

ATTACHMENT D

From: Dianne Langmade <eagleii@cox.net>
Sent: Saturday, September 2, 2023 8:53 AM
To: PDD Planning Commission; Council District 7 PCC; Council District 8 PCC; Mayor Gallego
Cc: Council District 2 PCC; Council District 6 PCC; Council District 3 PCC; Council District 1 PCC; Council District 5 PCC; Council District 4
Subject: Sept 7 planning commission Item 16 case Z-SP-5-23-7 comments attached
Attachments: Z-SP-5-23-7 Planning and Development Department ltr.pdf; Attach 4 2023 Crime data BA26 Madison Pioneer Neighborhood 2018 to 27 Jun 2023.pdf; Attach 5 Jan thru Jun 2023 12th ave call for fire dept service.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Please help us, the neighbors, and business owners close to the new proposed shelter and vote NO on the Human Services Campus (HSC) Application Z-SP-5-23-7. This neighborhood should not bear the brunt of sheltering the homeless. If the HSC, City of Phoenix, and Andre House can't live up to their obligations regarding the increase of beds from 425 to 900 from case Z-SP-2-19-7, and outlined in Ordinance G-6799, what makes you believe they will live up to the obligations proposed in Application Z-SP-5-23-7? The (3) "Findings" in the Staff Report for Z-SP-5-23-7 are naïve and shortsighted.

Please see the attached
Laurel Dianne Langmade
1345 W. McKinley St

RE: Z-SP-5-23-7

To Whom It May Concern,

Please help us, the neighbors, and business owners close to the new proposed shelter and vote NO on the Human Services Campus (HSC) Application Z-SP-5-23-7. This neighborhood should not bear the brunt of sheltering the homeless. If the HSC, City of Phoenix, and Andre House can't live up to their obligations regarding the increase of beds from 425 to 900 from case Z-SP-2-19-7, and outlined in Ordinance G-6799, what makes you believe they will live up to the obligations proposed in Application Z-SP-5-23-7? The (3) "Findings" in the Staff Report for Z-SP-5-23-7 are naïve and shortsighted.

For example, reference Ordinance G-6799 from case Z-SP-2-19-7, stipulation #6, "*Property owners and operators within the Special Permit area (Special Permit area is defined and the Human Service Campus and the Andre House) shall maintain all public rights-of-way including sidewalks, alleys, easements and streets from any hazards or accumulation of garbage, debris, rubble, hazardous waste, litter, rubbish refuse, waste material, or blight within the following boundaries around the Special Permit area from 7th Avenue to 15th Avenue, between Madison Street to Harrison Street, and the areas from 11th Avenue to 12th Avenue, between Jefferson Street to Madison Street. This area will be cleaned a minimum of twice a day, seven days a week (in the morning after breakfast is served, prior to 10:00a.m.; and in the evening after dinner is served, prior to 8:00p.m.). Cleaned shall be defined as removal of any trash, waste, debris or other objects, liquids, or hazards.*" From day one, the HSC and Andre House pushed back on complying with this stipulation to the point where today there are some areas within the boundaries described above which have not been cleaned for months, years. Within the boundary area trash, debris, etc. continues to be left, not cleaned, or removed, but lies in place day after day.

Please vote No for Application Z-SP-5-23-7. In all likelihood you will continue to warehouse the homeless to this neighborhood so at least add these following stipulations:

- 1) (stipulation #2) Add a deed restriction from the property owners surrounding the HSC should be put in place when after three years from the date of the permit the site is no longer allowed to operate as a shelter/safe outdoor space.
- 2) (stipulation #1) Limit the shelter/safe outdoor space to (400) people and not spaces. The way it is written you could easily have over 1,000 people in this area, with 2-3 people per space.
- 3) (not a stipulation, but should be added) Add a stipulation there will be no fires allowed. This includes, no cooking, or warming fires. Please take the time to find out how often there are fires in the area surrounding the HSC creating loss of property to both property owner and the homeless, loss of life to both animals and people, and creating undue strain on the First Responder resources servicing the area.

