

Attachment H

From: [Greater Orangedale Neighborhood Association](#)
To: [Sarah Stockham](#)
Cc: [Madison Pioneers Coalition](#); [Council District 6 PCC](#); [Angieoproperties@gmail.com](#); [bmorlan@electricsupply.com](#)
Subject: CCVPC 10/12 Meeting - Comment and request to speak Re: Agenda Item 7, Case Z-SP-2-19-7
Date: Thursday, October 8, 2020 9:00:12 PM

Re: Agenda Item 7, Case Z-SP-2-19-7

Hi Sarah,

My name is Christina Eichelkraut and I am the president of the Greater Orangedale Neighborhood Association.

Although my neighborhood is not in the Central City Village we share the concerns expressed by the Madison Pioneer Coalition about the possible Human Services Campus expansion. Our neighborhood serves as a travel corridor for people experiencing homelessness and our residents are familiar with the direct impact this social issue has on residential areas.

Though this should not have to be stated, I want to make it clear to the committee members that though I personally oppose the HSC expansion I am not deaf to the needs of its clients. Nor am I attempting to criminalize the misfortune of a person with untreated mental illness, addiction, or inability to overcome economic hardship or other lack of transitional social support services.

In fact, it's because I understand this to be a complex social problem that I am unwilling to settle for a proposed solution that ultimately will serve as nothing more than a political talking point on a candidate's campaign flier. I *want* to help address homelessness in an effective manner that benefits everyone; expanding HSC does not achieve this aim.

I understand that this can feel like an easy, altruistic vote to cast -- you helped address homelessness! -- but unfortunately, that's not what approving this expansion actually means. This is a complex problem and simply adding beds and a clean-up shift does virtually nothing to actually address it. In fact, creating a super shelter will in all likelihood only make existing issues for the neighborhood and HSC's clients worse.

The detrimental impact the HSC campus has unfortunately had on local businesses, residents and even the infrastructure of the area is undeniable. At what point does the city's refusal to address valid business and homeowner concerns in an effective, tangible manner become a potential legal liability for the city? I'm not sure but I'm not interested in my taxes funding the lawsuit or settlement that finds out.

Plenty of research amply illustrates that super shelters are ultimately ineffective ways to address homelessness and [may in fact exacerbate homelessness \[faithandfreedom.com\]](#). According to the Substance Abuse and Mental Health Services Administration, [preventative and supportive services are far more effective at addressing homelessness \[samhsa.gov\]](#) than super shelters.

It is also worth noting shelters often disenfranchise homeless people with mental health issues because the person experiencing homelessness can't tolerate a shelter environment. This not only fails to help the homeless person but also, inevitably, has a literal, immediate and detrimental impact on the surrounding area. No one is better served in this scenario. Not the

homeless person sleeping in the doorway of a local small business and not the small business owner forced to shoo them away or who loses patrons as a result.

Further, it seems highly unlikely expanding HSC into a super shelter will help restore the economic development of this small business corridor, improve the safety of local residents *or* better serve HSC's clients. And no, I am **not** saying I care more about profits than people, because I don't. But I am saying an economically healthy city has more resources to help the homeless population with supportive services than a city with failing businesses.

Fortunately, there are other options being discussed, including using St. Luke's Hospital as an intake center or possibly expanding the number of low-barrier shelter beds, capped at 25 beds, throughout the city.

Neighborhoods (justifiably frustrated) have banded together and are willing to work with the city to address this issue -- but they need a permanent seat at the table to do so, in a form that goes beyond simply submitting public comments. They have even offered the following potential solutions:

- 1- Adopt the Mesa Model for addressing homelessness**
- 2- Create an independent oversight organization with authority over Service providers**
- 3- Formally Involve neighborhoods in creating a plan**
- 4- Prioritize smaller specialized facilities to serve people experiencing homelessness**
- 5- Create a low-barrier shelter that meets the requirements of the 9th Circuit Court without hurting neighborhoods**

I hope, at the very least, the committee members take the time to fully consider this issue and **all** potential solutions.

That's why I respectfully ask that you deny HSC's expansion request and instead work with them *and* neighborhood and business stakeholders to find better, long-term, comprehensive solutions. There is a way to allow people to escape homelessness while also respecting the area's residents' right to live, work and play safely. For too long, those providing services to the homeless -- noble though their work is -- have dictated the terms of solutions. But they are not the only stakeholders and it's high time the city listens to the concerns of *everyone* involved.

Instead of simply adding beds, let's look at this as an opportunity to find long-term, **effective** solutions.

I would like to register to speak at the Oct. 12th meeting as well but **would like to donate my time to another speaker.**

Thank you for your time and consideration on this matter. Should you have any questions, please do not hesitate to contact me.

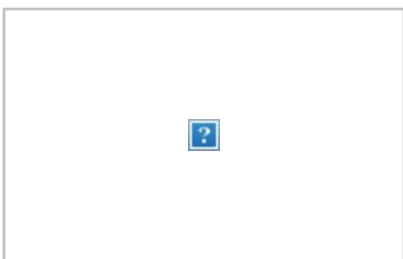
Sincerely,

--

Christina Eichelkraut

Lead, Greater Orangedale Neighborhood Association

(602) 321-1243



Greater Orangedale is located between Thomas and McDowell roads and 48th and 56th streets.

From: [john.saccoman](#)
To: [Sarah Stockham](#)
Subject: Central City Village Planning Committee Meeting
Date: Saturday, October 10, 2020 4:33:31 PM

Dear Ms. Stockham:

Please add me, John Saccoman, 602-686-2062, to the list of virtual attendees for the Central City Village Planning Committee Meeting scheduled for October 12, 2020 at 6 PM. Please send me the video link to sign in to the meeting.

Please note that I would like to speak at the meeting.

I oppose the modification of the special use permit being applied for by the Human Services Campus ("HSC"). I have been in the Woodland Historic District for over 22 years. During those 22 years this neighborhood has borne more than its fair share of the burden of dealing with the issues of homelessness for the City of Phoenix and the whole valley.

Our initial agreement to host the HSC was based on the agreement that there would be no further additions to HSC, and no further additions to the homeless population, in our neighborhood. Indeed, we were promised that HSC would be only one of many such facilities spread throughout the valley, and that the burden of the homeless population would be shared throughout the valley and not borne exclusively by this neighborhood.

The current proposal is a violation of that agreement and would pose a threat to the viability of the Woodland Historic District as a functioning neighborhood. I therefore oppose the proposed modification.

