

**Homelessness Advisory Committee
Phase 2, Meeting 6
Friday, March 12, 2021
11:00am - 12:30pm
Join Zoom Meeting: <https://us02web.zoom.us/j/87195939231>
Meeting Facilitator: Chris Hutchinson, Trebuchet Group**

Committee Members Attending

Brian Ferrans
Cheryl Zimlich
David Rout
Desiree Anthony
Dean Hoag
Gloria Kat
Joseph Domko
Laura Walker
Seth Forwood

City Staff Attending

Honore Depew
Beth Sowder
Brittany Depew
Jackie Kozak Thiel
Clay Frickey
John Feyen

Observers:

Caitlin Lovett
Kevin Jones
Joe Glomboski
Katina Norwood

Committee Members Absent

Matt Robenalt
Julie Brewen

[10:50 - 11:00] [Pre-meeting Technology Check]

- Join early to test video/audio and enter your username

11:00 - 11:10 Welcome / Meeting Logistics

- Agenda & Group Norms review
- Review remaining meetings schedule

December 18, 2020	January 22, 2021	February 5, 2021
February 26, 2021	March 12, 2021	April 9, 2021
April 23, 2021	May 7, 2021	May 21, 2021

Status of Key Questions for Consideration:

1.	Amenities	Mostly Complete
2.	Locations	In Progress
3.	Impacts	Not started
4.	Funding	Not Started

Proposed Topics for New dates

Jan 22 – HAC process and organization

Feb 5 – What key amenities and services should be co-located with an overnight shelter?

Feb 26 – Amenities (cont'd)

March 12 – Where can a new 24/7 homeless shelter be located? What trade-offs will exist?

April 9 - How can impacts be addressed and mitigated? What type of engagement is needed?

April 23 - What funding considerations are recommended?

May 7 – Final recommendations drafting

May 21 – Final recommendations finalizing

11:10 - 11:15 Review - Repurposed vs. New Facility

- Review responses from previous meeting

11:15 - 11:45 Location Options Discussion - Pt. 1

- Consider what's important to discuss using group brainstorm software

Distribution of votes has been designed to better reflect what's most important - to address the truth that many providers voices could be seen as majority that could fail to incorporate voices with alternative views

<p>What factors make North Ft Collins (1311 N College) an EFFECTIVE option? :</p> <p>Ability to phase multiple amenities <input checked="" type="radio"/> 1 <input type="radio"/></p> <p>Ability to add other community amenities to the build out <input checked="" type="radio"/> 1 <input type="radio"/></p> <p>There are robust and established resources in this location for People Experiencing Homelessness (PEH) <input checked="" type="radio"/> 4 <input type="radio"/></p>	<p>What factors make expanding/replacing existing shelters an EFFECTIVE option? :</p> <p>the issue of land procurement and zoning is already solved <input checked="" type="radio"/> 1 <input type="radio"/></p>	<p>What factors make adjacent to planned Behavioral Health facility an EFFECTIVE option? :</p> <p>Is an area that would not affect neighborhoods and businesses <input checked="" type="radio"/> 1 <input type="radio"/></p>	<p>What factors make East Mulberry area an EFFECTIVE option? :</p> <p>opportunity to define a culture and environment for service delivery, opening up the potential for a campus design <input checked="" type="radio"/> 3 <input type="radio"/></p> <p>Large undeveloped areas. Decreases "NIMBY" concerns. <input checked="" type="radio"/> 1 <input type="radio"/></p>	<p>What factors make Midtown Fort Collins an EFFECTIVE option? :</p>
<p>What factors make North Fort Collins (1311 N College) an INEFFECTIVE option? :</p> <p>To honor our homeless population they should be placed next to a supportive community instead of a community that has been segregated and excluded from government benefits and live in poverty <input checked="" type="radio"/> 1 <input type="radio"/></p> <p>Detrimental to the safety of surrounding neighborhoods, businesses and school. <input checked="" type="radio"/> 1 <input type="radio"/></p> <p>Does not align with the North College Community Investment Plan adopted by the City. <input checked="" type="radio"/> 1 <input type="radio"/></p>	<p>What factors make expanding/replacing existing shelters an INEFFECTIVE option? :</p> <p>The current footprints at these locations are limiting, thus making it hard to expand and costly to bring things up to code. Minimal land to add to <input checked="" type="radio"/> 1 <input type="radio"/></p>	<p>What factors make adjacent to planned Behavioral Health facility an INEFFECTIVE option? :</p>	<p>What factors make East Mulberry area an INEFFECTIVE option? :</p> <p>This area isn't currently in the City Limits and may not be for several years. Does this create a delay in the project? <input checked="" type="radio"/> 1 <input type="radio"/></p>	<p>What factors make Midtown Fort Collins an INEFFECTIVE option? :</p> <p>There are almost no other services in midtown Fort Collins. Inconvenient and inaccessible in context of day-to-day activities among PEH <input checked="" type="radio"/> 1 <input type="radio"/></p>