Finally please read the attached for the comments by Councilmember Nowakowski (Attach 1), by Michael Langley and others (Attach 2), plus public comments (Attach 3) regarding the initial debate

regarding case Z-SP-2-19-7 when the HSC campus increased the number of beds from 425 to 700 up to 900, depending on weather conditions. If you read the attached, you will see that everything the neighborhood feared regarding the increase of beds has happened; an increase in crime, drugs, fights, lack of clean-ups, piles of trash and debris, continued defecation and urination, no access to sidewalks, fires, and the occasional death.

Please note the initial reasoning on increasing the number of beds was to allow the City of Phoenix time to create more shelter services in other neighborhoods, and work with other municipalities to also increase shelter services. There is a clear need to shelter the homeless and provide services to those in need. **No one neighborhood should bear the brunt of providing sheltering services for individuals experiencing homelessness.** So put this shelter/safe outdoor space/structured campground in another neighborhood.

Sincerely,

Attach 1: Councilmember Nowakowski comments
Attach 2: Discussion regarding ordinance change
Attach 3: Public Comments
Attach 4: Service Calls BA26 regarding Crime
Attach 5: Service Calls for Injured/Sick Person

Laurel Dianne Langmade
1345 W. McKinley St

Councilmember Nowakowski thanked the members of the committee for volunteering their time to listen to the community on this issue. Councilmember Nowakowski added that the work CASS does is incredible, should be spread out across Maricopa County and there shouldn't be only one center, there should be 13 centers across the county per the plan that should have been implemented 20 years ago. Councilmember Nowakowski continued that the City of Phoenix was the only city to implement the plan and it is sad there is only one CASS and other cities are sending their homeless individuals to Phoenix. Councilmember Nowakowski shared that his concern is for the City of Phoenix to take care of its residents, and that this Hispanic and African American neighborhood is being taken over by individuals that don't live in the neighborhood, citing an example of residents that are awakened at night by individuals using their water hose to take a shower or get a drink of water, and students at Capitol School that have seen individuals expose themselves. Councilmember Nowakowski continued that the area doesn't have grocery stores or restaurants due to the stereotype of the neighborhood and the applicant has a requirement for 425 beds and they are asking to bring more individuals into the community that will worsen the stereotype. Councilmember Nowakowski continued that city has spent millions of dollars in upgrading (the Central City Village Planning Committee October 12, 2020 – Meeting Minutes Page 19 of 21) affordable housing in the city such as at 7th Avenue and Buckeye Road and in revitalizing the area, and has spent around 26 million dollars on an annual basis on police, streets, public works and neighborhood services to take care of the area around the CASS center. Councilmember Nowakowski continued that some residents in the area step in feces on their way to their cars and the area is a working-class neighborhood where individuals have two jobs to support their families, some of whom are afraid to call the police. Councilmember Nowakowski continued that those residents call his office asking for help and support and asked the committee to drive around CASS, see what is going on and if they would want that in their backyard. Councilmember Nowakowski continued that they should have a regional approach where other cities have shelters, and that other cities should take their share of the responsibility for caring for those experiencing homelessness and that would make a big impact on those experiencing homelessness in the area. Councilmember Nowakowski added that he hears the cry of the community in the area and a city park had to be fenced because a child was molested by an individual from CASS, and it is wrong to not feel safe at a city park. Councilmember Nowakowski asked the committee to do the right thing and ensure that they represent the whole village, and this part of the Central City Village is hurting right now and asked for the support of the community to go out to other cities and asking them to take their share of the issue. Councilmember Nowakowski continued that putting 1,000 beds in central Phoenix will not end homelessness, but when other cities take their fair share of the issue it will make the most impact, and that the nonprofits do great work but can bring negative impacts to the community. Councilmember Nowakowski concluded by asking the committee to recommend denial and to support a regional approach to homelessness where other cities take their fair share of the beds. Councilmember Nowakowski added that the community is looking at a couple of attorneys to do pro bono work to ask the Justice Department to come in because this is an environmental justice issues because of the low-income area and the individuals that live in the area, and this would never happen in any other part of the city except for South Phoenix or Maryvale. Councilmember Nowakowski concluded by asking the committee to do the right thing.

