

MASON PLACE PERMANENT SUPPORTIVE HOUSING NEIGHBORHOOD MEETING SUMMARY

Date: April 9, 2018

Location: Foothills Assembly of God, 305 W Swallow Rd.

The notes below represent a comprehensive list of all questions the City and the applicant received at the Open House held on April 9, 2018. At the end of the document, the City and the applicant responded in further depth to all issues highlighted in yellow.

City of Fort Collins

1. Make sure management company is managing issues quickly in the area with residents.
Answer: The City will request the management company manage all issues related to their development with residents and business owners in the area.
2. Partner with Housing Catalyst in neighborhood to stay on top of any on-going concerns.
Answer: The City will respond to any issues under its purview.
3. Police department is spending extra money to patrol around Redtail and MAX – where is money coming from?
Answer: General Fund revenues fund Police Services.
4. What is decision-making process?
5. Where will the public hearing announcement and results be posted?
6. Make affordable housing available throughout the city.
7. Public safety – make sure Troutman Park is safe.
8. Is this a done deal?
9. Concerns about another homeless development in the area.
10. Underpass/overpass at Mason for safe crossing.
Answer: There is an existing underpass at Troutman for crossing the train tracks. There are no immediate plans for additional underpasses or overpasses in this area.
11. There has been a huge increase in homeless and panhandling and transient along Mason.
12. Safety on the MAX a concern.
13. Homeless to homeless murder? Concerned about proximity to Lopez School and Troutman Park.
14. Local investigator knows that transients are visiting and causing problems at Redtail.
15. 1 mile away is too close to Redtail Ponds.
16. Impact of this development is beyond 800' – wasn't notified via mail.
Answer: Land Use Code section 2.2.6(D) outlines the notice requirements for development in Fort Collins. Since this proposal consists of 60 multi-family dwelling units, the notice requirement is to provide mailed notice to all property owners in an 800-foot radius exclusive of right-of-way. Staff sent notice in accordance with this requirement.
17. There will be more homeless individuals in the area.

Developer/Property Management – Housing Catalyst

1. With another development similar to Redtail pond, what will be the impact?
2. What are the funding sources for this project?

Mason Place will utilize a variety of funding sources while leveraging local, federal, state, and private dollars. The primary funding source is Federal Low Income Housing Tax Credit Equity. Other funding sources include Colorado Division of Housing Marijuana Sales Tax Revenue, City of Fort Collins CDBG/HOME and Affordable Housing Funds, CO Division of Housing HOME, Housing Catalyst equity, deferred developer fee, and private first mortgage.

3. What are the covenants in this area, and how is residential being allowed in this area?
4. Will this development add crime in our neighborhood?
5. Safer Pedestrian access to the Max/ Mason trail is necessary.
Housing Catalyst plans to improve the pedestrian environment along our property and work with the City of Fort Collins to improve access to the Horsetooth MAX station.
6. Will Mason Place attract more homeless and crime?
7. How does it benefit me and my neighborhood?
8. Homeless and transients are friends that can't be overlooked.
9. There will be an increase in garbage.
10. Concerns about camping at Safeway and Chick-fil-a.
11. What is the criteria for residents and length of lease?
12. What is timeframe?
The Midtown Arts Center will continue their lease and remain operational through the summer of 2019. Housing Catalyst will submit a funding application for Federal Low Income housing Tax Credits on June 1, 2018. If awarded funding, construction will begin in Fall 2019 and be completed by Fall 2020.
13. Do you have a project website?
Yes. Project information and updates can be found at: <https://housingcatalyst.com/property-portfolio/current-developments/mason-place/>
14. Where is Midtown going?
Midtown Arts Center is currently looking for a location to relocate in the community.
15. What will happen to surrounding housing values?
16. How are smoking concerns addressed?
17. Concerns of crime increase.
18. Did realtor disclose final use?
19. Suggestion: have advisory council with neighbors.
Housing Catalyst is committed to open communication and ongoing dialog with neighbors. An advisory council as a good idea.
20. Careful screening is very important.
21. What are guest policies (curfews, tracking, etc.)?
22. Concern regarding increased panhandling. Include specific policy against panhandling in lease.

Site/Landscape – Ripley Design / Architecture – Shopworks Architecture

1. I like this setup! A place where people can live; good outdoor spaces for people.
2. I like the greenspace!
3. Parking and safety a concern, how is it addressed?

Parking as is proposed exceeds the LUC requirement. It is anticipated that Mason Place will lease additional parking spots on the south lot to ensure that all staff and residents have adequate parking.

4. Will architecture be flat like existing building?

We will cut into the existing structure for new windows to create depth in the façade, and use some new cladding to add color and texture. The slightly recessed new construction on the upper level will also add depth to the building. You probably won't recognize the building when we're done with it!

