McGlothlin and the Mayor in response to an inquiry by Councilor McGlothlin who had been contacted by Ms Lois Thiennes (1205 Federal Street) re the intended purchase of a home at 400 East 11th Street to be used as a "drug and alcohol rehabilitation facility" with a least 10 residents. Ms Thiennes said she had been contacted by someone named Fritz (Osborne), Commissioner Runyon and the Sheriff.
- 12/30/16 email response received from Sheriff Magill confirming the visits to Mr and Ms Thiennes re the proposed use
- 12/30/16 City Manager emailed listing agent, Dennis Morgan, re the proposed use.
- 1/4/17 meeting held with City/County staff and representatives from Bridges to Change to discuss proposed use and operation. City staff requested that Bridges submit a program narrative so that the use can be analyzed for LUDO compatibility.

- 1/5/17 email to Ms Candy Armstrong (School District) informing her of the outcome of the mtg held on 1/4/17.
- 1/6/17 email from Fritz Osborne informing City staff that he had met with Mr and Ms Thiennes to discuss the proposal.
- 1/6/17 City Manager's Weekly Memo to City Council informing them of outcome from the 1/4/17 mtg.
- 1/9/17 email from City staff to Fritz Osborne informing him of another potential property in the city for the proposed use (1903 W. 13th Street) that is currently for sale.
- 1/9/17 email response from Fritz Osborne explaining that property had been previously considered but was rejected due to neighborhood opposition.
- 1/10/17 Bridges submits program narrative to City staff for review.
- 1/12/17 email from Fritz Osborne providing operational/program details of the proposed use
- 1/12/17 Bridges submits revised program narrative following City staff review.
- 1/13/17 City Manager distributes to Council revised program narrative and housing packet info submitted by Bridges
- 1/13/17 same materials forwarded to Ms Armstrong.
- 1/20/17 email from Fritz Osborne detailing additional neighborhood outreach efforts.
- 1/20/17 email from Chief Ashmore to City/County stating he had discussed a similar facility with Police Chief from West Linn. West Linn PD reps indicated that they had positive experiences with a facility in their city.
- 1/26/17 City Attorney drafts memo re proposed use and applicability of LUDO considerations, including definition of the use, state licensing requirements, etc
- 3/20/17 email to City Manager, City Attorney and Mayor summarizing the conversation with rep from Oregon Health Authority re the proposed use. As described in their program narrative the use is consistent with the new state "community-based structured housing facility" program. No state licensing is required. The use does not fall within the definition of a residential care home/facility, as no treatment or dispensing of meds will be undertaken.

- 3/21/17 email to Mayor clarifying LUDO requirements
- 3/22/17 phone conversation with Ms Armstrong and City staff re Oregon Health Authority program and City LUDO regulations
- 3/24/17 email to Mayor re conversations with Mr Thiennes and Monte Knudson (Executive Director of Bridges to Change). Informed Mayor that an invitation had been extended to Bridges to attend a City Council mtg.
- 4/6/17 email to Fritz Osborne informing him that Bridges reps will be attending the April 24 City Council mtg.
- 4/10/17 mtg with Fritz Osborne and City staff to discuss status of proposed use, upcoming City Council presentation and the City's desire to limit the number of residents housed at the facility.



BRIDGES
to change

Program Housing Packet

Our mission is to strengthen individuals and families affected by addiction, poverty, and homelessness. Through the provision of integrated services we can provide a bridge to change by giving “a hand up not a hand out.”

Our goal is to provide alcohol and drug free housing in Wasco, Clackamas, Marion, Multnomah and Washington counties, for those in transition, and to support recovering addicts from all walks of life, who are ready to make positive changes in their lives as they transition back into society.

We believe that intervention and structured support will lead to a healthier lifestyle. We focus on the strengths and talents of individuals, offer support and advocate for opportunities to reconnect them to the larger community. Services are individualized and include mentorship, on-going skill building, and referrals to needed resources.

Program Includes

- Alcohol & Drug free housing
- Recovery Skills and Relapse Prevention
- Employment Stability Skills
- Mentorship
- Reinforced Accountability
- Life Skills
- Provides Individual resources
- Networking
- Transitional Planning

BRIDGES TO CHANGE A&D FREE HOUSING

Welcome to BRIDGES TO CHANGE. Our goal is to help you make a successful transition back into the community. To do this, certain guidelines must be followed so that you know in advance what to expect from us, and what we can expect from you. Any rule that you have difficulty accepting, please let us know immediately. By signing this agreement you are agreeing to the terms listed, which means that failure on your part to follow through may result in either termination from the house or other consequences as determined by staff. This may include a three strike contract and or an intervention with your probation officer.

