

NEIGHBORHOOD INFORMATION MEETING

PROJECT: Redtail Ponds Permanent Supportive Housing

DATE: July 8, 2013

PLANNER: Jason Holland

NEIGHBORHOOD RESOURCES: Sarah Burnett, Neighborhood Development Review Liaison

The meeting began with Jason Holland providing a brief explanation of the City development review process as well as an overview of the neighborhood meeting agenda and ground rules of communication.

Applicant Presentation

Julie Brewen and Kristen Fritz from the Fort Collins Housing Authority were present and provided information about the project at Redtail Ponds and the philosophy behind the permanent supportive housing model:

The Fort Collins Housing Authority (FCHA) is not a City entity; it is formed under State law. Its purpose is to create affordable housing. The FCHA is willing to have personal meetings with anyone to work on getting information to people and to listen and hear concerns and questions; we are available for house calls or to sit down and have coffee. We are looking for a dialogue back and forth.

Redtail Ponds units will be apartments. People will apply; it is not a correctional facility or treatment center or halfway house. FCHA has been looking at the permanent supportive housing model. Dozens of communities are moving to this model. It involves housing stability, employment, medical and mental health care. It helps people live more stable and effective lives, and it is much more cost effective than shelter care. It moves people off the streets and into becoming productive members of our community.

When people hear about homelessness, we know what people tend to think. I live in Laporte and there's a man that lives in the Overland Foods parking lot who is scary, but I also know people, including two gentlemen present tonight (Bryan Tribby & Liam) who are formerly homeless veterans. I have the benefit of knowing who the people that will be living here in the apartments are like; people who will apply and will be screened.

This is a local priority for the City and a top focus of the 10 year plan to end homelessness. We started to look at other communities and examined award winning permanent supportive sites, including a project in Fargo, ND (Cooper Home) and in Portland, OR (Bud Clark Commons), as well as projects in Minneapolis and in other sites around the country and internationally.

Where has this been successful? Denver & the Colorado Coalition for the Homeless in our own backyard... We have many partners working with us and we're going to be screening to find people who will be successful in this model.

The project is located at 5046 Fossil Boulevard. It is the vacant site just south of Woodley's Furniture. It is one block from the future South Transit Center and Mason Corridor; this is one of the primary reasons the site was chosen. Originally we had looked at a site to the southwest of the current location in the office park. We have worked with the office park owners, who preferred this new site and it works well as it is further away from the railroad tracks and closer to the transit station.

We like that it is close to transit and the trail. It will have great access to the redeveloped Wal-Mart and access to the Harmony Corridor and its jobs and services, and it is near the Touchstone Clubhouse and within reach of the Harmony Library and Front Range Community College.

What makes Supportive Housing different? This will be Northern Colorado's first supportive housing model, and what makes it different is that the units are designed to be very livable. There is space for all the services that will be provided onsite. We're also able to control things like security and access to the building; the building only has one point of access. This is designed specifically for the users; we're not rehabbing an existing structure. We have a very experienced architecture and design team. There will be onsite supportive services, it is not just housing. This is modeled on national best practices.

There will be a total of 60 units. 40 units will be for individuals who are formerly homeless. 15 of those 40 units will be reserved for formerly homeless veterans. The other 20 units will be for those earning less than 50% of the area median income. The units are predominately 1 bedroom units with a total of 6 2-bedroom units. It was important to be able to control access; there is a single point of access with a front desk area that will be manned 24 hours a day, 7 days a week. There is also space for a community garden, an interior courtyard, walking paths, landscaping and space for a future commercial kitchen and job training area.

Supportive services will include case management, lifestyle coaching, medical and/or therapeutic services, etc. We want to develop skills for residents to live more independently. Our goals are to help maintain housing stability, to increase participation in job training and community resources and to increase the number of tenants with improved physical health.

It is estimated 9.55 employees will be working or supporting residents onsite just for this specific property. Overnight and relief staff will mean 24/7 coverage. This level of staffing and support is available because the FCHA applied for a HUD grant and will be receiving \$250,000 per year ongoing. The FCHA is a high performing housing authority with "A" ratings for the past 15 years. We have a proven track record and this will be a form of permanent financial support.