Engineering – JVA

1. Can you gravity feed sewer?

Yes we can gravity flow, the existing sewer is around 8' deep.

COMPREHENSIVE RESPONSES:

City of Fort Collins

Development Review Process

Many attendees had questions about what stage this project is in with respect to the development review process and whether someone had already approved this project. Housing Catalyst had not submitted a formal development application with the City prior to the neighborhood meeting. This is a requirement of the Land Use Code. The reason why the City requires a neighborhood meeting prior to the submittal of a formal development application is so that applicants can take the feedback from neighborhood meetings and incorporate it into their submittal. The next step of the development review process is for Housing Catalyst to submit their formal development application. Upon submittal, various departments in the City will review this submittal for compliance with our Land Use Code. Once staff finds the materials submitted by Housing Catalyst are sufficient for a public hearing, staff will schedule a public hearing. The public hearing will be in the form of a hearing with the Planning & Zoning Board. All property owners within 800' of the development will receive a letter in the mail two weeks in advance of the hearing notifying them of the Planning & Zoning Board hearing. At this hearing, the Planning & Zoning Board will make a decision to approve, approve with conditions, or deny the project. The Board's decision will be based on compliance with the Land Use Code, the report staff writes outlining the project's compliance with the Land Use Code, the applicant's presentation, and testimony from the public. We encourage you to attend the hearing to provide testimony for the Planning & Zoning Board to consider.

Safety Concerns

Many attendees also raised concerns about public safety around Troutman Park and Lopez Elementary School. In response, we have spoken with Police Services and Social Sustainability to discuss holding a neighborhood meeting where neighborhood residents and City staff can discuss how to manage existing issues related to transients and homelessness. We will provide more details as this conversation progresses.

Notification of Hearing and Posting of Results

We will post the hearing notice and results of the Planning & Zoning Board hearing on this page:

<https://www.fcgov.com/cityclerk/planning-zoning.php>

Distribution of Affordable Housing

The City of Fort Collins has a policy to distribute affordable housing throughout the community to encourage mixed-income neighborhoods and avoid concentrations of poverty. We have attached a map of affordable housing locations to these notes so you know the locations of affordable housing in Fort Collins.

Resources for Development Review Process

Developments Under Review page on the City of Fort Collins website:
<https://www.fcgov.com/developmentreview/proposals/>

Citizen's Role in Development Review: <https://www.fcgov.com/developmentreview/citizenreview.php>

Development Review Guide: <https://www.fcgov.com/drg/>

Planning & Zoning Board Page: <https://www.fcgov.com/cityclerk/planning-zoning.php>

Housing Catalyst

Supportive Housing

Supportive housing is a model for addressing homelessness in the United States and many other countries. For people with chronic health conditions, physical disabilities, mental health conditions, histories of trauma, and other struggles, having a home helps them to get adequate treatment and reclaim their lives. This housing model is based on the principles that people need to have stable housing in order to overcome some of their root causes of homelessness. It is a highly effective strategy that combines affordable housing with coordinated services to help people stabilize their lives and move forward. In this setting, people have support systems that help them get better health care, mental health counseling, substance abuse treatment, employment counseling, and other resources to reach their goals. In summary, supportive housing gives people the opportunity to live in a safe environment while receiving support for choices that promote health and stability.

Mason Place

Mason Place will help our community by providing 60 apartments designated for some of the most vulnerable people in our midst — those that are living in homelessness with a disabling condition. This community will be designed as supportive housing and there will be support services on-site to help residents get connected with the help they need to stabilize their lives.

Neighborhood Concerns

Public concerns were raised at the neighborhood meeting for Mason Place. Often, people living in homelessness are stereotyped as being welfare-dependent, lazy, irresponsible and dangerous. These perceptions lead to accusations and fear that are often unfounded.

There are many causes of people becoming homeless. The **number one** factor is the lack of affordable housing. The loss of a job, a disabling health condition, an expensive medical incident — any one of these factors can make rent or a mortgage unaffordable. Some people are escaping trauma and have nowhere to go. There are many causes that lead to homelessness, but the truth is that many people without a home want to improve their lives.

Mason Place will have staff onsite 24 hours a day, 7 days a week. Residents who experience any type of crisis will have immediate access to staff to help them. Neighbors have staff on-site that they can go to if there are any concerns about the property or behavior of residents.

Neighborhood Commitment

We are firmly committed to being a good neighbor to the community at large. We seek neighborhood input, we listen to our neighbors and we work to do all that we can to create a positive neighborhood environment.

Our Good Neighbor practices are built upon the following principles:

Commitment to Attractive Neighborhoods

We provide ongoing preventive maintenance to our properties to make them positive additions to the neighborhoods in which they are located and to foster a sense of neighborhood pride among all residents in the area. All properties receive weekly landscaping maintenance and daily trash patrols to keep them attractive and neat.