Thank you,

John Saccoman

602 686 2062

jsaccomani@hotmail.com

Sue Ann Moyer
329 North 17th Drive
Phoenix, AZ. 85007
Cell: (602) 448-0875

October 12, 2020

City of Phoenix
Mayor Kate Gallego
District 1: Councilmember Thelda Williams
District 2: Councilmember Jim Waring
District 3: Councilmember Debra Stark
District 4: Councilmember Laura Pastor
District 5: Councilmember Betty Guardado
District 6: Councilmember Sal DiCiccio
District 7: Councilmember Michael Nowakowski
District 8: Councilmember Carlos Garcia
Director: Planning Department / Alan Stephenson
Director: Neighborhood Services / Spencer Self
Central City Village Planning Committee / City Planner – Sarah Stockton
Central City Village Planning Committee Members
Arizona Republic Newspaper
Capitol Times Newspaper

To addressees:

As a longtime resident of the Oakland neighborhood, I would like to express my strong opposition to modify the special permit as presented in the city staff report for Z-SP-2-19-7, the expansion of the downtown Human Service Campus. My observation of the current situation is that the HSC has not been a good steward of the initial special permit. They have failed to provide a safe and healthy environment for both their clients and their neighbors. This is evidenced by their failure to maintain a positive presence and relation in the community that would result in a facility that would bring pride, beautification, health and safety for all.

While it is impossible for me to deny the need for homeless services, it is also necessary for me to ask that the response to persons experiencing homelessness, mental and physical tragedies be shared by the entire Metro Phoenix community and not just our small neighborhood area. We deserve as much respect and care as those in the homeless population. Just because we are barely surviving the current conditions should not mean we should be taken advantage of and /or disrespected.

Before I list some of my areas of concern, I would like to acknowledge and thank the many people who are assisting us in this seemingly endless struggle. I am clearly aware that they are enormously courageous, wise and have the best interests of us all at heart, not just a segment our population.

I am a strong believer in the Maslow hierarchy of needs. Included below are areas I am concerned about:

1. Safety for clients and neighborhoods
2. Health – Unhealthy environmental impacts in neighborhoods
3. Diversity: Leadership of HSC Staff & Board does not include and is not open to neighborhood voices and does not represent a diversity of income and culture / ethnic backgrounds / circumstances
4. Educational: Fear of our children walking to school / mental stress on children and families.
5. Jobs accessibility and training: Conditions created by the campus do not appeal to new employers that could provide good paying jobs to residents. In addition, long time business owners cannot attract quality staff because they fear this area.
6. Accountability for Clients, Neighborhoods, Government, Non-Profits, Businesses, and Individuals is not built into the current process on an equal basis. How do we hold providers just as accountable as businesses are held accountable? How about forming systems and governments that are fair and unbiased towards all.
7. Recreational and socialization: This has been deteriorated in that individuals and families can't even feel safe walking down the street much less using our local parks. Our City staff have been assaulted and sent to the hospital on multiple occasions. Our limited local activities such as the Theatre literally have to barricade themselves in to protect our children.
8. Affordable /Safe reliable transportation: Our bus stops are overrun with filth, stench, and unhealthy environmental issues and our residents feel unsafe approaching and using these services.

I want to see that people are proud of themselves, our children and our neighborhoods.

Each of the above can be available to us all. Why is it not? Why is the responsibility for our fellow humans not everyone's responsibility? Sharing resources instead of dumping them in one area seems worth a try, doesn't it?

Sincerely,

Sue Ann Moyer 

Rcvd. 10/12/2020

Christy Puetz
1341 W. Woodland Ave.
Phoenix, AZ 85007

Reference to Agenda Item 7, Case Z-SP-2-19-7 to modify the Special Permit area of the Human Services Campus.

Dear Central City Village Planning Committee,

I strongly **oppose** the proposed expansion of the Human Service Campus (HSC) in downtown Phoenix.

Any expansion of the existing campus is unacceptable and would lead to the end of any progress and livability to existing and future downtown neighborhood residents. Any expansion of the downtown campus is a direct strike to the residents of downtown showing us that we are not important and that our quality of life is completely ignored by leadership.

I have been a home owner in the area of the Campus for over 12 years. Since moving into downtown Phoenix I have worked alongside my community to be supportive and compassionate toward people that are experiencing homelessness in the area.

I understand that there are many reasons why people become homeless and it is very unfortunate that there are limited resources for this population.

Allowing the expansion of a campus that is already overwhelmed doesn't serve the needs of those experiencing homelessness or the neighborhood. NOBODY benefits, it only causes an unfair burden on neighborhoods which have to deal with the fall-out of hundreds of people living on the streets.

The existing concentration of people experiencing homelessness in the area has caused a negative impact on already struggling neighborhoods. A few issues of concern that I personally have experienced include: private property trespassing, trash bins tipped over and trash thrown around streets and alleyways daily, alleyways used as toilets, families afraid to use the local park because of loitering and rude behavior, violence, makeshift shanty towns being set up in vacant lots, property crime, vandalization of

public property, drug use, people having sex behind my home, individuals following me while I walk my dogs, concentration of groups loitering and sleeping in front of my home in a no trespassing park, public masturbation multiple times in front of my home, individuals blocking traffic and or standing in middle of street, taunting of homeowner's pets, and more. It already is an exhausting experience on a daily basis.

All of these health and safety issues will only multiply if the City of Phoenix continues to encourage the concentration area of people experiencing homelessness. This is in contradiction to the Capitol Mall Overlay which recommends DECREASING the concentration of homeless services in the area. **There is a perfectly good option of utilizing the St. Luke's hospital campus instead of the proposed expansion area in downtown.** Taking any other action is just another blow and lazy way to "help" solve the homeless problem in Phoenix.

No neighborhood cannot thrive when the city and state continue to limit our ability live in a safe and clean environment, which is our right.

It is very unfortunate that the City, County, and State governments have failed to address this problem, choosing to dump the problem on the downtown residents instead of coming up with a serious, long-term solution. People experiencing homelessness can be seniors, the mentally ill, criminals, families or just people having really bad luck. Putting all of these people into one facility makes it impossible for them to get the specialized services they need and deserve. St. Luke's campus offers so much opportunity to do some REAL good.

Please choose to stop this expansion and give us a chance! Utilize the existing St. Lukes campus. Stop dumping this problem on downtown residents, we have already done enough to help, it is time to do the right thing. If this expansion is approved, it will cause many of the home owners to move. What a shame.

Sincerely,
Christy Puetz

From: [Dianne Langmade](#)
To: [Sarah Stockham](#)
Subject: Central Village request to speak Item 7. Z-SP-2-19-7
Date: Monday, October 12, 2020 9:12:03 AM
Attachments: [Stipulation response.pdf](#)

Requesting to speak and submit comment at the Oct 12th at the Central Village meeting regarding Item 7. Z-SP-2-19-7

Any votes on the expansion taken before the City Plan is completed would be premature and potentially in conflict with the City's long-term strategies.

Reference the Draft Stipulation - Z-SP-2-19-7 dated July 31, 2020 by Paul Gilbert.

I am a property owner near the HSC and have not been pleased with the City Council's response to the ramrod approach some members are taking to increase the bed count expansion at the HSC. Back in July I provided several comments to the Draft Stipulations presented by Paul Gilbert of Beus Gilbert McGroder law firm and received **NO response** (see attached). Mr. Nowakoski, the offer given by Mr. Gilbert to discuss these Stipulations with those whom received them must not be in either his law firm or your best interest. It only discourages my participation in trying to make a better, safer Phoenix.