*Full List included in Appendix

11:45 - 12:00 Building Program Review

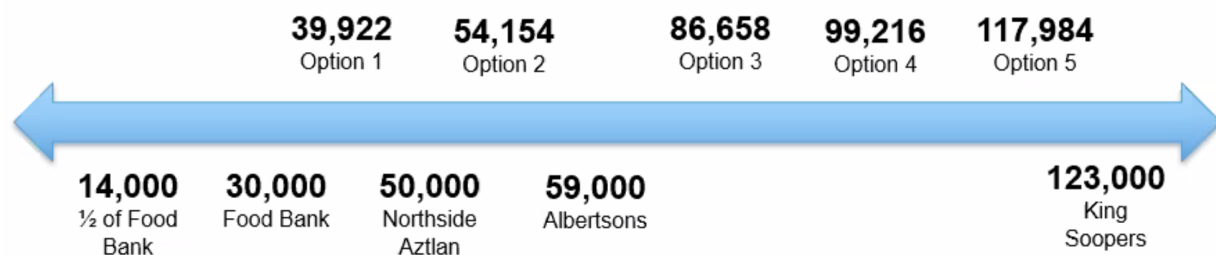
- Review space needs by tier as documented in a draft building program

	Option 1	Option 2	Option 3	Option 4	Option 5
Capacity	300 (w/ bunkbeds)	300	500	600	700
Total Indoor SF Needed	39,922	54,154	86,658	99,216	117,984
Total Outdoor Space SF	5,900	5,900	7,100	8,000	9,600

Quick overview from Clay Frickey - URA

- Worked with landscape architect (Ripley Design) and architect (VFLA) to discuss how we can develop size of facility based on committee input
- Options 3,4, and 5 are based on desired tiers identified previously
- Numbers are great - hard to visualize
 - How Big is the FoodBank - 30,000 sq feet - Leased area 14,000 sq feet
 - Northside Aztlan - 1st floor 37,618 sq ft - Total 50,000 sq ft
 - Former Albertsons - 59,000 sq ft
 - North College King Soopers - 123,000 sq feet

For comparison sake - not actual locations that are being considered



David - large extreme seems too extreme for me - just instinct - complicated by we don't know who we are going to shelter there - are populations that aren't being served robustly right now - lots of factors that could reduce or increase who could go to overnight shelter

As a current provider of day-shelters, based on numbers we are seeing, because Murphy Center is open during the day and serves both shelters - easier to approximate based on day-shelter what the needs will be - serving 275 people at the Aztlan Center - so 300 is minimum right now. More in 500 range for day-shelter makes a lot of sense

Clay - addressing Gloria's question - how big is former K-Mart at College and Drake? Whole building is 90,000 sq ft - King Soopers is looking to redevelop that area right now

Will share the worksheet used to build these numbers in the Google Drive

Used floor plans from other comparable communities - one in Santa Barbara, one in Nashville (Room at the Inn), Denver Rescue Mission

- Much of this scales up based on number of people we are serving
- Option 1 is the only one using bunk beds

Estimate of non-direct shelter space as percentage to total space?

- It's not in the spreadsheet, but could calculate that as an assumption
- Amenity spaces compared to direct sheltering

Runthrough of how you calculated outdoor space? What factors contributed?

- Based on what we saw in other communities - ratio to number of people served
- Added space and scaled it up based on # kids/families, and same thing with dogs and pets, and scaling up dining patio space based on # of folks served
- Same with Emergency Vehicle drop off - likelihood that you might see that type of service

Is there an average cost per square foot for a process like this? Idea of a budget? Is there any notion of cost per sq ft for operations and maintenance? When I think about our agencies - running and taking care of something this big is overwhelming.

- Good to put budget on radar for future discussions
- Could figure out average construction costs for commercial space and could reach out to other communities - built shelter of this size and get sense of operating expenses - rely on partners for that type of information
- Perhaps getting some info on how large and what the construction costs are for the county building the new behavioral health facility might be helpful
- How do you translate commercial development to a shelter product, would you do unfinished?
 - Asking for a range of differentials for finish allowances

An example of low-cost bunk bed privacy shields from the Denver Rescue Mission was shared with the group (images below).