The building is 4 stories and will be built under the General Commercial and TOD (Transit-Oriented Development) Overlay Standards. It includes laundry facilities, exercise rooms, communal rooms, offices for case managers, computer room, reception area and a video surveillance system. A future commercial kitchen may be added and we're hoping to find a local partner for this in the future. Lighting and landscaping is planned on the outside to provide safety and healthy living.

We also are seeking to promote a personal living space. We have worked closely with our design team to provide a nice sense of space, including an interior courtyard. Most of the supportive services and spaces are located on the ground floor of the building. The upper floors are reserved for the units themselves and common space. Indoor bicycle parking is also provided as we expect a high proportion of bicycle use.

There will also be a community garden for the residents to use and enjoy. As the community garden evolves it may be possible to have gardening classes or canning lessons. It could be a job training center or for job placement for residents.

Resident selection is critical to the success of the project. The goal is to ensure supportive housing is the right match for the right residents. There will be criminal background screening and an interview process to help screen residents. There will also be referrals from people and organizations in the community, i.e. people who work at the Murphy Center or churches.

There are multiple tools for safety and livability:

- Resident screening: making sure the right tenants are in the building
- 24/7 onsite property management. Someone will be watching who is coming and going, signing people and guests in
- We control ownership of the building and site. If something isn't working it can be quickly addressed and fixed by the FCHA, we don't have to work and wait on outside management
- Promoting the community for residents as something they can take pride in
- Promoting a healthy living environment through management and design

The building will be properly maintained. One funding source comes from low income tax credits from investors who will be doing inspections of the building to make sure it is being kept up.

No color selection has been made for the building at this time.

Outreach has been ongoing for about a year, focused primarily to this point with the office park. We can and want to engage more with the public about any fears, concerns or questions you may have.

FCHA has a high performer designation from HUD and has experience owning and operating 700 units of housing. Beginning of construction is envisioned in early 2014 with occupancy in early 2015.

Questions, Comments & Responses

Question (Citizen): I live in Fossil Creek across the road and I am anticipating people will be using the pedestrian path and transit system. The design is well thought out but there are a lot of concerns and a lot of statistics that would show the extra, collateral stuff that would go with a project of this size in this part of town. I'm glad to hear you're working with businesses, but those don't use the parks or paths or schools. I see me being fearful of sending my kids along the bike path and of putting a huge social, economic barrier in this location. We want to help, but we have a lot of questions unanswered. Do we have any experience with something this size, what does the collateral look like for the community around it?

Response (Applicants): It sounds like the number of units is a concern. Our property, the Village on Stanford property is 72 units and serves a similar population. We encourage people to take a look at the property; it is located near Drake & Stanford.

Question (Citizen): You're modeling after successful projects – what happens to residents when they don't succeed, will we be bringing that problem down to the south end of Fort Collins?

Response (Applicants): We talked a lot about security; we have a single point of entry so you can't bring friends and there isn't loitering. The security is as much for you as it is our residents.

Question (Citizen): What about the success rate? What percentage doesn't succeed over the course of 2 or 3 years?

Response (Applicants): Some

Response (Applicants): We can get you some numbers.

Comment (Citizen): Maybe you just brought only the positives.

Response (Applicants): No, we know some people don't succeed.

Question (Citizen): What happens to people who are evicted?

Response (Applicants): Right now they would be living in camps or on the street.

Question (Citizen): There is only one person at the front desk? Is that the security? What is the cost of this? Is it 12 million?

Response (Applicants): 11.5 million.

Comment (Citizen): That seems like a lot for 60 units.

Response (Applicants): That is one of the lower dollars per unit figures from the other proposals. It sounds like a big number, but it is a reasonable cost for building 60 units. You can look at the other applications that were submitted to the state for the last round of funding.

Response (Applicants): 2.5 employees are dedicated to overnight and relief. Most of the day hours there will be over 9 people present onsite; levels of staffing will shift around.

Question (Citizen): Is that staffing or security? Who is fully dedicated to security?

Response (Applicants): One front desk, and two people for overnight and security. When these people are working, we don't have the exact hours yet. There will be a presence onsite 24 hours a day.

Question (Citizen): What if someone has a bad background, does that eliminate them?