Again, please delay any votes on HSC expansion until after the City of Phoenix completes its Plan to address homelessness. Then please take the best interest of the property, business, and home owners who live and work in the area and vote to NOT approve Z-SP-2-19-7 to expand the bed count at the HSC. Thanks

Laurel Dianne Langmade
Phoenix, AZ 85044

Beus Gilbert McGroder, PLLC
701 N 44th Street
Phoenix, AZ 85008-6504

4 Aug 2020

RE: Draft Stipulations – Z-SP-2-19-7, your letter dated July 31, 2020

Dear Mr. Paul Gilbert,

1. What follows are my comments and suggestions to the stipulation regarding the permit to increase to 1,000 the number of beds at the Central Arizona Shelter Services (CASS) building? As you recall at the Central City Village Planning Committee meeting on 13 July, 2020, numerous home and business owners made statements regarding the problems created from having such a high concentration of homeless people on the streets in the Central City neighborhoods. Among the problems discussed from the high concentration of homeless in the Central City neighborhoods were damage and crime to personal property, human waste and trash left on both public streets and personal property, and unsafe conditions to the surrounding community.
2. PLEASE NOTE WITH AN INCREASE IN THE NUMBER OF BEDS TO CASS, THIS WILL CAUSE AN ECONOMIC HARDSHIP TO THE PROPERTY OWNERS, BUSINESS OWNERS AND INDIVIDUALS LIVING AND WORKING IN THE CENTRAL CITY NEIGHBORHOOD. PLEASE DO NOT MOVE FORWARD WITH THE SPECIAL PERMIT TO INCREASE THE NUMBER OF BEDS.
3. Mr. Gilbert, you need to address how you, and the organizations you are representing, will provide the individuals working and residing in the Central City neighborhood the health, safety, security, and rights to personal property by allowing this permit to increase the number of beds to proceed. Your stipulations provided fall way short of what is required to provide a safe area around the Human Services Campus. Below are my comments and recommendations I hope I can get a response.
4. Item #5. Please provide additional comments how only providing a minimum of two toilet facilities between the hours of 7:00am to 5:00pm will decrease the amount of human waste the proposed increase of individuals to the CASS are depositing on the streets and property will be accommodated? It was noted in the 13 July meeting that the current facilities are inadequate to contain the amount of human waste being deposited on the private property around the campus. How are two more toilets open between 7am – 5pm going to help???
 - a. Please explain how having two extra toilets for an additional 1,000 people meets Phoenix Building and Plumbing Code requirements? Will these toilets be 'port-a-potties' or flush toilets? Will there be both women and men's toilet?
 - b. Recommend that you have extra toilet facilities outside the Human Service Campus to accommodate 1,000 individuals within a 1-2 mile radius of the CASS for these people to use during all hours of the day and night. As you are aware, the homeless currently are

Laurel Langmade

eagleii@cox.net

- defecating and urinating in the streets and private property. This is creating a health issue for the neighborhood.
- c. That the Human Services Campus shall pay and maintain from private funds, not public funds, an adequate number of these toilet facilities.
5. Item #6. Please provide additional information how the Human Services Center will keep the neighborhood streets clean of garbage, debris ... or blight? Having rubbish clean-up within 25 feet of the Campus DOES NOT keep the neighborhood streets clean from the debris deposited on the neighborhood's property from the individuals seeking shelter at the CASS.
 - a. In Item #4 you mention providing trash/recycling receptacles within the boundaries of the Campus during business hours. This is not enough to handle the trash in the neighborhood.
 - b. Recommend the CASS provide, and shall pay and maintain from private funds, not public funds, and weekly street trash clean-ups within a 1-2 mile radius of the Human Service Campus.
 6. Item #10. Providing security cameras at the Human Services Campus does not provide the needed security for the surrounding neighborhood. Having a "City's Virtual Block Watch Program" does not prevent crime and destruction of property the neighborhood is currently experiencing.
 - a. The Central city neighborhood, around the Human Services Center, has the highest total and property crime in the City. Total crime is 287% above the national average, property crime is 249% above the national average and the area has received an "F" rating from the 'areavibes' website. Please advise how providing security cameras will reduce the crime in our neighborhood caused by the increased concentration of homeless in our neighborhood?
 - b. Recommend that CASS provide, and shall pay and maintain from private funds, not public funds, round the clock private security for the Central City neighborhood.
 7. Item #12. You outline how the Human Service Campus shall work collaboratively with the City Of Phoenix as well as adjacent property owners on reducing negative impacts in the area surrounding the CASS.
 - a. Mr. Gilbert, in your lengthy description at the CCVPC meeting on 13th July, 2020, you outlined in detail how you had met with individuals and organizations within the community. I recall a number of those who later were given 2 minutes to speak contradicted your statements about your meetings and claimed you had never met with them. If you did meet, you did not listen to their concerns, plus these individuals from the neighborhood were not part of your initial discussions on the listed stipulations. If you and your clients could not do an adequate community outreach prior to this date, how can you and the CASS be trusted to do an adequate outreach program now to reduce negative impacts by increasing the number of homeless beds in the area?
 - b. You mention only a ½ mile radius for this Central City neighborhood collaboration. This is not enough of a radius. The collaboration should cover the complete Central City neighborhood.

- c. At these Community Outreach meetings, what resources will be provided to the neighborhood to fix any problems? The Central City neighborhood needs action, not just talk.
 - d. Furthermore, in item 12.e. topics of discussion are to include working together to encourage street maintenance and organize rubbish clean-ups. I recall one participant at the CCVPC meeting on 13th July, 2020 mentioning they did organize a neighborhood rubbish clean-up and invited the organizations at the HSC to participate. No one from the HSC showed up. To date the organizations associated with the Human Services Campus appear to have a poor track record of collaboration with neighborhood clean-ups.
 - e. In item 12.f. outlines how community meetings are to be documented. There is no mention for community members to provide comments or approval for the minutes to the community meetings. There should be a means to provide feedback by the community to what is documented. There also ought to be a web portal to provide access to past meeting minutes, and the action plans that result from these meetings for review and reference.
8. Item #13. Regarding the annual report you make reference to, "Number of people served." Who are the "people" you are referencing? Is it the homeless or the people who live and work in the Central City neighborhood? You should document in the report how the actions by the HSC will lessen the impact of the homeless in and on the Central City neighborhood.
9. Item #15. Who is the "developer" you are referring to?
10. Items #17, 18, and 19. Regarding needing a minimum of a Phase I for an archaeological survey my understanding is, "All development projects on City property which involve construction activities that will disturb the ground surface more than 2 inches in depth and more than 2 square feet in area should have their project reviewed for the presence of archaeological resources." That also, "Projects which are reviewed by the City Archaeologist's Office are documented on an *Archaeology Assessment Result* form. That form will state the result of the assessment and what recommendations the City Archaeologist's Office has made concerning the need for additional archaeological investigations." Please make this documentation available for the neighbors in the Central City.
11. Item #20 regarding Proposition 207. Please advise why your clients are going to execute a Proposition 207 waiver of claims form?
- a. My understanding of **Arizona Proposition 207**, a 2006 ballot initiative officially titled the "Private Property Rights Protection Act", requires the government to reimburse land owners when regulations result in a decrease in the property's value, and also prevents government from exercising eminent domain on behalf of a private party. Proposition 207, which was officially titled the "Private Property Rights Protection Act," has been codified at Ariz. Rev. Stat. section 12-1134. The Act provides that "If the existing rights to use, divide, sell or possess private real property are reduced by...any land use law enacted after the date the property is transferred to the owner and such action reduces the fair market value of the property the owner is entitled to just compensation." Landowners are entitled to

compensation only if the challenged regulation continues to apply to their property 90 days after filing a claim, allowing the government to grant waivers in lieu of compensation.