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Michael Langley thanked everyone for participating in the robust debate and asked if the request is approved, if the applicant does not meet stipulations if there is a fine, sanction or penalty that can be placed on the applicant for not meeting their stipulations. Ms. Stockham responded that per the stipulations, this request is reviewed annually through a public hearing process and through that process the Planning Hearing Officer can impose more stipulations and more reviews. Mr. Stephenson added that the review process is built in to ensure that the applicant continues to do what they are supposed to do and as this moves forward in time, there is a continued dialogue with the neighbors and as part of that review in the future if there is noncompliance there could be a recommendation to pursue revocation. Mr. Stephenson continued that one of the complicated factors with this case is that the campus was owned and operated by Maricopa County for many years and legally the City of Phoenix is a lower governmental authority than Maricopa County and therefore the City of Phoenix cannot tell Maricopa County how to run things even though the buildings may be located in the City of Phoenix. Mr. Stephenson stated that they recognize the concerns of the community and that is why the stipulations require continual dialogue with the community and annual reviews that go up to the City Council to ensure that the promises that are made are pursued and met.

Attach 2

PUBLIC COMMENT:

Angela Ojile shared that she is against the proposal, the applicants have not reached out and the neighborhood has not been included, the cleaning around the area is bad, the neighborhood can't afford any more beds since many businesses have closed down, there were feces and urine in her driveway, and mega shelters do not work.

John Westerdale shared that he is opposed to the proposal, there are a lot of schools in the area and there are many sex offenders, the largest shelter in California has 500 beds, and that the City should not congregate uses. Ian Frances shared that he is a business owner and the area is the worst it has ever been, the applicant is not in communication with the community, a low barrier shelter accepts people who are intoxicated, the Madison Pioneers Coalition has been trying to make the neighborhood better, and that the campus is in violation of the City Code due to the health hazards associated with urination and defecation on the street.

Jessica Bueno states that she is concerned with the increase for the number of beds, the community's quality of life is impacted and they don't feel safe, alleys are being used as toilets, and the Capitol Mall Overlay was intended to add economic vitality in the area and have positive impacts on the neighborhood.

Michael Godbehere shared that when he worked in the area there was an immediate increase of theft, burglaries and public defecation, he has personally been a victim of robbery and assault, and healthy businesses have closed in the area.

Freddy Brown invited everyone to walk the area, shared that at his company they escort the female employees to their cars at the end of the day, the applicant cannot manage the 425 beds they have now and many people have been banned from the shelter, and when people give them goods, they throw the trash on the ground.

Joanne Lowney shared that they cannot operate their own business in their building, the streets are used as toilets, and all cities must take part in housing the homeless.

Katherine Roxlo shared that in 1984 the shelter was opened with a use permit for 220 beds, in 1990 the facility expanded to 400 beds, the shelter has been a magnet for all other homeless populations in Arizona, nowhere else in the City are so many health and safety violations allowed, there are 138 sex offenders who list their primary residence within a quarter mile of CASS, and asked staff to document the health and safety violations in the area, research the number of fines and the number of people in the area not seeking shelter, and the impacts on zoning and mitigation of negative impacts.

Joel Coplin stated that he lives half a block from the campus, there are many people on the street, and that many of them have been kicked out of the campus. Lori Thompson shared that she is opposed to the expansion, everyone should have a seat at the table and the shelter should not be the dominant force in the area.

Laurel Dianne Langmade shared that she is against the special permit request, there is an increase in economic hardship for businesses, and a RV company had tires slashed and urination on their property.

Grace Salinas shared that governments have failed to address this issue and the community hasn't been invited to provide input.