Response (Applicants): That depends on the background. That is important because we know people are homeless for a reason and that may have caused their homelessness. We will screen closely for things that are not permissible at all. It is important to do a thorough background screening – we can deny anyone for any reason.

Comment (Citizen): I heard that your standards may be relaxed.

Response (Applicants): What you may have heard was a misstatement from a staff member for a different project.

Response (Applicants): There has been no intentional statement that we are changing our screening or background checks. Background checks are one part of our screening. Screening is looking at people's backgrounds, whether they can abide by the rules of the lease. Residents must enter into a lease and abide by the rules of the lease.

Comment (Citizen): We have seen materials with different wording, and that can make a large difference. Can we get an immutable document with all of these specifications?

Response (Applicants): It is partly subjective. We may not screen out someone who got a DUI last year, but we may screen out someone who is still actively drinking.

Comment (Citizen): We have to have legal recourse when we think something isn't being done, otherwise we're defenseless.

Question (Citizen): I had a son who was mentally ill and would have been on the streets if he had not had the support of our family. I know your location would not have worked for him. He used Touchstone and other services and they were difficult for him because of the traffic and noise. You're putting people who are mentally ill and going to put them between a railroad track and a 4-lane highway?

Response (Applicants): This may not be the type of place for someone like your son, but may be the type of place for someone like Bryan who is going to school and is formerly homeless, and could use the onsite services. He doesn't have to travel to other areas because the case managers come to the site.

Comment (Citizen): If we really care about these people, why would we put them between a highway and a railroad track? I don't understand that. I wouldn't live there.

Response (Applicants): One of the parts about the MAX Corridor and Transit Oriented Development is that MAX will run along the railroad tracks. This means getting access to transit will be close to the railroad tracks, and this effects more uses like student or multifamily housing.

Comment (Citizen): This is crazy and I'm concerned for the people. They have to have someplace, but I don't understand how this is a good place for them.

Comment (Citizen): I come from a unique perspective. I'm not from here but I've lived here for a long time. I was one of the first 5 people who were appointed to develop services to this kind of group of people. I live in the ripple-effect neighborhoods. I'm listening to this staffing level and I'm hearing unicorns and marshmallows. I have worked with people in this situation. I think everyone deserves good, solid shelter and the ability to learn to take care of themselves, both personally as myself and also as a therapist. I listen to this number and you're just waiting for a disaster to occur. It's not a matter of if but when. I have many, many stories where services didn't work as well as they had been proposed to work. I listen to this stuff and you have to be kidding me.

Response (Applicants): No one is pretending this is a halfway house or correctional facility. People have to have a certain level of functioning to live here. There isn't psychiatry care.

Comment (Citizen): You keep backtracking and saying this isn't a treatment facility.

Response (Applicants): There are different levels of treatment, you're absolutely right.

Response (Applicants): This is not necessarily for chronically homeless. This is just homeless. These are apartments and the supportive services are there for assistance. I can tell the services piece is making people nervous it's not enough. This is not the most severe population – this is what goes along with the screening.

Comment (Citizen): Screening is only as good as the screener. I went on the website and looked at the parameters and they don't meet the grade. They are too loose and don't cover enough bases.

Response (Applicants): There are two apartment buildings for this same population in the community right now, and it is very successful. This is not our first project.

Question (Citizen): Could you tell us about that? The successes and failures.

Question (Citizen): What is the deal with going to big versus keeping small community based housing with decent staffing levels with 4 or 5 people? I have worked in many of them. I'm curious to know why so big and why now. I came in late so I may have missed some of that.

Response (Applicants): We have looked at similar models across the country. 60 units allowed us to be a mixed-income development, so it is not 100% of one population. One part will be standard affordable housing; they have incomes a little lower and qualify for the affordable housing.

Question (Citizen): Some of the other projects you highlighted as successful were in Fargo and Portland and those projects were in an area in/near downtown or industrial areas. Why this model here?

Response (Applicants): There were 6 or 7 different sites in Portland; there are others in more residential communities. The Colorado Coalition for the Homeless has about 10 sites in Denver. There is a whole continuum of type and how they work in a downtown versus a residential situation.