- b. Mr. Gilbert, are you trying to avoid any claims from Central City property and business owners against your client due to a reduction of property values resulting from an increase to 1,000 beds in the CASS?

12. Please address what action you are taking to address the requirements of The Legislative Government Mall Commission? This commission was made to develop and maintain a comprehensive long-range plan for the development of the Government Mall area. The commission also has an Urban Design Plan containing guidelines for development and includes the boundaries for the area between 7th and 19th Avenues, from Harrison Street on the south to Van Buren Street on the north. Under the Commission's Planning and Development Concepts, please address item 7. "The concentration of homeless services within the area should be reduced."

- a. Mr. Gilbert can you enlighten me how and when you are going in front of The Legislative Government Mall Commission to review the development proposed before the issuance of permit to increase the number of beds to 1,000?
- b. This is state law.

13. As you requested, you were looking forward to receiving any input or suggestions in connection with the draft Stipulations dated July 31, 2020. Now I am looking forward to your response to the items listed above to the address below.

cc:

Sarah Stockham
Village Planner
City of Phoenix Planning & Development Dept
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

Sincerely,

Laurel Langmade

Laurel Langmade, neighborhood land owner
eagleii@cox.net

From: [Nadine Alauria](#)
To: [PDD Central City VPC](#)
Cc: [Sarah Stockham](#)
Subject: Please vote NO on Agenda Item 7, Case Z-SP-2-19-7 -- Do Not approve zoning which will increase shelter beds to 1000
Date: Monday, October 12, 2020 5:03:57 PM

Dear Central City VPC,

I'm writing regarding the Zoning request downtown, which will increase shelter beds to 1000.

My husband and I are Phoenix natives, and our families have had businesses in the City of Phx for 100 years combined. We are very active in the revitalization of our Sunnyslope community and working on solutions for homeless housing and services. We have our issues and challenges that we face in Sunnyslope with a soup kitchen a few streets down from our business.

We are asking to ***not*** approve the zoning change for several reasons. Being that we don't live or work downtown, it would be easy for us to be in favor of increasing beds downtown. It will not effect us at all. We are looking for solutions that help ALL of Phoenix and also help the homeless LONG TERM. We don't feel that more beds downtown accomplish that.

- Please vote NO on the zoning request that will allow 1000 downtown.
- If you cannot vote NO, please table the vote until AFTER the City completes their long-range plan to address homelessness.
- Smaller shelters around town are a better solution for ALL of Phoenix and have worked well this year.
- We don't see how more beds downtown help all of the homeless all around Phoenix. These shelters need to be spread out and NOT just downtown.
- Increasing beds goes against the Capitol Mall Overlay and increases the concentration in this area.

Thank you for your time and reading our letter.

Sincerely,
Nadine & Jimmy Alauria

--

Nadine & Jimmy Alauria
3A Automotive & Diesel
1539 W. Hatcher Road
Phoenix, AZ 85021

602-997-7978 Office
602-315-3388 Cell

www.3aautorepair.com [3aautorepair.com]

Racelle Escolar

From: Daniel Langmade <dlangmade@mfmca.com>
Sent: Monday, November 2, 2020 10:10 AM
To: PDD Planning Commission
Cc: Aaron Aftergood; Angela Ojile; Anne Matlock Ender; Bob King; Caroline Lobo; Christina Eichelkraut; Cindy Graber; Daniel Langmade; Darryl Beck; Debbie Faillace; Dianne Langmade; Freddy Brown; hrusk@me.com; Ian Francis; Jeff Spellman; Jessica Bueno; Jo-Ann Lowney; Joe Faillace; Joel Coplin; John Westerdale; Justin Weissman; Katherine Roxlo; keith.ender@gmail.com; Linda Colino; Michael Rodgers; nadine@3aautomotive.com; Pamela Fitzgerald; Samuel Ramirez; Twila Lake; V VanVleet; Yossi Berrin; Dana Johnson; Shannon Dubasik; Eva Olivas; Madison Pioneers Coalition; Council District 7 PCC; Council District 8 PCC; Council District 4; Council District 6 PCC; Council District 5 PCC; Council District 3 PCC; Council District 1 PCC
Subject: Item 13, Application #: Z-SP-2-19-7

Dear City of Phoenix P and Z,

Please reject the request for a zoning change. The area of the zoning change falls within the CAPITOL MALL "PUD CMOD" (Planned Unit Development, Capital Mall Overlay District) and it should not allow an increase of homeless beds. Please refer to Paragraph 3 of Page 3 of the following document.

<https://gsd.az.gov/sites/default/files/documents/files/CapitolDistrictDevelopmentGuidelines.pdf> [gsd.az.gov]

It states: **“Plan and design an environment that will discourage crime, Provide alternative location(s) for the homeless outside the area, and discourage land use and conditions that cause high noise levels or emit noxious odors”**

An increase of beds will be in clear violation of the CAPITOL MALL DEVELOPMENT GUIDELINES as set forth in the fore mention document that was prepared by among others The City of Phoenix Planning Department.

The current bed count of 400 has already created an unbearable situation for the neighborhood residents and business with the homeless loitering around during the day and defecating in our yards.

Adding hundreds of additional beds will destroy any chance of economic stability to the neighborhood and any chance of neighborhood cohesiveness. High Density Concentration Camps should not be allowed.

As I understand it there will be a number beds excess of 50 that will be for habitual drug users and alcoholics and in all likelihood an increase of registered sex offenders who fall thru the cracks.

This zip code you are asking for the expansion in has perhaps the highest crime rate in the State of Arizona, **three times higher than the national average for VIOLENT CRIME** as per the following link.

<https://www.bestplaces.net/crime/zip-code/Arizona/phoenix/85007> [bestplaces.net]

Adding the potential for more criminal activity is a terrible burden to put on the families in the area.

Thanks

Daniel Langmade

Racelle Escolar

From: pftz1@cox.net
Sent: Monday, November 2, 2020 10:25 PM
To: PDD Planning Commission
Subject: opposition to Z-SP-2-19-7

This would devastate the Capitol Mall area. It goes against promises made when the Campus opened. It is in direct conflict with the Homeless Strategies Plan the City adopted earlier this week.
Please vote to oppose.

