

**Homelessness Advisory Committee**

**Phase 2, Meeting 5**

**Friday February 26, 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  
Julie Brewen  
Laura Walker  
Matthew Robenalt  
Seth Forwood

**Committee Members Absent - None**

**City Staff Attending**

Honore Depew  
Adam Stephens  
Beth Sowder  
Brittany Depew  
Jacqueline Kozak Thiel  
Clay Frickey  
John Feyen

**Observers:**

Caitlin Lovett  
Carol Johnson  
Amanda Mahon  
Joe Glomboski  
Katina Norwood - Homeward Alliance  
Suni Koeckeritz  
Taylor Kelly  
Kate  
Linda  
Joyce  
Lisa Eaton  
Denise Steffenhagen

**Welcome / Meeting Start**

Agenda review & Introductions

Logistics & Group Norms







## Content Discussion - Shelter Amenities Space Needs (Key Question #1)

Confirm space needs estimates by tier

- Does day shelter capacity need to be equivalent to overnight? Baseline need estimated as 500 based on experience with NACC and allowing for growth in need. Estimate of need is 200 overnight for women/families with children, 300 for men overnight which includes future-proofing. Other facilities in town may be able to handle some of day shelter need. Blue Spruce has seen close to 500 individual men at times this winter (150 at once). The Murphy Center serves 1300/quarter but about 215/day. Clay will adjust the day shelter capacity need to match the overnight shelter needs for planning.
- Is this just men's shelter or both men's and women's? What is assumption about Catholic Charities and Mission continued capacity?  
We are looking at overnight capacity split between the new site, Catholic Charities, and Family Housing Network. Day shelter would be for everyone at new site. Murphy Center would remain open as a resource center, potentially add medical center/respice care there or at day center, shift day center staff to new location. Need to be intentional about services at new center - office space for intakes, triage; don't just exist at day center and languish without care. Connect to what already exists.
- Community Center vs. Community Space - what do these mean to people?  
If we can integrate community into the space, that helps reduce the stigma.
- Need to consider companion dogs and relief area/pet services
- Bike parking needs
- Clay may reach out to service providers for other questions/details.

## Content Discussion - Repurposed vs. New Facility

### Pros & Cons of building new and repurposing existing

What are the benefits of REPURPOSING existing buildings? :	
Connection to other services and transportation	5
City has plenty of unused spaces that have been sitting there for many years now	4
faster turnaround time  1  2	4
Potentially less process/lower barriers for getting approval	3
build up- not out	3
Building might already be familiar to, used by and trusted by people who are homeless	2
Familiarity for guests and referring agencies	2
limits/confinement/restrictions births innovation/creativity	1
Potential for lower build out costs.  1	1
esoterically, the idea of "no throw away buildings" mirrors "no throw away people"  1	<input type="radio"/>
No need for a new parcel of land	<input type="radio"/>
What are the problems when REPURPOSING goes bad? :	
Unknowns of existing building sites (unplanned costs) such as asbestos, foundation, electric code and other code issues that would need to be brought up to speed  2  1	9
Existing building(s) on site may not offer optimal uses for associated outdoor needs of clients and opportunity for good urban design	6
unplanned costs are discovered	6
The facility is older so the O&M costs may be higher.	4
May be less able to build up - would require more space/larger builder	1
potential negative connotations with previous use	1
With good planning and research I do not see how it could go bad. Unless there are concerns about planning capacity.	1

What are the benefits of BUILDING NEW? :		Tr
You get a facility which meets your intended purposes - thoughtfully designed spaces. 👍2 🗨️2		8
Flexibility to design exactly what is needed		7
Energy Efficient and Environmentally friendly		6
Much easier to incorporate trauma-informed design		6
may be able to attract broader spectrum of funders / buy-in more easily achieved		5
public process may inform a better outcome		5
Longevity		4
can incorporate future growth and flex spaces, larger community needs 👍1		4
ability to meet the of population specific needs such as LGBTQ		3
can phase in a simpler manner		2
What are the problems when BUILDING NEW goes bad? :		
gaps in infrastructure / utilities when building new. Adds cost		5
budget creep		5
Neighborhood impact		4
Long time line until shelter capacity is available		4
politics... "Not in my backyard" sentiments 👍2 🗨️4		4
The bad allocation of funding and having to search for additional funding		2

### Content Discussion - Location Considerations (Key Question #2)

Confirm location areas for consideration - what other areas or specificity around these areas do we need? 5 areas under primary consideration seem to be the best given needs and constraints.

1. North FC (Bohemian Foundation option - 1311 N College - open space adjacent to city property)
2. Expand/replace existing shelters
3. Adjacent to planned Behavioral Health facility
4. East Mulberry area
5. Midtown Fort Collins

A next step will be to consider effectiveness/ineffectiveness of each of the different

locations. Brian Ferrans pointed to infrastructure and resources existing in North Fort Collins. Any other area would need added infrastructure, resources, and transportation.

Next steps for building program development - Clay to work with an architect on high level space planning (building program). Members please be on the lookout for questions or asynchronous work such as prioritizing factors as Clay starts planning.

### 12:15 - 12:30 Wrap Up and Next Steps

Review the remaining meeting schedule - group agreed to add another meeting and then cancel if we don't need it. Honore will finalize this.

- Mar 12 (next meeting)
- Apr 9th (planned)
- Apr 23rd (10 could make it)
- ~~Apr 30th~~ (planned, potential to drop if we add both Apr 23 and May 7)
- May 7th (8 could make it)
- May 21st (planned if needed)

### Continue - Start - Stop

<b>Continue :</b>
+
fine-tuning immediate needs with an eye on future needs/capacity
"Program" in development format for site decisions
The steps are making sense to support decision making and recommendation
Pushing towards an actionable recommendation
revisiting the previous meeting decisions/inputs to gain alignment
Clarity about next steps
<b>Start :</b>
+
More research about potential locations and cultural/economic impact
identifying funding sources and building a budget 📌3
<b>Stop :</b>
+
Spending so much time on the services and capacity since that can be figured out by the service providers directly. I think this group needs to focus the most on location which is likely the most controversial issue

### Takeaways:

- Shared, clarified vision
- Effective collaboration

Next meeting - March 12 11:00AM-12:30PM

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**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