Comment (Citizen): You mentioned one of the assets is that you are the owners and can control and remain flexible in terms of staffing and those guidelines – that worries me a little that those aren't ironclad standards. They may lose this over time and change and morph. This is a concern.

Question (Citizen): The 24 hour staffing at the front desk isn't necessarily security? What is their job, is it a greeter, a concierge? Will they screen if someone comes into the building intoxicated? What will happen?

Response (Applicants): Yes and possibly yes to those questions.

Response (Citizen): I spent two years living in a car in front of Catholic Charities. These people you are talking about are your friends and relatives and kids. It's the same community – there are good people and bad people. The homeless community gets messed with by everybody and is victimized at a much higher rate than everyone else in this room. I spent 33 years doing security and I know these people, I can tell you there are very good people in my community. We just got through with an art show at the Murphy Center that was very successful – these are the types of people likely to end up at this facility, people trying to move forward with their lives. Not everyone is crazy or a drug addict. We have a police force and they are on the homeless – they know the homeless community too. Don't think you are getting the dredge of society -- that is not the truth of it. That is all I have to say right now.

Question (Citizen): Your idea of security is who goes in the building for your residents, but what about the security for all of us?

Response (Applicants): It's an apartment building; people who live there have a lease.

Comment (Citizen): People seem to be worried about people wandering the streets at night. There are probably 8-10 people in the building who spoke before me, but it only takes one bad egg to ruin it for everybody.

Question (Citizen): Is there a plan for an article in the Coloradoan for this development to explain all of this? My kids go to the elementary school about a mile away from this. This all seems very secretive, when will we hear more about this?

Response (City): The neighborhood notification letter follows the Land Use Code rules, which dictates a minimum 800 feet notification area from the property boundary. In this case we went out substantially farther; we went out as much as 2,000 feet from the property boundary to capture a number of nearby neighborhoods such as Fairway Estates, Applewood, and Fossil Creek Meadows. We also contacted the neighborhood associations with those developments. In addition, we post information online. I'm sure there will be a gathering or momentum of people finding out and learning about this project. This is the best attended neighborhood meeting I have been to and I have been to some large ones for Banner Health or Woodward. I have to be very careful that we do what is legally required and in a way that is provided under the terms of the Land Use Code. Everyone who is in attendance and signs in, you will have more information on the project -- you will get the neighborhood meeting minutes. We cannot control what the Coloradoan does or does not advertise. Be sure to check on the box of the sign-in sheet if you did or did not receive the notification.

Response (City): Our business cards are up there on the table and I can provide information on where people can find information on the project or other projects. The information you are seeing tonight is also new to City staff.

Comment (Citizen): It seems most people didn't know about this and have no idea what is going on.

Response (City): Another tool we're trying to use is NextDoor. We can start to put information there.

Question (Citizen): I partook in this type of conversation with Discount Tire and there were some concessions made like hours of operation. Once that was all approved and put into motion, they never adhered to or enforced those provisions. Where does the buck stop with changes for this? It will morph into something different by 2015.

Response (Applicants): The Fort Collins Housing Authority is a quasi-governmental agency. The Board is appointed by City Council. FCHA has operated an A+ rated housing authority that receives awards year after year. We're committed to the neighborhood we're in.

Question (Citizen): Will it morph by the time we get to 2015? Will the City be in charge of enforcing that?

Response (City): There will be a formal submittal and they will have to draw formal site plans and show the information in the form of notes on those site plans as well as project details such as the number of bedrooms, the way the building is positioned. They will go to a public hearing and present this information to the Planning & Zoning Board. These plans will be recorded with the City and they will be available online – there is nothing secretive about the plans. They are required to build the project according to what is on the plans, and the notes on the plans, if there are operational notes. They are required to build it and operate it to those standards.

Comment (Citizen): The City of Fort Collins does not enforce this for Discount Tire.

Response (Applicants): One thing we talked about early on with the business park owners – we have neighborhood commitment statements. One of the things we offered was a good neighbor agreement that we could negotiate with each other. The business park owners decided they didn't need this but it included things like you must call police if you see something going on. We would have a 2-way neighborhood agreement. Neighborhood agreements, we are very willing to work through these and that may include some of those screening tools. These can be fleshed out much more in an agreement.