Vicki Anderson shared that she deals with the homeless population daily and an increase in the number of beds will allow for less rehousing.

Ray Garcia quoted “if you build it, they will come”, shared that there were many people living in the park which recently got cleared out due to a knifing, the community feels the negative effects of the shelter such as human waste on the street.

Twila Lake stated that she lived and worked in the Woodland Historic District and participated in street cleanups and late-night street survey, they asked people why they chose to sleep on the street instead of the campus and shared that respondents replied they were fearful of being beat up on the campus.

Jay Minich stated he is one of the directors at Andre House, he can see the change in people when they get a bed, that the proposal will help with their overflow capacity, and that there have been 12 deaths in two weeks due to extreme heat.

Brent Downs shared that he works on the campus, experienced homelessness 20 years ago, his journey began when he got a bed and he hasn't experienced homelessness since, and this is an opportunity to give people a chance.

Jonathan Koppell stated he is president of the HSC Board, agreed that the situation on the street is bad, we need to call on the City and County to do better and this is a social justice issue.

Raquel Dennis stated she lived and worked in the neighborhood and supports the proposal, the homeless population are people too, it is their neighborhood too, not just for those who own property.

Kyle Foxcroft stated that the campus has not helped with the street cleanup and asked for clarification on the definition of extreme weather conditions for the proposed 200 beds.

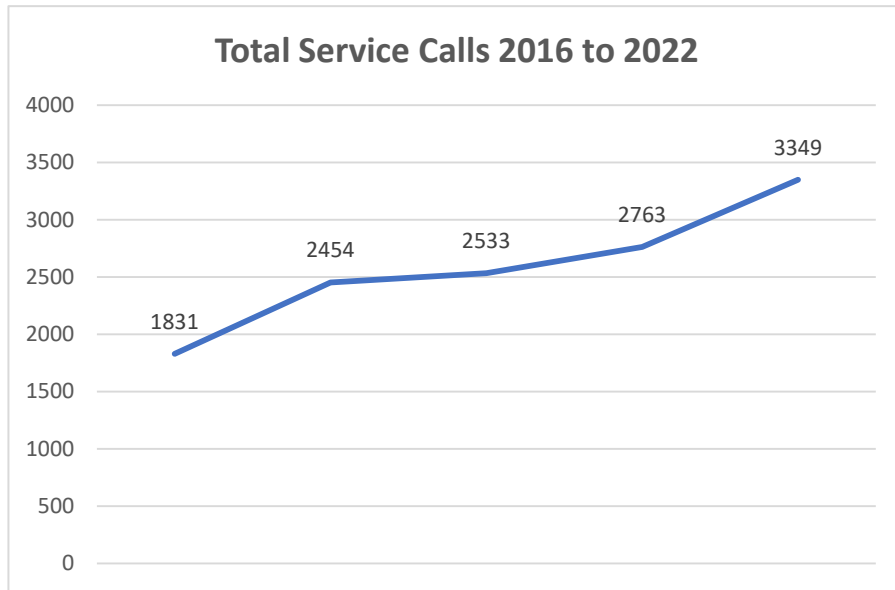
Alex Stratton shared that he is not supportive of the request, it does not meet the intent of the Capitol Mall Overlay, there are unintended consequences of conglomerating the homeless population and there are other ways to shelter people.

Attach 3

Citizen Generated Calls for Service in Grid BA26 for Police

Year	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total	AV/Day
2018	178	167	190	189	189	142	136	122	142	124	132	120	1831	5
2019	126	161	216	230	209	187	234	209	193	245	232	212	2454	7
2020	251	228	255	214	213	225	167	195	183	200	184	218	2533	7
2021	230	250	273	260	229	215	184	248	174	220	232	248	2763	8
2022	255	235	332	451	313	282	280	256	246	253	233	213	3349	9+
2023**	255	205	292	281	245	211							1489	8+