House Rules

Self-Sufficiency

This program has a goal of self-sufficiency. This mean that during your stay, you will engage with your mentor/case managers to create a plan and work towards accomplishing it.

Curfew

Your curfew is 10 pm all nights of the week. You may also spend Friday and Saturday nights out “overnights” after the first 14 days if you provide a signed/approved overnight pass. Your curfew can be re-negotiated based on your work schedule. If you work swing or graveyard shift than your curfew will be 2 hours after your shift ends. An example-if your shift ends at 1am you have to be back by 3am. Over nights are contingent on Bridges staff, and your PO's approval.

Respect

The most important element of relationships at Bridges to Change is respect. Staff respects each person who enters into our programming and asks that those involved in services do the same. This can mean many things including appropriate language, behaviors and relationships. We serve all genders and assign people to gender-specific programs according to their self-identified gender regardless of birth assignment. We ask that participants respect all peers of varying gender identifications. We ask that participants are respectful of different cultures, beliefs, abilities, etc.

Language

BTC has zero tolerance for language that is derogatory nature, this includes remarks that are racist, sexist, homophobic, ageist, ablest, etc. Participants are expected to adhere to this rule even when staff are not present. Continued issues with appropriate language will result in discharge. We recognize that this is a period of growth and continue to support individuals in improving vocabulary. We do ask that you also refrain from swearing and the use of curse words.

Behavior

Crude behavior, gestures and otherwise offensive nonverbal communication is not acceptable. We are here to support you as you are changing your behaviors and know that it takes time. Yelling, punching, kicking and other aggressive behaviors are not tolerated and are viewed as threatening and will result in automatic termination.

Harassment

Safety is very important to staff and clients at Bridges to Change. Many of those in services have been affected by trauma or abuse, and it is our goal to build an environment where people can feel safe and free to express themselves. Harassment comes in many forms including bullying, stalking, verbal abuse, abuse of power, etc. If you are experiencing harassment from a staff member, client or outside individual, please inform your mentor, counselor or house manager. We will investigate any instances of harassment and take appropriate measures to resolve the issue. If you are involved in the harassment of an individual, we will take appropriate action, up to termination if necessary.

Participant Relationships

Please do not lend or borrow from other participants. For obvious reasons this has been known to cause problems in the past. If you choose to disregard this advice, staff is not responsible for the issues that may arise. You are not allowed in another participant's room/apartment. This cuts down on theft issues, and being in someone else's room/apartment is grounds for termination from housing. We ask that you do not engage in romantic or sexual relationships with other Bridges to Change participants, sexual activity of any kind is not permitted at Bridges to Change. We serve both men and women who are here to recover and build positive support without distraction. Please maintain appropriate and professional behavior when interacting with members of other programs.

Alcohol and Drugs

There will be no alcohol or drug use allowed on the property. No visits to bars or anywhere where alcohol is main purpose of business. Please do not bring illegal controlled substances onto the property.

Prescription Drugs

Bridges to Change will provide locking boxes to safeguard medications. You are required to notify staff that you have medications and keep them locked up. Please see mentor/staff for detailed policy.

Phone Calls

Please be respectful when answering the phone as people are often expecting to hear from potential employers. Do not pick up the phone if you are not willing to look for the resident or take a message.

Phone calls are limited to 10 minutes during 8am and 5pm and job/treatment related calls have priority over personal calls during that time. In the evenings there is a 15 minute phone

House Maintenance

You are responsible for keeping your room clean and contributing to the maintenance of the common spaces in your house, which includes the deck and porch, and parking lot areas. Our policy regarding bedbugs is; you must dry all clothing on high heat before bringing into housing. This includes any items purchased at second hand stores. You are expected to:

1. Clean up whatever dishes, pots and pans you have used in the preparation of a meal as soon as you have finished eating.
2. Keep your bedroom area clean at all times. Your bed must be made daily and your area clean.
3. Follow the list of weekly and monthly chores posted.

It is a privilege to live here and there is no excuse for chore neglect!

ADDITIONALLY....Please DO NOT flush anything besides toilet paper in the bathroom toilets.

Smoke Alarms

Anyone caught removing the batteries/tampering with the smoke alarms may be immediately terminated. This is an important safety issue and will be strictly enforced.