Comment (Citizen): The City hasn't held up its part of the bargain. I don't want to be mad, I just want the City to do this. I want to hold the City's feet to the fire.

Comment (Citizen): We own property in proximity to this project. We have covenants associated with the way we conduct our lives that we sign up to. We are asking for you to provide those covenants to us.

Response (Applicants): That is why we offered, but we have to work through it together. A good neighbor agreement is something that would be between us and you. We have statements and commitments and we're happy to work with you.

Question (Citizen): Don't you have covenants associated with your property?

Response (Applicants): Our property does not have covenants. There are no covenants on the land.

Question (Citizen): Do you own the land?

Response (Applicants): It is under contract.

Question (Citizen): You just make the rules up as you go?

Response (Applicants): It is zoned multifamily for that many units.

Question (Citizen): How would you hold people to a standard?

Response (Applicants): There is a lease which is the agreement for the residents.

Question (Citizen): Who writes the lease? The FCHA?

Response (Applicants): You mean between the owner and the tenant? We have a 20-page lease. When we have to move quickly on an eviction we need to have an iron-clad lease that holds up in court.

Question (Citizen): Is that posted on your website?

Response (Applicants): Yes we can post it; we are proud of our lease. We have a one-strike policy and we move very quickly. It holds up in court case after court case.

Question (Citizen): How long is quickly?

Response (Applicants): There are state laws we need to adhere to.

Question (Citizen): Isn't it 6 months?

Response (Applicants): Oh no, I think there is a 3-day notification, but I don't want to misspeak.

Question (Citizen): What other sites did you consider? You picked a site that is prime real estate and smack dab in the middle between two elementary schools? I do agree it is going to be difficult to find a space not near a school.

Question (Citizen): I heard a lot of businesses in downtown rejected anything up north because of the problems they were having and the trouble – that is why this is moved down south.

Response (Applicants): We considered site up north, downtown, midtown, south, and all over the place. We had a team of 15 folks to help us go through and analyze available sites that would allow this type of development per zoning. We went through a full triple bottom line analysis with the City and stakeholders. We had a 15 point matrix in terms of access to trails, transportation, services, and appropriate building design. This site kept rising to the top and this is all very well documented. This was not by any means the only site we looked at. With every site there are issues – there is no perfect place to do this. Anywhere we would have selected there are going to be neighbors and businesses that have concerns.

Question (Citizen): Are the other sites available?

Response (Applicants): Some are no longer available and are no longer on the market.

Question (Citizen): Is your contract contingent upon development approval? Will you own this land and do it anyway regardless of what we say tonight?

Response (Applicants): We're looking to hear what else we can do to make the community more comfortable with this. We were awarded funding for this project and we're excited to move it forward and we want to work with the community to address concerns.

Question (Citizen): Is your contract contingent?

Response (Applicants): There are contingencies in the contract; approval of development review is not one of them.

Question (Citizen): Are you going to build it regardless of whether we want it or not?

Response (Applicants): I'm not sure there is an appropriate answer. We plan to move forward with this project. We are here to try and address your concerns. We have to go through the normal, full development review process.

Question (Citizen): What are your short and long range housing projects? Are there any other projects that will go in, in the immediate area? Within a mile of this project?

Response (Applicants): We don't have any land in our control in the south side of town.

Question (Citizen): Would you be willing if this got approved not to build anything else in this part of town so we don't become a hub?

Response (Applicants): We would be willing to discuss this.

Comment (City): To get back to, will this get built no matter what? The answer is this is not a done deal. What City staff is required to do is make sure the project complies with the code, that their impacts are mitigated, and that the project fits here. Staff is not the decision maker. The Planning & Zoning Board is the decision maker. They will take the concerns and any input you have about ways to make the project better – that is all appreciated feedback. We're hearing flat out you don't think this is the appropriate location for this project, and they will look at your feedback and comments.

Question (Citizen): Why isn't the Planning & Zoning Board here tonight then?

Response (City): This meeting is part of the process. If the project moves forward, this is a chance for the FCHA to respond to your comments to help make sure the project is better by considering your input. They will submit the project and in time the Planning & Zoning Board will look at it.