12:00 - 12:25 Location Considerations - Pt. 2

- Consider effectiveness of possible locations using group brainstorm software

How effective are resources in that area?

- Murphy Center
- Day Shelter
- Housing case management
- Re-entry
- Fairly qualified health center and gets reimbursed to do so
- Food Bank which provides for food insecurity
- Existing shelters
- Transportation
- Low-income dental clinics in the area
- Efficacy of homelessness resources - proof in the data from the last several years and things built - our own continuum of care (recognition from HUD) with best practice processes in place to get people out of homelessness. At least 300 people escaped homelessness through our programs. At least 50 for 2021 - 50% housing retention rate for people in our programs - really targeting some of our most vulnerable
- A lot of new funding coming through the continuum of care

Ability to phase multiple amenities

- Are we able to ramp up the timeline to do overnight shelter and then add day-shelter or multi-use space on a longer timeline?
- Potential benefit to other parts of the community - still work to do here

To honor our homeless population they should be placed next to a supportive community instead of a community that has been segregated and excluded from government benefits and live in poverty

- Supported or supportive?
- If we have supportive services in the area, would make it easier for other marginalized people to access services - a good thing
- Clarification that this comment referred to possible proximity to low-to-moderate income neighborhoods

Detrimental to the safety of surrounding neighborhoods, businesses and school.

- Parcel in N. Fort Collins exemplified legacy of outsourcing marginalized populations to a specific part of town
- Potential benefit to wider part of community - could resources be built out to benefit others in the community
- Could this be a net-positive gain? If at that location, that would be the benefit / hope - net gain for the entire neighborhood
- Goal is to actually get people served and housed, hopefully moving people through the system and not just concentrating poverty - goal is to improve community as a whole
- Other end of the spectrum - to put it where there's a lot less population, no neighborhoods, no schools. Is that the opposite end of the spectrum?
- Consider location not highly concentrated in those areas
- Police data from recently with outdoor day-shelters for many months? Have we seen

an increase in police calls etc? By extension, if we were to have safe facility with adequate size where people feel comfortable, could be a mitigating factor compared to what we have now - not just COVID related - don't really have space for marginalized people to access services

- Did collect broad data for Downtown Business Association
- John shared out information on three different Police reporting districts - increase by about 250 calls year over year - some of it is proactive in patrols, calls for support, and other things when telling the story
- Has been increase in police activity since opening of Food Bank and shelter - not necessarily a bad thing - must look at the context - numbers don't tell the whole story

Does not align with the North College Community Investment Plan adopted by the City.

- How does putting a shelter align with this plan?
- URA adopted community investment plan for North College - year's worth of engagement with community - how to invest to support North College community
 - Complete vibrant neighborhood - can accomplish tasks within 15 min walk
 - Development of community hub - amenities to broader community & marginalized populations
 - Continue to invest in infrastructure improvements
- Community investment plan is pretty unique - need to do some more research on other similar impacts and plans to mitigate

I wonder how we could compare the numbers just shown with NACC numbers when they were open for the 24/7 and the surrounding areas of NACC during the time.

- Jon - can work to get these numbers, although we are a little challenged with an analyst vacancy currently. We are interested in info for the period when NACC was open as a shelter and compare it to the same period from the year prior.
- Just remember that there was also the outdoor shelter area at NACC (April 10-29) that would not be part of this one.

This information will be used going forward to figure out mitigation strategies - if-then ideas and least-worst scenarios

Which ones will have the most benefit with the least impact? Down further in the process

12:25 - 12:30 Wrap Up and Next Steps

Uncomfortable to talk about how we "fit" these people into our community

- Let's reframe our thinking around this
- We are already serving this community, they go to the same stores we do
- Realistic about how neighbors and community members may view this - important on how we message this and how we communicate

- This discourse is a never ending task

Continue :	Start :
+	+
this important discussion 👍3	budget!

- Next meeting - April 9 11:00AM-12:30PM

Appendix

What factors make North Ft Collins (1311 N College) and EFFECTIVE Option?