June data thru 26 June, not a full month



		Apr-Jun	Jan-Mar	Jan-Dec	Jan-Dec
Summary Crime Data		2023	2023	2022	2021
Crime	Code	Qty	Qty	Qty	Qty
Armed Robbery	210 & 211	2	4	32	17
Fight or Assault	239 & 240	144	153	661	515
Aggravated Assault	245	21	18	58	44
Sexual assault	261	4	0?	14	13
Theft	487	31	42	157	92
Injured/Sick Person	901**	31	32	1117	99**
Insane	918	5	12	39	44
Shots Fired	415G	13	5	30	8
Trespassing	418T	149	83	261	347
Dead body	901H	3	8	15*	9
Fire Dept non fire	**	332	339		

** Per Cmndr Freudenthal "901" code not used until March 2022, and it appears code (901) is not being used for 2023. Therefore , see "Fire Dept non-fire Calls for Service, 2xx S. 12th Ave (HSC)", added column for '901' **data for comparison to 2022 data.

Compiled by LD Langmade from weblink:

Source: <https://www.phoenixopendata.com/dataset/calls-for-service>

This list is only for 2xx S. 12th Ave, and not the complete BA26 area for the Zone.

6/27/2023

01 Jan-30 Mar Qty	01 Apr-27 Jun Qty	Call for Services Fire Dept non-fire Jan - Mar 2023 for "2xx S. 12th Ave" (HSC)
18	13	abdominal pain
3	0	adult medical code (non-drowning, non-trauma)
2	1	allergic reaction
17	23	altered level of consciousness
2	1	animal bite
19	18	assault
3	6	back injury
2	8	check welfare
48	34	chest pain
4	3	code
1	0	cutting
1	0	debris fire
14	14	diabetic problem
50	35	difficulty breathing
1	0	eye injury
12	14	fall injury
1	0	gunshot wound
2	2	headache
8	19	heart problems
0	4	heat related
59	54	ill person
26	18	injured person
3	9	internal bleeding
1	0	lockout
2	0	maternity problem
1	4	medical alarm
2	1	nosebleed
10	15	overdose
1	1	poison ingestion
1	0	police crisis care
13	15	seizure
1	0	service call
1	2	stabbing
2	10	stroke
1	0	taser application
1	0	TLO operations
5	6	unconscious person
1	0	unknown medical
0	2	Natural Gas Leak & Hazardous Situation (special Ops)
339	332	Total number of calls responded to

NOTE for the April-June time frame 2/3 of the calls were 8AM - 8PM, hours of Circle the City By LD Langmade from weblink; What use to be listed as Code 901, Injured/Sick Person <https://www.phoenixopendata.com/dataset/calls-for-service-fire/>

From: Herbert smith <herbsmith80@yahoo.com>
Sent: Tuesday, September 5, 2023 2:17 PM
To: PDD Planning Commission
Subject: Z-SP-5-23-7

Hello, I wanted to comment on this item #. As a homeowner that lives in the area, I adamantly oppose there being a campground being built on this land or anywhere near it. For the last three years I have had my property set on fire, have had to clean deification, had people try my house doors, even had someone on my roof. My and the home/business owners have had enough and want to see this area cleaned up. I appreciate "Zone" being cleaned up as a first step but this proposed camp ground needs to be placed somewhere else. This is completely unacceptable.

Subject: FW: Requested Stipulations for Z-SP-5-23-7, item 16 at Planning Commission Hearing on 9-7

From: Bill Morlan <bmorlan@electricsupply.com>

Sent: Tuesday, September 5, 2023 4:48 PM

To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>

Cc: Sarah Stockham <sarah.stockham@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; Anthony M Grande <anthony.grande@phoenix.gov>

Subject: Requested Stipulations for Z-SP-5-23-7, item 16 at Planning Commission Hearing on 9-7

I am a business owner in the neighborhood where the City of Phoenix Office of Homeless Solutions is proposing to locate a Structured Camping Facility.

This is Z-SP-5-23-7, Agenda Item 16 at the Planning Commission Hearing on 9-7-23.