Changing Rooms

You may not switch beds, trade or remove any of the furnishings without staff permission. When assigned a room a staff person will do an inventory of the room's contents and its condition. When you leave we will repeat the process and will bill you for damages beyond normal wear, missing items, rooms left unclean or missing keys.

Noise

Noise levels need to be kept at normal levels. Everyone should be conscious of our neighbors and house mates when playing music, watching television and while on the phone. Please use earphones if you want to blast your music.

Smoking/Burning

Smoking is permitted only in the outside areas where there is a receptacle for butts. Do not smoke in your room. Additionally, if you smoke on the deck or porch you must have the door closed. There are NO exceptions to these rules. PLEASE do not throw your butts in the parking lot, or on the ground, we have plenty of butt cans for this purpose. Burning of any kind is not allowed. Incense, candles, etc., are not allowed to be used on the property.

Weapons/ Abiding by the Law

Weapons which violate parole/probation conditions are not allowed on the premises.

Room Heat

Please do not open your windows when the heat is on for obvious reasons. We also ask that the heat in the common spaces be kept at a reasonable level, with doors and windows closed.

Cars

You are allowed to own and operate a car once you have provided staff with proof of valid driver's license, current Oregon registration and insurance meeting Oregon's legal requirements. There is parking but we ask that you do not work on your car on the property.

VCR/DVD USE

Do not take the DVD/VCR to your room. You are responsible for renting your own videos. Please, no viewing of "X-Rated" films, as this is a big relapse trigger and it's inappropriate. Your housing can be terminated if you possess pornographic material.

Parole/Probation Treatment Requirements

You are expected to comply with all Parole/Probation requirements. If your Parole Officer gives you an 'action plan' please show it to your mentor (if applicable). If you are in outpatient/aftercare treatment houses and are unable to make a meeting, please notify your treatment counselor, and your mentor at BRIDGES prior to missing the scheduled class. If prior notice is not possible please notify both treatment counselor and case manager within 24 hours.

Food and Food Stamps

During your stay here, basic living expenses such as utilities, telephone, and cable are paid by BRIDGES TO CHANGE. You are required to pay for your own food starting from the day you move in. If you are eligible, you can use food stamps to purchase food, we can also give you resources for food boxes if you are not eligible for food stamps. NO EATING OR FOOD IN YOUR BEDROOM!!

Good Neighbor Policy

- Be respectful
- Keep noise levels down
- Be a considerate driver
- Be a considerate parker (when parking please don't park in front of neighbor's house)
- Make sure when putting out trash cans (that cans are not overflowing with trash)
- Maintain yard, free of all debris
- No congregating in front of house
- Smoke only in designated smoking area
- No fireworks on the property

Visitors

Visitors are permitted in the common areas only, living room, dining room, kitchen, and smoking porch. You may have visitors Mon-Fri 5pm to 9pm and weekends from 9am to 9pm. Exceptions could be made based on your work schedule. Every resident is responsible for their own visitors, which means that if they disturb another resident you will be asked to have them leave. The same rule applies if their visitors are disturbing you. If this occurs, we recommend that you take the resident aside and politely let them know that their visitor is bothering you. Everyone has the right to feel safe here and has the right to ask that a troublesome visitor be asked to leave. In addition, visitors are not to be left alone in the house, nor are they allowed to answer the phone.

By signing this, I agree that I have read and understand these rules and expectations. I have had the opportunity to ask questions and have my questions answered. I agree to abide by these expectations.

Client signature _____ Date _____

Staff signature _____ Date _____

UA & BA Procedures

- ❖ UA/BA are conducted prior to entry, on a random basis and when requested by mentor or any other staff
- ❖ You will be given 2 hours to provide the sample, samples not produced during the time frame will be considered positive
- ❖ You will be asked to wash and dry hands prior to testing

- ❖ Complete a log of UA/BA performed/results
- ❖ UA's are observed by staff-once the request has been made, you are required to stay in their sight until the results are done
- ❖ You need to follow staff direction throughout this process

If at any point you fail to follow this policy or are found tampering with the specimen/results you will be in violation of this agreement.

Client _____
signature _____ Date _____

ADDENDUM TO RENTAL AGREEMENT

DRUG AND ALCOHOL FREE DECLARATION

Bridges to Change provides A&D free housing to those in need.