[Pam Fitzgerald](#)

Racelle Escolar

From: JOANN LOWNEY <jolow999@msn.com>
Sent: Tuesday, November 3, 2020 12:34 PM
To: PDD Planning Commission
Subject: Comment: Item 13, Application #: Z-SP-2-19-7

Item 13, Application #: Z-SP-2-19-7

Dear City of Phoenix Planning Commission;

Please reject the request for a zoning change. As this change is to be within Capital Mall Overlay District), an increase in the size of homeless shelter in the area is not in keeping with the Capitol District Development Guidelines, as created by The City of Phoenix Planning Department.

The current proposal has no enforceable parameters, only vague promises.

The present bed count is 400. These people are not inside during the day, but out loitering on the sidewalks. There are many campers permanently outside the shelters as well, who have no intention of entering them. The streets around the shelter are overwhelmed with people defecating and urinating, having sex and doing drugs, creating an unbearable situation for the neighborhood residents and businesses.

The City's plan calls for a regional approach to homelessness. But the HSC's approach concentrates the homeless within the Capitol Mall area. Adding hundreds of additional beds will devastate our businesses. High Density Concentration Camps should not be allowed within our city.

Our Zip code is burdened with one the highest crime rates in Arizona, and there are many school districts nearby. Adding more 'low barrier' shelter space will exacerbate a very dangerous situation in what could be the showcase of downtown phoenix, right within the Capitol Mall.

Jo-Ann Lowney
www.jo-annlowney.com [jo-annlowney.com]

Gallery 119
119 S 11th Ave
Phoenix, AZ 85007

Racelle Escolar

From: Dianne Langmade <eagleii@cox.net>
Sent: Wednesday, November 4, 2020 3:43 PM
To: PDD Planning Commission
Subject: Item 13 Z-SP-2-19-7 please do not approve
Attachments: Stipulation response.pdf

Item 13 Application #: Z-SP-2-19-7 Please do not approve the special permit.

Proposal: Modify the Special Permit area of the Human Services Campus to include Andre House and to allow for an increase in the maximum number of beds. The Special Permit is to allow homeless shelter, charitable dining hall, and food service uses.

I object to the Special Permit being requested. As a business owner in the area, and building a house in the Woodland neighborhood, we can't allow the HSC and the Andre House to increase the number of beds from 400 to to 1,000.

1) Recently the City of Phoenix passed a Plan to address the homeless issue and one of their **key proposals is to have smaller shelters that are spread through out the City**. Having one mega shelter, that looks more like a concentration camp, is not the direction the City of Phoenix should go. Having so many beds at the HSC is an economic drag, a health impact, and huge security and community safety concerns on the surrounding neighborhoods. **DO NOT ALLOW THE SPECIAL PERMIT**

2) The HSC claims they have a number of stipulations they are imposing on themselves to accommodate the surrounding neighborhoods. The HSC, thru their attorney Paul Gilbert, said they would discuss their proposed Stipulations with those in the community who provided comments. **THE HSC OR PAUL GILBERT DID NOT DISCUSS ANY COMMENTS WITH MYSELF OR THE NEIGHBORS WHO ALSO PROVIDED COMMENTS** (I have attached my original comments) . If they can't follow through with working with those who live and work in the neighborhood, how will they follow through in the future? **DO NOT ALLOW THE SPECIAL PERMIT**

3. The "Stipulations" the HSC is providing, have limited or **no accountability or metrics** to show compliance or accountability. The HSC is overwhelmed with the current problems being created in the surrounding neighborhoods. How can the HSC or Andre House handle the additional beds? **DO NOT ALLOW THE SPECIAL PERMIT**

4. I have concern about the **concentration type facilities** being provided. Two extra toilet facilities being provided for close to 600 extra bodies does not seem adequate. They also have limited hours the toilets are going to be open. Is that fair to the occupants of this concentration facility to have limited access to toilets?

5. **The required outside air ventilation or air conditioning IS NOT being considered** by the addition of extra bodies into the facilities. Per the American Society of Heating and Refrigeration Engineers, "When calculating the **cooling load** for a particular space, managers can use a rough estimate of 600 Btu **per person**. So a quick estimate for a 400-square-foot office with minimal occupancy is about 12,000 Btu, or 1 ton of **cooling**" The HSC will need an additional 15 to 30 tons of air conditioning added to their facilities to accommodate the amount of heat load added by the extra bodies. Nowhere in the HSC or Andre House proposal do they discuss either additional air conditioning or outside air ventilation added to their facilities. They are willing to ignore City Building Codes? **DO NOT ALLOW THE SPECIAL PERMIT**

Please do not approve the special permit Application #: Z-SP-2-19-7. It is the wrong direction for Phoenix to go in to provide resources and a bed for the homeless. I am a believer a person should have a place to sleep and access to human services. But what the HSC is proposing is more of a concentration facility that a safe place to sleep.

Thank you for your consideration.

Dianne Langmade

Beus Gilbert McGroder, PLLC
701 N 44th Street
Phoenix, AZ 85008-6504

4 Aug 2020

RE: Draft Stipulations – Z-SP-2-19-7, your letter dated July 31, 2020

Dear Mr. Paul Gilbert,

1. What follows are my comments and suggestions to the stipulation regarding the permit to increase to 1,000 the number of beds at the Central Arizona Shelter Services (CASS) building? As you recall at the Central City Village Planning Committee meeting on 13 July, 2020, numerous home and business owners made statements regarding the problems created from having such a high concentration of homeless people on the streets in the Central City neighborhoods. Among the problems discussed from the high concentration of homeless in the Central City neighborhoods were damage and crime to personal property, human waste and trash left on both public streets and personal property, and unsafe conditions to the surrounding community.
2. PLEASE NOTE WITH AN INCREASE IN THE NUMBER OF BEDS TO CASS, THIS WILL CAUSE AN ECONOMIC HARDSHIP TO THE PROPERTY OWNERS, BUSINESS OWNERS AND INDIVIDUALS LIVING AND WORKING IN THE CENTRAL CITY NEIGHBORHOOD. PLEASE DO NOT MOVE FORWARD WITH THE SPECIAL PERMIT TO INCREASE THE NUMBER OF BEDS.
3. Mr. Gilbert, you need to address how you, and the organizations you are representing, will provide the individuals working and residing in the Central City neighborhood the health, safety, security, and rights to personal property by allowing this permit to increase the number of beds to proceed. Your stipulations provided fall way short of what is required to provide a safe area around the Human Services Campus. Below are my comments and recommendations I hope I can get a response.
4. Item #5. Please provide additional comments how only providing a minimum of two toilet facilities between the hours of 7:00am to 5:00pm will decrease the amount of human waste the proposed increase of individuals to the CASS are depositing on the streets and property will be accommodated? It was noted in the 13 July meeting that the current facilities are inadequate to contain the amount of human waste being deposited on the private property around the campus. How are two more toilets open between 7am – 5pm going to help???
 - a. Please explain how having two extra toilets for an additional 1,000 people meets Phoenix Building and Plumbing Code requirements? Will these toilets be 'port-a-potties' or flush toilets? Will there be both women and men's toilet?
 - b. Recommend that you have extra toilet facilities outside the Human Service Campus to accommodate 1,000 individuals within a 1-2 mile radius of the CASS for these people to use during all hours of the day and night. As you are aware, the homeless currently are