In addition to the stipulations being proposed by the City of Phoenix, please include these suggested stipulations as part of any approval.

- The site will not be operated for homeless-related services for more than three years.
- The purchase should include a Deed Restriction that states the property cannot be used for any homeless-related services effective three years from date of purchase. A selected group of property owners would be named to have standing to force an injunction against any activities after this time.
- There should be no more than 200 individuals staying on-site at one time.
- Any clients staying on-site will sleep under the awning. This includes, but is not limited to, individuals sleeping in tents, automobiles, RVs, converted shipping containers, tiny homes, etc.
- No fires allowed on-site.
- A monthly newsletter, similar to what the 28th Street shelter sends out, that shares information on numbers served and outcomes.
- Keep the camp neat and not allow piles of debris to spill over into walkways.
- Storage available for people staying there, including bike racks for functioning bicycles. Possessions must be kept inside tents or in designated storage.
- Storage and bike racks will be kept away from the perimeter of the property, or at least only located on the south and west where there are block walls.
- Trees and grass or turf installed.
- Private security on-site 24/7.
- A Neighborhood Advisory Board selected by the neighborhood will meet in-person with the City and the operators on a quarterly basis. The Advisory Board is open to representatives from any neighborhood that can reasonably expect to be impacted by the facility.
- The City and the operators will share their operational plan with the Neighborhood Advisory Board.
- At each Neighborhood Advisory Board meeting, the City will report on where and how they are expanding shelter capacity outside of the immediate area.
- After one year, the City will start reporting to the Neighborhood Advisory Board on other sites they are looking at for alternate/future camping facilities if they need additional capacity or additional time will be needed .

Thanks

Bill Morlan

Electric Supply, Inc.

(602) 252-2343

bmorlan@electricsupply.com

**Z-SP-5-23-7
Safe Outdoor Space
Proposed Stipulations – Bill Morlan**

Red font = Original proposal

Black font = Staff recommendation

1. **The site will not be operated for homeless-related services for more than three years.**

This issue is already addressed in the existing staff Stipulation No. 2 (see Staff Report). As written, the stipulation will require that the use be moved from the site in three years, or a public hearing request is filed to extend that time. At this time the City has no plans to extend this time period, but if that changes it would have to happen as part of a public hearing process where you and other neighbors could weigh in on the matter.

2. **The purchase should include a Deed Restriction that states the property cannot be used for any homeless-related services effective three years from date of purchase. A selected group of property owners would be named to have standing to force an injunction against any activities after this time.**

The rezoning process cannot be utilized to require deed restrictions. Deed restrictions are a separate legal matter that only the full City Council add as they contemplate purchasing real property and deliberate on the rezoning case when it arrives at their level. Deed restrictions are the purview of the City Council, not staff or the Planning Commission. This issue should be raised up for the City Council consideration, not as part of the Planning Commission review that is limited by State Statute and City Code.

3. **There should be no more than 200 individuals staying on-site at one time.**

Modify Stipulation No. 1 to:

The site shall contain a maximum of ~~400~~ 200 safe outdoor spaces.

OR

There shall be no more than 400 individuals staying on-site at one time.

4. **Any clients staying on-site will sleep under the awning. This includes, but is not limited to, individuals sleeping in tents, automobiles, RVs, converted shipping containers, tiny homes, etc**

All safe outdoor spaces (camping spaces) shall be fully shaded by structural shade, except during the fall of 2023 winter of 2023/2024 when there will be construction improvements happening under the existing structural shade canopies.

5. No fires.

No outdoor fires shall be permitted by anyone residing on the property.

6. **A monthly newsletter, similar to what the 28th Street shelter sends out, that shares information on numbers served and outcomes.**

This would be more appropriate in the Good Neighbor Agreement.

If the Planning Commission wants to move forward with this, staff recommends the following language:

The operator shall provide a monthly summary of the number of people served and the outcomes of the services provided to all registered neighborhood associations within 1 mile of the site.