This addendum is for your clarification of the type of housing and the rules governing A&D free housing. By signing this addendum you are stating that:

- 1. I have read and understand the program agreement and this addendum.**
- 2. I agree to follow the rules, and requirements for A&D free housing.**
- 3. I agree to attend a minimum of two recovery oriented meetings weekly. These meetings can be AA/NA or an alternative.**

1) A dwelling unit qualifies as drug and alcohol free housing if:

(a)(A) For premises consisting of more than eight dwelling units, the dwelling unit is one of at least eight contiguous dwelling units on the premises that are designated by the landlord as drug and alcohol free housing dwelling units and that are each occupied or held for occupancy by at least one tenant who is a recovering alcoholic or drug addict and is participating in a program of recovery; or

(B) For premises consisting of eight or fewer dwelling units, the dwelling unit is one of at least four contiguous dwelling units on the premises that are designated by the landlord as drug and alcohol free housing dwelling units and that are each occupied or held for occupancy by at least one tenant who is a recovering alcoholic or drug addict and is participating in a program of recovery;

(b) The landlord is a nonprofit corporation incorporated pursuant to ORS chapter 65 or a housing authority created pursuant to ORS 456.055 (General definitions for ORS 456.055 to 456.235) to 456.235 (Dissolution of housing authorities);

(c) The landlord provides for the designated drug and alcohol free housing dwelling units:

(A) A drug and alcohol free environment, covering all tenants, employees, staff, agents of the landlord and guests;

(B) Monitoring of the tenants for compliance with the requirements described in paragraph (d) of this subsection;

(C) Individual and group support for recovery; and

(D) Access to a specified program of recovery; and

(d) The rental agreement for the designated drug and alcohol free housing dwelling unit is in writing and includes the following provisions:

(A) That the dwelling unit is designated by the landlord as a drug and alcohol free housing dwelling unit;

(B) That the tenant may not use, possess or share alcohol, illegal drugs, controlled substances or prescription drugs without a medical prescription, either on or off the premises;

(C) That the tenant may not allow the tenant's guests to use, possess or share alcohol, illegal drugs, controlled substances or prescription drugs without a medical prescription, on the premises;

(D) That the tenant shall participate in a program of recovery, which specific program is described in the rental agreement;

(E) That on at least a quarterly basis the tenant shall provide written verification from the tenant's program of recovery that the tenant is participating in the program of recovery and that the tenant has not used alcohol or illegal drugs;

(F) That the landlord has the right to require the tenant to take a test for drug or alcohol usage promptly and at the landlord's discretion and expense; and

(G) That the landlord has the right to terminate the tenant's tenancy in the drug and alcohol free housing under ORS 90.392 (Termination of rental agreement by landlord for cause), 90.398 (Termination of rental agreement for drug or alcohol violations) or 90.630 (Termination by landlord) for noncompliance with the requirements described in this paragraph.

(2) A dwelling unit qualifies as drug and alcohol free housing despite the premises not having the minimum number of qualified dwelling units required by subsection (1)(a) of this section if:

(a) The premises are occupied but have not previously qualified as drug and alcohol free housing;

(b) The landlord designates certain dwelling units on the premises as drug and alcohol free dwelling units;

(c) The number of designated drug and alcohol free housing dwelling units meets the requirement of subsection (1)(a) of this section;

(d) When each designated dwelling unit becomes vacant, the landlord rents that dwelling unit to, or holds that dwelling unit for occupancy by, at least one tenant who is a recovering alcoholic or drug addict and is participating in a program of recovery and the landlord meets the other requirements of subsection (1) of this section; and

(e) The dwelling unit is one of the designated drug and alcohol free housing dwelling units.

(3) The failure by a tenant to take a test for drug or alcohol usage as requested by the landlord pursuant to subsection (1)(d)(F) of this section may be considered evidence of drug or alcohol use.

(4) As used in this section, "program of recovery" means a verifiable program of counseling and rehabilitation treatment services, including a written plan, to assist recovering alcoholics or drug addicts to recover from their addiction to alcohol or illegal drugs while living in drug and alcohol free housing. A "program of recovery" includes Alcoholics Anonymous, Narcotics Anonymous and similar programs.

Tenant _____ Date _____

Landlord _____ Date _____

Personal Property

If for some unforeseen reason, I am unable to personally remove my property, due to arrest, eviction, etc. I hereby authorize :

Name: _____

Phone: _____

To take possession of all my belongings that remain in the care of the Bridges to Change in which I resided. I also understand that if my property is not retrieved within 30 days of my departure, my property will be disposed of.