Laurel Langmade

eagleii@cox.net

- defecating and urinating in the streets and private property. This is creating a health issue for the neighborhood.
- c. That the Human Services Campus shall pay and maintain from private funds, not public funds, an adequate number of these toilet facilities.
5. Item #6. Please provide additional information how the Human Services Center will keep the neighborhood streets clean of garbage, debris ... or blight? Having rubbish clean-up within 25 feet of the Campus DOES NOT keep the neighborhood streets clean from the debris deposited on the neighborhood's property from the individuals seeking shelter at the CASS.
 - a. In Item #4 you mention providing trash/recycling receptacles within the boundaries of the Campus during business hours. This is not enough to handle the trash in the neighborhood.
 - b. Recommend the CASS provide, and shall pay and maintain from private funds, not public funds, and weekly street trash clean-ups within a 1-2 mile radius of the Human Service Campus.
 6. Item #10. Providing security cameras at the Human Services Campus does not provide the needed security for the surrounding neighborhood. Having a "City's Virtual Block Watch Program" does not prevent crime and destruction of property the neighborhood is currently experiencing.
 - a. The Central city neighborhood, around the Human Services Center, has the highest total and property crime in the City. Total crime is 287% above the national average, property crime is 249% above the national average and the area has received an "F" rating from the 'areavibes' website. Please advise how providing security cameras will reduce the crime in our neighborhood caused by the increased concentration of homeless in our neighborhood?
 - b. Recommend that CASS provide, and shall pay and maintain from private funds, not public funds, round the clock private security for the Central City neighborhood.
 7. Item #12. You outline how the Human Service Campus shall work collaboratively with the City Of Phoenix as well as adjacent property owners on reducing negative impacts in the area surrounding the CASS.
 - a. Mr. Gilbert, in your lengthy description at the CCVPC meeting on 13th July, 2020, you outlined in detail how you had met with individuals and organizations within the community. I recall a number of those who later were given 2 minutes to speak contradicted your statements about your meetings and claimed you had never met with them. If you did meet, you did not listen to their concerns, plus these individuals from the neighborhood were not part of your initial discussions on the listed stipulations. If you and your clients could not do an adequate community outreach prior to this date, how can you and the CASS be trusted to do an adequate outreach program now to reduce negative impacts by increasing the number of homeless beds in the area?
 - b. You mention only a ½ mile radius for this Central City neighborhood collaboration. This is not enough of a radius. The collaboration should cover the complete Central City neighborhood.

- c. At these Community Outreach meetings, what resources will be provided to the neighborhood to fix any problems? The Central City neighborhood needs action, not just talk.
 - d. Furthermore, in item 12.e. topics of discussion are to include working together to encourage street maintenance and organize rubbish clean-ups. I recall one participant at the CCVPC meeting on 13th July, 2020 mentioning they did organize a neighborhood rubbish clean-up and invited the organizations at the HSC to participate. No one from the HSC showed up. To date the organizations associated with the Human Services Campus appear to have a poor track record of collaboration with neighborhood clean-ups.
 - e. In item 12.f. outlines how community meetings are to be documented. There is no mention for community members to provide comments or approval for the minutes to the community meetings. There should be a means to provide feedback by the community to what is documented. There also ought to be a web portal to provide access to past meeting minutes, and the action plans that result from these meetings for review and reference.
8. Item #13. Regarding the annual report you make reference to, "Number of people served." Who are the "people" you are referencing? Is it the homeless or the people who live and work in the Central City neighborhood? You should document in the report how the actions by the HSC will lessen the impact of the homeless in and on the Central City neighborhood.
9. Item #15. Who is the "developer" you are referring to?
10. Items #17, 18, and 19. Regarding needing a minimum of a Phase I for an archaeological survey my understanding is, "All development projects on City property which involve construction activities that will disturb the ground surface more than 2 inches in depth and more than 2 square feet in area should have their project reviewed for the presence of archaeological resources." That also, "Projects which are reviewed by the City Archaeologist's Office are documented on an *Archaeology Assessment Result* form. That form will state the result of the assessment and what recommendations the City Archaeologist's Office has made concerning the need for additional archaeological investigations." Please make this documentation available for the neighbors in the Central City.
11. Item #20 regarding Proposition 207. Please advise why your clients are going to execute a Proposition 207 waiver of claims form?
- a. My understanding of **Arizona Proposition 207**, a 2006 ballot initiative officially titled the "Private Property Rights Protection Act", requires the government to reimburse land owners when regulations result in a decrease in the property's value, and also prevents government from exercising eminent domain on behalf of a private party. Proposition 207, which was officially titled the "Private Property Rights Protection Act," has been codified at Ariz. Rev. Stat. section 12-1134. The Act provides that "If the existing rights to use, divide, sell or possess private real property are reduced by...any land use law enacted after the date the property is transferred to the owner and such action reduces the fair market value of the property the owner is entitled to just compensation." Landowners are entitled to

compensation only if the challenged regulation continues to apply to their property 90 days after filing a claim, allowing the government to grant waivers in lieu of compensation.

- b. Mr. Gilbert, are you trying to avoid any claims from Central City property and business owners against your client due to a reduction of property values resulting from an increase to 1,000 beds in the CASS?

12. Please address what action you are taking to address the requirements of The Legislative Government Mall Commission? This commission was made to develop and maintain a comprehensive long-range plan for the development of the Government Mall area. The commission also has an Urban Design Plan containing guidelines for development and includes the boundaries for the area between 7th and 19th Avenues, from Harrison Street on the south to Van Buren Street on the north. Under the Commission's Planning and Development Concepts, please address item 7. "The concentration of homeless services within the area should be reduced."

- a. Mr. Gilbert can you enlighten me how and when you are going in front of The Legislative Government Mall Commission to review the development proposed before the issuance of permit to increase the number of beds to 1,000?
- b. This is state law.

13. As you requested, you were looking forward to receiving any input or suggestions in connection with the draft Stipulations dated July 31, 2020. Now I am looking forward to your response to the items listed above to the address below.

cc:

Sarah Stockham
Village Planner
City of Phoenix Planning & Development Dept
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

Sincerely,

Laurel Langmade

Laurel Langmade, neighborhood land owner
eagleii@cox.net

Racelle Escolar

From: Therese Reed <otreed2@cox.net>
Sent: Wednesday, November 4, 2020 2:47 PM
To: PDD Planning Commission
Subject: Fwd: Item 13, Application #: Z-SP-2-19-7

Dear City of Phoenix Officials

Please reject the request for a zoning change. The area of the zoning change falls within the CAPITOL MALL "PUD CMOD" (Planned Unit Development, Capital Mall Overlay District)

and it should not allow an increase of homeless beds. Please refer to Paragraph 3 of Page 3 of the following document.

<https://gsd.az.gov/sites/default/files/documents/files/CapitolDistrictDevelopmentGuidelines.pdf> [gsd.az.gov]

It states: **“Plan and design an environment that will discourage crime, Provide alternative location(s) for the homeless outside the area, and discourage land use and conditions that cause**

high noise levels or emit noxious odors”

An increase of beds will be in clear violation of the CAPITOL MALL DEVELOPMENT GUIDELINES as set forth in the fore mention document that was prepared by among others The City of Phoenix Planning Department.

