

**Homelessness Advisory Committee  
Phase 2, Meeting 4  
Friday February 5, 2021  
11:00am - 12:30pm**

Join Zoom Meeting: <https://us02web.zoom.us/j/87195939231>

Meeting Facilitators : Chris Hutchinson and Katie Huey, Trebuchet Group

**Committee Members Attending**

Seth Forwood  
Matthew Robenalt  
Brian Ferrans  
Desiree Anthony  
Dean Hoag  
Cheryl Zimlich  
Joe Domko  
Laura Walker  
Gloria Kat  
David Rout  
Joe Domko  
Julie Brewen

**Committee Members Absent**

None

**City Staff Attending**

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

**Observers:**

Caitlin Lovett  
Kimberly Bappe

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

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

**11:00 - 11:10 Welcome / Meeting Start**

- Welcome to Brittany Depew - Homeless Response & Solutions Lead Specialist

The work being done by this committee was highlighted by Council on Tuesday - great work being completed

**11:10 - 11:40 Content Discussion - Shelter Amenities (Key Question #1)**

- Review shared spreadsheet from previous meeting
- o Confirm committee support for final content - anything missing?

Cheryl: on focus - to me the focus of all of this is in the continuum. Across all of these tiers trying to make homelessness short term and nonrecurring

Joe: shelter capacity to meet or exceed point in time counts - with tangible moveable counts moving forward

Beth: I'd say beyond PIT since we know that's an undercount

David: Agree Beth--I'd base it on shelter stays multiplied by a certain number to account for population growth and populations that might be currently be underserved (I don't know what the multiplier is, but I'm happy to think about it)

Desiree: Look at housing plan immediately when they come into the shelter

Cheryl: We are talking about a place - are we trying to lump in too much of the whole continuum of services in the focus? I'm the proponent down at the bottom, as we go across the tiers, thinking of other things that could be located there.

David: I asked my staff for some feedback and they got a little specific, but still wanted to share... not sure if these fit in this chart and where, but here they are:

- Gender non-specific showers/bathrooms
- Bedbug cooker room
- Sufficient commercial laundry facilities, and then some.
- Space and seating for people to spread out at day shelter
- Flex space for pro-social activities- library, games, maybe an outdoor track (of sorts) to walk with exercise stations, etc.
- Lots of attention paid to division between property and mobile home community- maybe oversized wall, landscaping (trees), lack of driveways or outlets that lead to that community. Lots of opportunities for that community and the agencies who serve them to provide ongoing, meaningful feedback before, during and after.
- Outdoor storage and fenced parking for agency needs. For example, could non-profits rent warehouse space? Could agencies rent space in secured lot to park fleet vehicles (Laundry truck)?

Beth: Location considerations - why / expand on adjacent to mobile home parks? What's the concern?

Brian: examples in terms of stigma - placing next to other stigmatized population seen as low-income, little resources

David: I think we were talking about a concentration of poverty

Julie: Be thoughtful about concentration of poverty

Desiree: In other words, we'd like for the new shelter to be dignified ... rather than

stigmatized?

Gloria: Experience in mobile home communities in North College - homeless people wandering inside the parks, approaching children, a safety issue, something to be aware of when thinking about what's ideal location - most parks have a mixed population, not just hispanic or Latinos. Maybe it needs a bit more of a background. Many of the leaders in the mobile home park expressed desire to have a community hub more likely to be located in the North part of town. Be aware of the cultural element

Cheryl: If concern belongs more in deliberation around location - how do you mitigate? Can you? In the location discussion?

Gloria: needs to be captured somewhere - maybe this is not the place for the discussion - need to include community considerations

Cheryl: safety? More robust conversation to come later? Both community that's being sheltered and adjacent community

David: Outdoor storage and fenced parking for agencies - renting? If this were to be at property adjacent to mobile home park - recurring theme - needs to be a ton of attention to inclusion of people and division of property - especially if folks can benefit from services

Cheryl: Concept of buffer is super important

Seth: Open space buffer?

Cheryl: a number of mitigation techniques - land / design of how to differentiate space

Brian: As long as we don't get into talking about fences/ walls / physical barriers - open space and landscaping - having enough land in between creates natural barriers. Fencing and structural creates more "institutional feel"

Beth: what about enough parking for shelter users? Bike rack or storage?

Brian: I think we should be saying the site needs to have adequate parking space for staff, guests, and fleet vehicles. Including space for bike racks/storage

Matt: Somewhere in the negotiables - an opportunity to think about design relative to response or integration of trauma-informed care. Does have a relationship to space and how architects approach design of a building

David: Well said and thanks for bringing that into the discussion

Desiree: Maslow's hierarchy identifies safety as a functional need. We HAVE TO address the anxiety and trauma elements of the non housed experience. Creating a feeling of safety is THE MOST important thing we can do.

Not really able to do anything else when at intense levels of insecurity and fear

Joe: [https://cotsonline.org/wp-content/uploads/2018/04/Trauma-Informed-Design.BOD\\_.pdf](https://cotsonline.org/wp-content/uploads/2018/04/Trauma-Informed-Design.BOD_.pdf)

<https://dcf.vermont.gov/sites/dcf/files/OEO/training/2019/Trauma-Informed.pdf>

Brian: Physical safety for guests and safety from protecting personal property - is there some reason to add in private living quarters for folks that might need more private space? In more crisis? Increased need?