In the event of an emergency, I give my permission to Bridges to Change to contact the following person(s):

Name: _____

Phone number: _____

Print

Name: _____ Date: _____

Signature: _____

Staff: _____



BRIDGES *to change*

Creating Hope Through Community

February 24th, 2017

RE: 400 East 11th Street

Dear Neighbors,

I write this letter as our commitment to you and the neighborhood. Bridges to Change takes great pride in our demonstrated ability to be good neighbors and to keep our properties well maintained. We achieve this in many ways and on many levels as an organization. Wasco County Community Corrections will carefully select residents who have the motivation and ability to succeed, and who will most benefit from this supervised, clean and sober community living arrangement. Housing residents agree, upon entry, to conduct themselves in a way that is respectful and courteous, and our staff actively holds them accountable to the rules.

Some examples of our rules include no tolerance to foul language, crude behavior, gestures or otherwise offensive nonverbal communication. We also do not tolerate harassment or anything that could be considered intimidating. The house will be staffed 24 hours a day, seven days a week. Bridges to Change staff intervene quickly should any resident not behave appropriately. Wasco County Community Corrections will also have an active presence at the house, will help hold residents accountable, and wields the authority to remove any resident not following house rules.

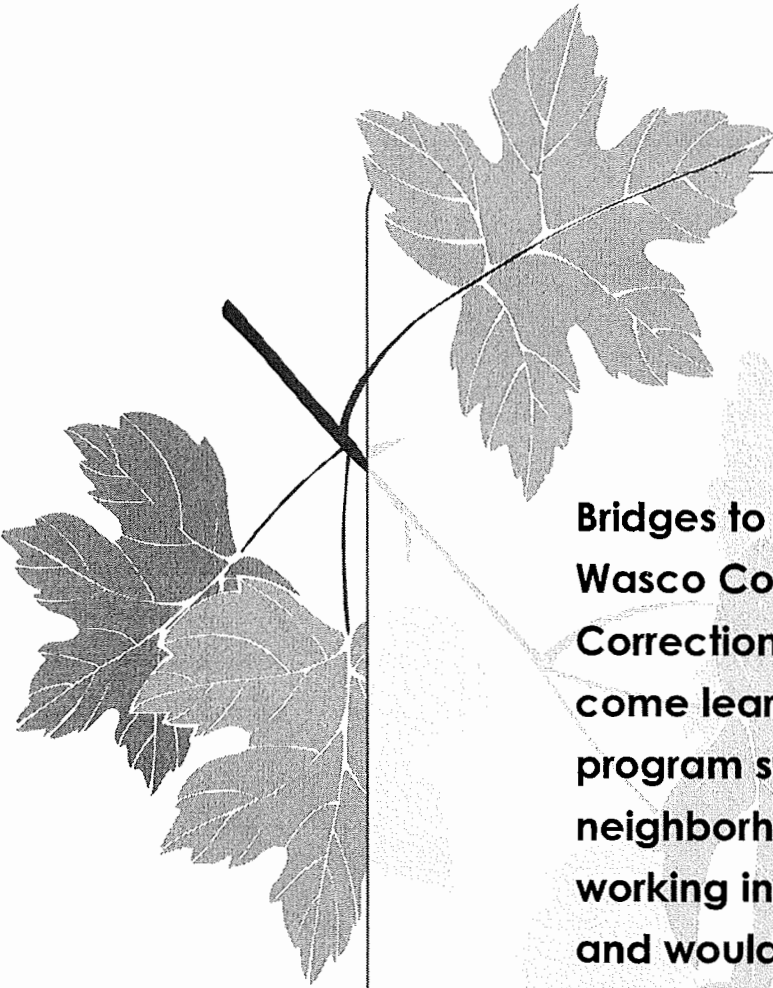
As part of our good neighbor policy, our residents agree to keep noise levels down, not park in front of neighbors' houses (most residents will not have a vehicle), make sure the trash can is not overflowing, maintain a yard free of debris and litter, and maintain a visually attractive property. Residents are not to congregate at the front of house and shall smoke only in a designated area within the covered back patio at the rear of the house. Bridges to Change will contract with a local landscaping company to make sure the grounds are regularly maintained. Houses owned by Bridges to Change are expected to look nice, are kept in good repair, and maintain their value as part of a quality community.

We appreciate this neighborhood's charm and we look forward to being good neighbors.

Sincerely,

Shelly Mead MS, CADC I
Director of Housing Services
Bridges to Change
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**Bridges to Change and
Wasco County Community
Corrections invites you to
come learn about how our
program strengthens
neighborhoods. We are
working in your community
and would love for you to
join us!**

Transitional Housing Meeting

December 22nd 2016

6:00 PM

421 East 7th St (Annex B)

The Dalles, OR

**Call Fritz at 541-506-2574
for more information.**



BRIDGES
to change