Response (City): All of this will be a part of the record for the project that goes to the Planning & Zoning Board.

Comment (Citizen): There is a gray area that it has to fit into the community. We're here to try and see if we can make that work or not.

Response (City): If you feel that it is not a fit for the community and you have reasons and concerns and points you would like to make in addition to the comments you have made tonight, you are welcome to articulate those concerns to me in writing. Everything you submit to me I will forward to the Planning & Zoning Board when they decide to approve or disapprove the project.

Question (Citizen): For most multifamily projects that go in front of the P&Z Board, they are reviewed under their land use classification, being multifamily. Often times they say it is inappropriate for us to review the project based on the tenant focus or demographics. If we do that, then we are doing so in a discriminatory manner. The fact that this project is receiving public funding and that the occupancy of this project is limited to certain qualifications that the tenants would have – would this project then be appropriate for comments to be based upon the tenancy of this project? As opposed to simply the fact that it is a multifamily project that has to meet multifamily codes?

Response (City): That is a good question. This is way outside the box of what a normal, typical development proposal is as far as those types of questions. We would have to approach that very carefully.

Comment (Citizen): This is a very relevant question for those people here. When you go to the P&Z Board, you are not automatically allowed to comment about how a project is tenanted because it could come down to a legal disposition by the City attorney that because this is a multifamily project, you can only comment on the project based on its multifamily impacts and go beyond that about who is going to occupy the project – you are asking for a review response that may be deemed discriminatory. The City will have to define an appropriate neighborhood scope with this project. I think because this project is not available to the general public, and there is public funding being made available and restrictions upon the tenants, the scope of the comments about this project can be specific to the demographics this project will bring upon the neighborhood. We need to know the appropriate review and comments for this type of project. Can it go beyond that?

Response (City): Everyone is welcome to make any comment that they want to make about this project. The Planning & Zoning Board is not going to say, wait a minute, we can't hear that comment. The Planning & Zoning Board is going to hear and listen to your comments and consider them.

Question (Citizen): But can they disregard the comments if they're not legally allowed to hear them?

Response (City): That is something we will have to answer from a legal standpoint. The Planning & Zoning Board isn't going to say you can't say that or that you can't discuss a certain item or we're not going to listen to your comments because they're not legitimate.

Response (Applicants): Two thirds of the apartments are really geared to people who have been homeless. The rest are for those at 50% of the area median income. I'm guessing you can comment to those.

Comment (Citizen): There needs to be a legal determination about what comments can be reviewed. You don't want the board to look to the City Attorney for a determination during the hearing. What kind of comments can be legitimately used for the decision basis? They will look at this based on if it meets the code, that is their major criteria. Supportive housing is not a land use, it doesn't exist in the Land Use

Code. When it is reviewed, will it be based on the use of multifamily apartments or based on the specifics of the demographics for which this project is limited? You deserve an answer to this.

Question (Citizen): We're not opposed to this project at all. I love the idea of this and I'm sure people are supportive of it. It's just where it is located and some of these other intricate details. I'm sure it is very hard for you to stand up here tonight and hear all of this. Specifically, are residents required to help out around the facility to promote responsibility? Are they going to be accountable? A lot of times you're just enabling and they're taking and taking and not giving back.

Response (Applicants): The lease is the agreement for those who live in the apartments. The lease cannot dictate community activities and engagement. What we see is people want to do it, and we work hard to make that happen. Rent is based on 30% of income and they are paying rent here. As income goes up, their rent will go up. It is an apartment. A sense of community is strongly encouraged but it can't be required by the lease.

Question (Citizen): Who creates the sense of community?

Response (Applicants): Staff and community partners. We will have community partners in there.

Question (Citizen): When you say background check, does that mean psychological screening as well?

Response (Applicants): A criminal background check, landlord references, credit reports, all kinds of things go into this.

Question (Citizen): What about the safety of the children that go to the two nearby schools? I'm concerned about those traveling to these schools. Have you talked to the schools about building this project?

Response (Applicants): No we have not talked to the schools at this point yet.

Comment (Citizen): You need to talk to them; you're within a mile of two schools.

Question (Citizen): I would strongly suggest like the other lady that you reconsider your staffing for security. I do believe people deserve a place like this. The flip side of transit is that it can encourage people to come to this facility with or without security. In winter it already gets dark at 4 or 5pm.