Seth: That would be an idea. Covid is another good example. Having an isolation dorm or area would be great. A few examples of that in Tennessee

Desiree: Also think this is a great idea. When people are having panic experiences and are overwhelmed they tend to cause disruption and non-safety, a chain reaction - something like a meditation room, library, quiet space, anxiety tools like weighted blankets. Would go under safety - fear translates into anger

Joe: Absolutely necessary to have breakout rooms - Boys & Girls Club has good examples of this - common recreation space and on periphery multi-purpose breakout rooms. Can flex as decompressing rooms where people can calm down, recenter, have one-on-one conversations - could be a resource in a post-Covid world. Isolation, ventilation etc.

Brian: I like the idea of "decompressing" or "de-escalation" types of rooms

Dean: Need not rule out areas where infrastructure may need to be put in place - might rule out other possibilities of locations. Example might be down by mental health facility. Don't have to have infrastructure in from the get go.

### **11:40 - 11:55 Process Discussion - Order of Operations**

- How would the committee like to address the remaining Key Questions?

- o Current order: Locations → Impacts → Funding

What would be next for us to do?

Matt - Real estate/land development perspective - in linear process of land development - once you have defined desired uses, you do physical development program - not a design - it's an evaluation to determine how much space is needed for combination of uses - not often intuitive to folks who aren't design professionals - in the spirit of not sticking a 12 foot foot in a size 7 shoe - we need to figure out how big our foot is

You have to understand what your space needs are before funding - what space do we need for non-negotiable items at a minimum and what will the footprint be - and then begin to look at sites

In the development industry, consider the multiplier for support space, etc. Each of these have a physical dimension, often more to a building than what's present.

This could be a pre-location step

Julie: If you go back to the chart, and start to lay zoning maps over - maybe we have a threshold? May be well over 10k ft which triggers different things

Jackie: What information do you need in order to answer these questions - to answer location we need range of space needs for each of the columns we were just looking at

Joe: Matt has a point. Need to know what footprint is going to be, impact property values and design which impacts funding - get a ball park on what's needed

Desiree: As a dreamer, (not so much a logical left brained thinker) it seems to me that we should create a vision (within reason) and then make it happen. Both location and funding are going to depend on the mission and vision.

Seth: 14,800 sq ft for shelter right now. If we're considering day shelter and flex space - entire building of Food Bank is a helpful map - Looking more at 30k sq ft

Joe: Yes, thinking the whole property

Honore - City is a resource in terms of planning / partners with architects to get answers the committee may need

What else to do next?

- Leaning towards location

Seth - agree with Matt, appreciate his perspective - makes sense to have location and footprint conversation to the top - just want to keep funding in mind

Brian - I agree with Desiree, start with the vision and most ideal, see where the barriers are with implementing those and start making concessions from there as a group

### **11:55 - 12:15 Content Discussion - Based on Order of Operations**

- Location Considerations (Key Question #2) - Identified as first next step

Matt - Asking for a building program / development program - can put a 30k building on a small footprint - if doing multistoried - looking for a development program

Clay - starting to share information on location work that's been being done - review of zoning maps of Fort Collins

- Consider areas that would be able to accept a larger building program - build upwards?
- Show ¼ mile buffer of all the bus stops in the city

John - North College corridor - vacant albertson's building? Land mass? Close to resources that currently exist? As we develop East Mulberry - vacant land out there - are we moving clients from resources too far out to address that even though there are bike lanes

Clay - Albertson's - interesting location - is vacant - it's also spoken for in many different communities - we've heard rumors that someone has a lease and may be moving in - that's been going on for a few weeks - still can't confirm who that is

East Mulberry currently going through a process to start annexing portions of the corridor - over time that area will become part of the city - right now the County would have you annex that as part of the City

Gloria: Is it possible to map services too? What are the most needed services? Human Services and the detention center are not in that red zone in relation to the options that are available for development

Clay - let's crowd-source this for services on what need to be mapped

David - can use the Homeless Resources Guide -  
<https://dta0yqvfnusiq.cloudfront.net/homew44777417/2019/10/Homeward-Alliance-Resource-Guide-Web-5d9387470f206.pdf>

(The current addendum to clarify COVID-19 changes):  
<https://dta0yqvfnusiq.cloudfront.net/homew44777417/2021/01/Current-Shelter-and-Services-One-Page-12-3-2020-600f1420588c4.pdf>

Brian - An overlaid map created with zoning restrictions, transportation and services would be really helpful

Desiree - transportation is one of the highest needs - I really like the idea of Mulberry

Dean - churches and schools may be good to see as well

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

### **How are things going for you?**

Julie Brewen - getting there!

John Feyen - Positive steps forward! Great teamwork!

Gloria/La Familia - very informative

Matt Robenalt- incremental steps to clarity

STF Beth Sowder -I really appreciate the work of all the members to lean in and really think through needs, changes, etc. moving forward!

Brian Ferrans - Another good discussion

Seth Forwood - making progress

Cheryl Zimlich - moving forward

Joseph Domko - encouraged by the diversity of opinion and courage to share

- Next meeting - February 26 11:00AM-12:30PM

Will be moving planned 3/19 meeting to 3/12 - same time

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