Commitment to Safety

Safety and security are essential for everyone – our residents and the community at large. We include exterior elements that promote safety, such as sufficient lighting, safe walkways, etc., at all our properties. Housing Catalyst responds to all complaints concerning residents immediately and has a strong relationship with local police in the event their assistance may be needed.

Commitment to a Respectful Standard of Conduct

We understand that a peaceful community hinges upon mutually respectful behaviors and conduct. Thus, our resident lease agreements stipulate behaviors and conduct that will not be tolerated, particularly those that are unlawful and/or infringe upon the rights of others.

Commitment to Open Communication

Neighborhood feedback is important to Housing Catalyst, and we welcome it. We are dedicated to making sure our neighbors are well informed about construction/maintenance work that may affect them, policy changes, and/or program development, as appropriate.

Resident Screening

Mason Place is an independent apartment living community in which residents will be screened as they are at any other community. Prospective residents of Mason Place must have been experiencing homelessness and have a disability that is verified by a professional provider. An assessment tool is used to determine vulnerable individuals. It includes indicators such as high mortality risks, health conditions, mental health disorders, and lack of social supports. Applicants must also demonstrate a commitment to living within the supported community and meet federal income guidelines.

Resident screening includes a criminal background check and an intake interview.

People will be denied housing if they:

- Are a registered sex offender
- Have a history of criminal convictions by any household member involving crimes of physical violence against persons or property

- Have any other criminal convictions including drug-related criminal convictions that would adversely affect the health, safety, or well-being of other tenants or staff, or cause damage to the property

Resident Leases

Residents sign a lease for one year and that lease is renewable as long as they pay their rent and abide by their lease agreement. Our experience has shown the positive effect that supportive housing has on the lives of formerly homeless individuals. At Redtail Ponds supportive housing community over 93% of residents are still in their apartment after one year.

Guest Policies

Mason Place will not be providing any services for people who are not residents. Non-residents cannot loiter, receive goods or services or even apply for housing there. Additionally, we have specific guest policies that differ from most apartment communities. Guests will be required to produce a photo I.D. and sign in and out as a guest and they must also be escorted by a resident at all times. Residents are held accountable for the behavior of their guests and visitors. Guests cannot arrive earlier than 8 a.m. and must leave by 11:00 p.m. or they will be counted as overnight guests. Residents are limited to 14 overnight guests per year, which is a HUD regulation and can be enforced through the lease.

Illegal Camping

Residents at Mason Place will not be camping in nearby areas because they will now have a home.

Smoking Policies

Smoking is prohibited inside all of Housing Catalyst's homes. Designated exterior smoking areas are established at each property.

Property Values

There have been questions raised about how this development might affect neighborhood property values. Study after study has found no connection between supportive housing and any effect on the property values of neighboring homes. Mason Place will be a well-designed, attractive building that will be well-maintained. Housing Catalyst owns and manages many other properties in Fort Collins and we demonstrate high standards for keeping our properties attractive and well-maintained.

Crime

Research across the country has shown that rather than contributing to neighborhood crime, supportive housing can even decrease crime in an area. Mason Place will increase the security of the area with improved exterior lighting and security cameras. The presence of 24-hour staff will give more "eyes on the street." Loitering will not be permitted on the premises and criminal activity by any residents will not be tolerated.

Panhandling

Panhandling is protected speech under the First Amendment and is legal in Fort Collins. Housing Catalyst cannot include a prohibition against panhandling in resident leases, however, staff do discourage it. With a place to live, a base of support services and help obtaining eligible benefits, our experience has been that residents do not engage in panhandling.

The City of Fort Collins Panhandling Ordinance does prohibit panhandling (defined as knowingly approaching, accosting, or stopping another person in a public place and soliciting for a gift of money or thing of value) if it involves any of the following conduct:

- In a manner that is threatening, intimidating, coercive or obscene
- Touching or grabbing the person being solicited
- Directing fighting words at the person being solicited
- Obstructing free passage of pedestrians on public sidewalks

If you encounter any of these prohibited behaviors, you may call 221-6540 and report it to Fort Collins Police Services.

Resources for Further Information:

Byrne, T., et al. "The Relationship Between Community Investment in Permanent Supportive Housing and Chronic Homelessness". *Social Service Review* 88(2): 234-263.

De Wolff, A. (2008). "We Are Neighbors: The Impact of Supportive Housing on Community, Social, Economic and Attitude Changes". Toronto: Wellesley Institute.

<http://www.wellesleyinstitute.com/wp-content/uploads/2011/11/weareneighbours.pdf>.

"Does affordable housing development lower nearby property values?"

https://shelterforce.org/2013/07/18/answer_172_affhsg_lower_property_values/

"There Doesn't Go the Neighborhood: Low-Income Housing Has No Impact On Nearby Home Values"

<https://www.trulia.com/blog/trends/low-income-housing/>