The current bed count of 400 has already created an unbearable situation for the neighborhood residents and business with the homeless loitering around during the day and defecating in our yards.

Adding hundreds of additional beds will destroy any chance of economic stability to the neighborhood and any chance of neighborhood cohesiveness. High Density Concentration Camps should not be allowed.

As I understand it there will be a number beds excess of 50 that will be for habitual drug users and alcoholics and in all likelihood an increase of registered sex offenders who fall thru the cracks.

This zip code you are asking for the expansion in has perhaps the highest crime rate in the State of Arizona, **three times higher than the national average for VIOLENT CRIME** as per the following link.

<https://www.bestplaces.net/crime/zip-code/Arizona/phoenix/85007> [bestplaces.net]

Adding the potential for more criminal activity is a terrible burden to put on the families in the area.

Thanks

Michael and Therese Reed

130 132 134 136 N 10th Ave

Phoenix, AZ 85007

Planning & Development Department
Director at City of Phoenix

November 5, 2020

Dear Director Stephenson,

I am in strong support of a Continuance by the Planning Commission of Application Z-SP-2-19-7, Agenda Item 13 scheduled for hearing on November 5th.

As it is written, the application will allow the HSC and Andre House to further desecrate our neighborhood. It is in direct opposition to the City of Phoenix's stated plan to address homelessness. This plan is not the best solution for the homeless themselves and will waste good money that could be used for better, more forward thinking, long term solutions. It strips any hope of the immediate neighborhood recovering from the effects already felt from HSC's presence in this area.

Decades ago, the neighborhood was promised that the number of beds would be limited to 450. Now, the HSC wants to increase that number to up to 1000. Their track record to this neighborhood and many others far reaching speaks for itself. The Capitol Mall Overlay put in place to protect these City of Phoenix citizens is not being adhered to in this plan as well. It is in fact being completely disregarded.

The stipulations in the application are almost meaningless for the surrounding areas. The stipulations that they do have are basically unenforceable. The applicant has never reached out to the immediate neighborhood even though dozens of neighborhood businesses and residents have voiced their opposition and frustration at never being included in meetings about this.

The HSC's representation at these meetings touting what a good neighbor they are does not make it so. HSC can't hide forty years of apathy and disdain towards their neighbors with a silver tongued representative and letters from people who are not stakeholders. It's easy to get people to sign a petition or write a letter to help the homeless as they believe that they are doing something admirable.

HSC and Andre House speak of needs and empathy, yet they have never had any for their fellow neighbors. They speak of needs but have never considered or cared that their neighbors may be struggling to put food on their tables because of their actions.

Meetings with them in the past decade that I had previously attended were always about their agenda. They had no interest about the negative impact that their actions were having on the neighborhood anymore than they did about the welfare of the neighborhood, so eventually the neighborhoods gave up and stopped going. This is how Madison Pioneers Coalition (MPC) came to exist. Had they been decent, caring and fair minded neighbors as MPC and other neighborhoods are to each other, no one would've ever heard of Madison Pioneers Coalition. In essence HSC is the creator of MPC.

If HSC and Andre House are so dissociated from the simplest most rudimentary rule of caring for your neighbors and your immediate neighborhood how are we to have faith in them to grow a mega shelter? This is who will be in charge? The proof of their abilities to foster good will and abide by the rules is in the streets of this neighborhood and in the multitude of letters over the past forty years..... and why do they have to be forced to do the right thing? This is not who we want in charge of a mega shelter in the middle of Downtown Phoenix.

The City has spent months putting together a plan that calls for a regional approach to homelessness that includes other cities, the County and the State. This plan is looking at the big picture and has actually made efforts to obtain real input from the entire City. It is including the people effected as part of the solution.

HSC's plan puts all the additional beds right in the heart of Phoenix. This is in direct contrast to the City's forward-thinking plan. HSC's plan is going backwards. It is moving in the wrong direction and will waste funds that should be used elsewhere with better, long term outcome. This will result in wasteful spending and more problems. This expansion is not a valid nor is it a long-term solution. It is not even a good short-term solution. It is fraught with too many already exposed problems and will exasperate the problems that they have contributed to for many neighborhoods for so long. It is a black eye on Phoenix and will end up being a blatant example of what not to do for the homeless.

The City plan calls for increased involvement from neighborhoods. The HSC has NEVER asked for input from the neighborhoods around them as they drafted this proposal.

This application continuance is necessary. The HSC needs to recognize their neighborhood and start speaking to us about their application.

Sincerely,

Angela Ojile



Madison Pioneers Coalition, Chair
Angela Ojile
AngieOProperties@gmail.com
(602) 692-8812

John Westerdale

November 5, 2020

City of Phoenix - Planning Commission

Commission Members,

As a property owner near the Human Services Campus (HSC), I believe that community members were not adequately engaged by HSC regarding Zoning Application #: Z-SP-2-19-7. Neighborhood concerns have not been addressed and neighbors were not involved with formulating stipulations. I agree with Councilmember Nowakowski's request that this item be continued from the Planning Commission agenda, until City of Phoenix Planning Department can hold listening sessions with the local community. The continuance must provide a reasonable time period for these meetings and necessary revisions of the zoning application.

Respectfully,
John Westerdale

A handwritten signature in black ink, appearing to read 'John Westerdale', with a long horizontal flourish extending to the right.

TO THE PLANNING COMMISSION

30 NOV 2020

CAN YOU HEAR ME, ARE YOU LISTENING? I AM AGAINST THE REQUEST TO MODIFY THE SPECIAL PERMIT FOR THE HUMAN SERVICE CENTER, PERMIT Z-SP-2-19, ITEM #14 ON THE DEC 3RD AGENDA. MY FAMILY OWNS PROPERTY THAT IS NEXT TO THE PARKING LOT TENT CITY IN THE ZONE, AND PROPERTY IN THE WOODLAND DISTRICT, AND PROPERTY IN THE ARTS DISTRICT OFF 15TH AVE AND MORELAND. ALL ARE AFFECTED BY THE NUMBER OF HOMELESS THAT ARE ON THE STREETS THROUGHOUT THE DAY AND NIGHT. I WANT TO THANK CITY COUNCILMAN NOWAKOWSKI FOR ALLOWING THE PROPERTY, BUSINESS, AND HOME OWNERS TO HAVE OUR TWO MINUTES IN EARLIER MEETINGS TO TRY AND GET OUR MESSAGE HEARD REGARDING THE SITUATION CREATED AROUND THE SURROUNDING NEIGHBORHOODS BY THE HSC. SO THANK YOU COUNCILMAN NOWAKOWSKI FOR LISTENING. I HOPE THE REST LISTENS TOO.