- Transportation is accessible
- Mitigation is already occurring in the area. Bike paths are near.
- The population is more likely to access services in an area they are familiar with
- Land is already purchased and available
- Site control exists
- N Fort Collins is the most demographically diverse part of our community and therefore more likely than other locations to reach populations that are currently underserved (1 like)
- Ability to phase multiple amenities
- Ability to add other community amenities to the build out
- Size of the property
- There are robust and established resources in this location for People Experiencing Homelessness (PEH)

What factors make North Ft. Collins (1311 N College) an INEFFECTIVE Option

- Need infrastructure for buildings
- Homeless shelter will be a new addition, we should respect who got there first
- Need a representative sample of the population/residents of the North corridor to provide input
- To honor our homeless population they should be placed next to a supportive community instead of a community that has been segregated and excluded from government benefits and live in poverty (1 like)
- Detrimental to the safety of surrounding neighborhoods, businesses, and school
 - Would this not be a concern if placed in a different part of town?
 - What data is this based on? Are there things that could mitigate this concern?
- Our homeless mainly formed with veterans, that come with PTSD, substance use,

mental health and stress would be placed next to a community that has struggled accessing services too and also come with trauma

- Does not align with the North College Community Investment Plan adopted by the City
- Behaviors or cultural perceptions will not change with the presence of a homeless shelter in the north part of town
- Different underserved groups may not be able to co-exist
- The north part of our city has been left out of the development plans
- Displacement of our homeless population to the north side of town

What factors make expanding/replacing existing shelters an EFFECTIVE option?

- Less need to address neighbor concerns than a brand new location
- Transportation issues are solved
- The issue of land procurement and zoning is already solved
- Not a mutually exclusive option; one shelter could be refurbished while another is relocated
- An established identity and association with services

What factors make expanding/replacing existing shelters an INEFFECTIVE option?

- Limited space for expansion based on the numbers we have been talking about
- The current footprints at these locations are limiting, thus making it hard to expand and costly to bring things up to code. Minimal land to add to (2 likes)

What factors make adjacent to planned Behavioral Health facility an EFFECTIVE option?

- Is an area that would not affect neighborhoods and businesses
- Services that are most utilized by this group
 - The BHS facility is for everyone, and behavioral health issues are not limited to any one demographic
- Quick access to behavioral health services once BHS is complete
- Immediate access to medical detox, once BHF is complete

What factors make adjacent to planned Behavioral Health facility an INEFFECTIVE option?

- Long response times for emergency providers
- Further isolates those with mental health/addiction AND people experiencing homelessness (2 likes)
- Potential that a shelter in that location requiring to be “dry” because of the recovering population in the BHS facility - another limitation
- It’s a location isolated from existing resources and there are no transportation options (2 likes)
- People experiencing homeless not likely willing to be that far out of town
- No infrastructure of any kind (3 likes)
 - Behavioral health is just one component of homelessness, and doesn’t override the distance to other resources and services

- Absolutely no public transportation (1 like)
- No plans for additional building/svcs will even be entertained until AFTER the BHS facility is complete and open in mid 2023 (2 likes)

What factors make East Mulberry an EFFECTIVE option?

- A project in this area could be an income and development generator for the entire corridor
- Also an area that does not have as much of affect on the surroundings
- Opportunity to define a culture and environment for service delivery, opening up the potential for a campus design (2 likes)
- Transportation services may be free flowing
- It would be close to the motels that folks experiencing homelessness frequent; and there is already significant police presence
- Large undeveloped areas. Decreases “NIMBY” concerns (3 likes)

What factors make East Mulberry an INEFFECTIVE option?

- Pushes PEH further out of the city and away from resources
- Not very close to most utilized resources for this population (1 like)
- This area isn't currently in the City Limits and may not be for several years. Does this create a delay in the project?

What factors make Midtown Fort Collins an EFFECTIVE option?

- Perception that PEH are part of the community
- Repurposed building would expedite the realization, and a midpoint to all services
- Fairly centralized resources and transportation options available

What factors make Midtown Fort Collins an INEFFECTIVE option?

- There are almost no other services in midtown Fort Collins. Inconvenient and inaccessible in context of day-to-day activities among PEH (2 likes)
- Complicated politics would delay/obstruct progress of this initiative

Committee Purpose:

Advisory Committee to the City Manager to consider key questions and offer recommendations

regarding the potential development of permanent homeless shelter in Fort Collins.

Key Questions for Advisory Committee Consideration:

1. What amenities and services should be co-located with a 24/7 shelter?

2. Where can a new 24/7 homeless shelter be located?

a. What trade-offs will exist?

3. How can impacts be addressed and mitigated?

a. What type of engagement is needed?

4. What funding considerations are recommended?

Role of Members:

o Advise City Manager on key considerations from varying perspectives

o Represent community interests to identify opportunities and concerns related to key questions for consideration

Group Norms:

o Speak from personal experience

o Lead with inquiry and curiosity

o Value diverse perspectives

o Get comfortable with discomfort

o Acknowledge the difference between intent and impact

o Use the buffet rule (firsts before seconds)

o Speak Directly and Honestly