Response (Applicants): What would you want the security to be or do so we have your input?

Response (Citizen): I understand you don't want to make it like a prison.

Response (Applicants): Are you suggesting something like a private patrol?

Response (Citizen): If one of your residents comes back drunk and is causing problems what would happen? Who would monitor people who are struggling?

Response (Applicants): This needs to be situation based. If I come home drunk and I get in my apartment and don't bother anyone, as an example.

Response (City): It seems there are a lot of questions and concerns about security both on and off site and we will capture that in the notes and look if they can address this if the proposal moves forward.

Response (Applicants): If I am belligerent, staff will call police services and at that point I would be in violation of my lease. If I am disrupting the peace of other residents, that will be grounds for eviction.

Comment (Citizen): I feel like Huntington Hills was completely disregarded. It would be responsible for you to send emails or newsletters out to Huntington Hills; we use the same schools and trails. It would be beneficial for you to reach out to that neighborhood so you could get vital information and the concerns. I think it would be important for my voice to be heard and to make this a really great thing in Fort Collins. This is the best thing about Fort Collins – that we want to be a tight-knit community. I am very frustrated that I had to hear about this from a neighbor and friend.

Question (Citizen): What are the concerns of the business park? Why would you move it from one spot to the next?

Response (Citizen/Nearby Business Owner): All of our business owners across the street did not want this project until they offered us money and then a couple decided they would do it then. Our business owners association would not allow this to come in, so their solution was to condemn this so they could move in.

Response (Applicants): For legal reasons, I cannot correct this gentleman.

Question (Citizen): Are you denying that you were going to condemn our business association?

Response (Applicants): The facts are incorrect but cannot be discussed.

Comment (Citizen): I can understand why you wouldn't want to talk about this.

Comment (Citizen): Typical government.

Comment (Citizen): I really appreciate what you guys are trying to do here. I think your goals are laudable. I understand you have poured your energy and life into this and that this meeting is frustrating for you, but please understand it is frustrating for us and it is frustrating for us because most of us have only just heard of this. I happened to hear about it this morning because a friend sent me an email. You can say this is a mile away and shouldn't be concerned about it, but I am. My kids go to that school and that park. For this to be successful you really need the community to be behind you and it is going to take a lot of effort. I think the frustration is because people feel this is only two hours. It doesn't feel like a give-take relationship. It feels like we are going to be building by January and here is our two hours that you will listen to us and that's it. If most people in this room feel like the project is going to work out like you feel it would, they would be supportive of it. One concern I have that has not been addressed is – there is a park and a school and we can talk about security in the building, but the reality is that homeless people will be hanging out in the park. You said they couldn't bring their homeless friends into the building so the most convenient place for them to go is the park. I am concerned about my kids going back and forth to school or playing in the park. My advice is you need to do a lot more reaching out to the community.

Response (Applicants): Yes, let's work on that together.

Comment (Citizen): I think part of the frustration this evening is that we're learning about this when the process is 2/3 complete. Asking us to come to the meeting and not gathering our concerns much earlier is frustrating. I was never mailed any information – that is a problem. I will communicate with these people whether by mail or email and so forth and my voice will be heard. I think you have missed the boat by not involving the citizens who live in this area into the process.

Response (Applicants): I appreciate what you are saying. Last May we sent out invitations to the HOAs instead of going to all the residents, and perhaps we should have gone straight to the residents.

Comment (Citizen): That's your answer? We were going to do a mailer but it went to the HOAs instead and it didn't go to the residents and we're sorry?

Comment (Citizen): One of things that I gather, and I'm an engineer – you come across as if you only looked at all the positives and not the negatives. What is your standard for accepting or rejecting, you couldn't answer that. When we ask what you will be doing for security, it is all based on the inside, not the outside. I don't care if you fail or not, but there are a lot of conflicts with people who may be subjected to living there. It is a very confusing picture with very little detail. At a minimum, the site makes no sense to me. I have lived in big cities and lived next to developments. Usually they are located near the city centers or grocery stores or other services. Homeless people that are living around here have their own community themselves. I'd rather you let them into the bloody building rather than forcing them to hang out in the park. Your whole perspective is very inward. You have to take into

account that there are a lot of negatives with this project. You haven't done your homework in terms of addressing concerns from those of us outside the development.