Or add this to a stipulation referenced below related to quarterly meetings:

The operator shall hold quarterly community outreach meetings to discuss the following:

- *Compliance with the rezoning stipulations;*
- *Number of people served and the outcomes of the services provided;*
- *Any issues/concerns from the community, and how those concerns could be addressed by the operator;*
- *Where and how the City is expanding shelter capacity outside of the immediate area; and*
- *Alternative/future safe outdoor space locations, additional capacity requirements, and additional time needed.*

Notification for each meeting shall be sent to all property owners within a half mile and all registered neighborhood associations within one mile of the site.

7. **Keep the camp neat and not allow piles of debris to spill over into walkways.**

The operator shall maintain all on site walkways free from any hazards or accumulation of garbage, debris, rubble, hazardous waste, litter, rubbish, refuse, waste material, or blight.

8. **Storage available for people staying there, including bike racks for functioning bicycles. Possessions must be kept inside tents or in designated storage.**

Storage space shall be provided for each person/designated safe space area for personal belongings. Bicycle racks shall also be provided on-site for any resident that needs to secure bicycle parking.

9. Storage and bike racks will be kept away from the perimeter of the property, or at least only located on the south and west where there are block walls.

Storage space along the site's perimeter shall be located only along the south and west block walls, and minimized where visible from the streets.

Bike racks shall be maintained in a neat and orderly manner and located in a secure area in close proximity to the on-site security.

10. Trees and grass or turf installed.

Prior to operation of a safe outdoor space use, turf shall be installed within the safe outdoor space area (under the shade canopy), and box trees/shrubs shall be placed along the perimeter of the safe outdoor space area.

11. Private security on-site 24/7.

This is addressed in Stipulation No. 3.d: "On-site security shall be provided 24 hours a day, 7 days a week."

12. A Neighborhood Advisory Board selected by the neighborhood will meet in-person with the City and the operators on a quarterly basis. The Advisory Board is open to representatives from any neighborhood that can reasonably expect to be impacted by the facility.

It is preferred that the items communicated to the neighborhood requested in 6, 14, and 15 below are done on a quarterly basis through community outreach meetings.

The operator shall hold quarterly community outreach meetings to discuss compliance with the zoning stipulations, any issues/concerns from the community, and how those concerns could be addressed by the operator. Notification for each meeting shall be sent to all property owners within a half mile and all registered neighborhood associations within one mile of the site.

13. The City and the operators will share their operational plan with the Neighborhood Advisory Board.

The following should be added to Stipulation No. 3 regarding the Operational Plan:

The operator shall provide the Operational Plan to all registered neighborhood associations within one mile of the site.

14. At each Neighborhood Advisory Board meeting, the City will report on where and how they are expanding shelter capacity outside of the immediate area.

This should be added to the stipulation above (No.12) related to the quarterly outreach meetings:

The operator shall hold quarterly community outreach meetings to discuss the following:

- *Compliance with the rezoning stipulations;*
- *Any issues/concerns from the community, and how those concerns could be addressed by the operator; and*
- *Where and how the City is expanding shelter capacity outside of the immediate area.*

Notification for each meeting shall be sent to all property owners within a half mile and all registered neighborhood associations within one mile of the site.

15. After one year, the City will start reporting to the Neighborhood Advisory Board on other sites they are looking at for alternate/future camping facilities if they need additional capacity or additional time will be needed.

This should be added to the stipulation above (No.14) related to the quarterly outreach meetings:

The operator shall hold quarterly community outreach meetings to discuss the following:

- *Compliance with the rezoning stipulations;*
- *Any issues/concerns from the community, and how those concerns could be addressed by the operator;*
- *Where and how the City is expanding shelter capacity outside of the immediate area; and*
- *Alternative/future safe outdoor space locations, additional capacity requirements, and additional time needed.*

Notification for each meeting shall be sent to all property owners within a half mile and all registered neighborhood associations within one mile of the site.