Question (Citizen): Your supportive services and the garden and future kitchen are for residents only? There would be no in and out?

Response (Applicants): Yes

Question (Citizen): I feel everything has been extremely subjective and you're packaging of this as an apartment. If I go to apply for an apartment they are going to ask me if I have a job, or a criminal background or a medical marijuana card – they know all this. Why is it you have all these communities and you don't know the statistics? If you have it up and running you can't tell us what the success rate is?

Question (Citizen): How large are the other properties, how many residents?

Comment (Citizen): We need something that is less subjective. I've heard we'll turn them out to the street. I don't appreciate thinking how your own residents are safe but you have said nothing about our safety.

Comment (Citizen): This is our home and our community and our children.

Response (Applicants): I don't believe this is the last of the conversation. I am happy to meet with you all individually at home or for coffee to discuss this.

Question (Citizen): If I'm calling or reporting something, you're telling me you are making the community responsible for the policing? I have to go down and put my address on something and go to court. I have to choose is it work putting my name on something, going to court and wasting my time so the community is responsible for policing this?

Response (Applicant): I understand your concerns. We have your comments and we will work on this together.

Comment (Citizen): There was a discussion about misinformation that went out. I went and looked for verification and the last minutes of the board of commissioners weren't available. The last meeting was the May meeting.

Response (Applicants): The June minutes have not been adopted by the board yet. I'm sure that information can be shared with you.

Comment (Citizen): I have something I think should be in the minutes – it is something why we are all concerned. The registry process in November 2010 surveyed the homeless and identified 229 of them. Over 90% were male, 87% had been in and out of the jail system, 46% have a mental illness. These facts are in the Homeward 2020 10-year plan. We are concerned because Scenic Knolls was completely ignored in all of this. It shares Fossil Creek Drive as a boundary. It will go around the Redtail Ponds open space and meet the Mason Trail. There is a conduit now for all the people to have access to our neighborhoods.

Comment (Citizen): Please take our serious concerns into consideration. There is a reason I moved to South Fort Collins. This makes me very emotional. I have two children that walk to the elementary school. I am not going to feel safe. My children walk their dogs in the park; I'm not going to feel safe for them anymore. Please take whatever is here into consideration. There is a reason we are at capacity and there is a reason Jason has said this is the best attended neighborhood meeting he has been to.

Comment (Citizen): I think one of the things that strikes me is that you have a 12 million dollar project. We have our families and community at stake. To disregard that is unbelievable to me. I work both sides

of the fence; I don't have an issue with this type of project in the right place in the community itself. I think the size is wrong; the demographics need to be tightened up. I think the information you are sharing with us needs to be very tight and firm.

Comment (Citizen): What concerns me is that this hasn't been put out there and they are trying to shove this through without any discussion.

Comment (Citizen): The Housing Authority has a great reputation and it is a needed facility. I saw 90-95% of what they were talking about in here tonight on the website. My concern is the 4-story building and height. I went to the Midtown discussions and they were emphasizing up to 7 story buildings, but my max is about 3 stories. I would like to see the building orientation rotated so it is better oriented for rooftop solar collection. Make sure it has a good area for the community garden and urban agriculture. Think about what residential friendly windpower could look like and that the design is compatible with that in the future. I feel there is a lot of misinformation here from the public. For instance, I don't get notified if my neighbor is under investigation for a crime, but neighbors near the facility are notified, it's almost safer because with my neighbor I wouldn't find out until I read about it in the paper. There is also a mental health facility and other services like this located in this part of town, for instance near Trout Elementary across the street on Corbett and there have been no serious issues. I believe there were a couple escapes, but no crimes resulting from the escapes. Facilities in the area have had good management. It would be great if the development review process was changed to notify both the houses and HOAs. The expense is sending out the mailing, but the more you send out the less it should cost individually. My teenagers and their friends volunteer at homeless facilities in town and there hasn't been a single incident. I don't fear them being in proximity to the population – there are bad apples in every group and we have a good homeless community here from everything I have seen.