THERE HAVE BEEN A NUMBER OF PEOPLE WHO ARE SPEAKING UP ON BEHALF OF THE HSC TO EXPAND THE SPECIAL PERMIT. YOU HAVE RECEIVED A NUMBER OF LETTERS DATED DEC 2019, A YEAR AGO SUPPORTING THE EXPANSION. I AM AGREEING WITH THEM THAT MORE BEDS OR AFFORDABLE HOUSING NEEDS TO BE PROVIDED. BUT DO THESE INDIVIDUALS THAT ARE FOR THE PERMIT EXPANSION REALIZE THE IMPACT OF CRIME, TRASH, AND DRUG USE ON THE SURROUNDING NEIGHBORHOODS? ARE THESE INDIVIDUALS THAT ARE FOR EXPANDING THE SPECIAL PERMIT AWARE OF THE CITY OF PHOENIX PLANS TO PROVIDE ADEQUATE SHELTERS? I DOUBT IT.

I RECOMMEND YOU IGNORE ANY AND ALL LETTERS FOR APPROVAL OF EXPANSION THAT WERE WRITTEN PRIOR TO THE COP JUNE 2020 REPORT “**STRATEGIES TO ADDRESS HOMELESSNESS PLAN**” AND UNANIMOUSLY APPROVED DURING THE OCTOBER 27TH 2020 CITY COUNCIL MEETING. A LOT OF PEOPLE WHOM ARE AWARE OF THE PROBLEMS FACED BY THE HOMELESS PROVIDED THE DETAILS FOR THE COPs PLAN WHICH ARE FOR SMALLER SHELTERS. THEIR INPUTS SHOULD NOT BE IGNORED.

WHO WOULD BE FOR A PLAN TO HAVE A 1,000 BED MEGA SHELTER? THE COPs PLAN IS, AND I QUOTE THE “Goal is to provide adequate, accessible, smaller and specialized shelters and temporary housing for persons experiencing homelessness. A Regional solution that provides shelters throughout Maricopa County so that no one city or neighborhood bears the brunt of providing shelter services for individuals experiencing homelessness.” ,THE NEED TO PROVIDE ADDITIONAL CAPACITY WITH SCATTERED SITE SHELTER/BRIDGE FACILITIES. TO UTILIZE VACANT HOTEL/MOTEL/APARTMENTS” THIS IS THE PLAN – NOT A MEGA SHELTER.

THESE SMALLER AND SCATTERED FACILITIES MEETS THE NEEDS OF THE HOMELESS WHO ARE IN THE NEED OF A BED AND MEETS THE NEEDS OF NEIGHBORHOODS SO THEY DO NOT CARRY THE BRUNT OF A MEGA SHELTER BEING REQUESTED BY THE HSC

IF YOU APPROVE THE SPECIAL PERMIT TO EXPAND THE NUMBER OF BEDS AT THE HSC, THE JEANNINE IS OUT OF THE BOTTLE AND IT WOULD BE DIFFICULT TO PUT IT BACK IN THE BOTTLE. THE CITY HAS ONLY SO MUCH IN FINANCIAL RESOURCES AND THESE RESOURCES SHOULD GO TOWARD A PLAN THAT TRULY HELPS EVERYONE, NOT JUST THE NEED OF THE HSC TO ADMINISTER A 1,000 BED MEGA COMPLEX. PLEASE DO NOT PROCEED WITH THE EXPANSION OF THE HSC. USE OUR FINANCIAL RESOURCES FOR SMALLER TARGETED SHELTERS TO TRULY HELP THE HOMELESS.

ANOTHER ASPECT THAT HAS NOT BEEN COVERED IS THE REQUIRED UPGRADES TO THE HEATING-VENTILATION, AND AIR CONDITIONING SYSTEMS TO HANDLE THE INCREASE OF BEDS IN THE FACILITY. TO PREVENT THE RISK OF DISEASE AND THE ODORS THAT COULD COME WITH AN INCREASE OF PEOPLE BEING PROVIDED BEDS IN A FACILITY YOU NEED TO HAVE INCREASED OUTSIDE AIR VENTILATION. THERE IS NO MENTION OF THIS IN THE STIPULATIONS PROVIDED BY THE HSC. WITH AN INCREASE IN OUTSIDE AIR VENTILATION AND BODIES IN THE HSC FACILITIES YOU WILL HAVE AN INCREASE LOAD TO PROVIDE AIR CONDITIONING FOR, THERE IS NO MENTION OF THIS IN THE STIPULATIONS. WITH LARGER SHELTER FACILITY, WHAT YOU ARE GOING TO END UP WITH IS A FACILITY THAT WILL SMELL AND PROMOTE DISEASE.

PLEASE VOTE NO FOR THE EXPANSION FOR PERMIT Z-SP-2-19, ITEM #14 ON THE DEC 3RD AGENDA.

TRULY,

LAUREL DIANNE LANGMADE

Racelle Escolar

From: Vicki Anderson <vlastudio905@gmail.com>
Sent: Thursday, December 3, 2020 8:48 PM
To: PDD Planning Commission
Subject: Case # Z-SP-2-19-7

To Whom It May Concern,

I was not able to attend tonight's meeting, but have been to as many meetings as possible to discuss this case. I am opposed to this expansion and have voiced that at every meeting I have attended. This is a regional issue that requires a regional approach. They should be providing a step by step plan to increase other shelters throughout the region. They should provide a timeliness for other shelter expansions. If they cannot, then any expansion should be denied.

Thank you,

Vicki Anderson

905 South 2nd St. Phx 85004

Racelle Escolar

From: Dianne Langmade <eagleii@cox.net>
Sent: Monday, December 7, 2020 2:53 PM
To: PDD Planning Commission
Subject: Special Permit Z-SP-2-19-7 comments Application to increase beds at the HSC
Attachments: Reponse to 3 Dec City Planning Commission Z-SP-2-19-7.pdf; Stipulation response.pdf; Nowakowski 2020-11-14 Allan Stevenson Letter.pdf

Racelle Escolar,

RE: Special Permit application Z-SP-2-19-7, item #14 from the Dec 3rd Planning Meeting.

At the Dec 3rd City Planning Commission meeting, one of the commissioners mentioned we could send our comments to you and you would distribute them to the Commissioners. Please see the attached, and distribute to all Commissioners for their review as stated during the 3 Dec meeting.

Next, how does one get invited to the meetings that are being held by the HSC and surrounding neighbors to provide comment to the Stipulations they are proposing? I would like to be invited to all these meetings. To date I have not received one invite or received any outreach from the HSC to participate, even though we own property in the area. With a 30-day deadline to provide comments to the Stipulations being proposed, this does not give much time before your next meeting to hear this Special Permit request. I would imagine that you would be having weekly if not twice per week to get the issues discussed and resolved. Again, how do I get invited?

Attached:

My response to the 3 Dec meeting

Attach 1 My Letter to Mr Paul Gilbert regarding Stipulations - (note no response ever given)

Attach 2 Councilman's Nowakowski's letter that all Commissioners should read.

Thanks

Laurel Dianne Langmade
3316 E. Piro St
Phoenix, AZ 85044

Dear City of Phoenix Planning Commissioners,

7 Dec 2020

Re: Comments to the City of Phoenix Planning Commission regarding Z-SP-2-19-7, Application for special permit to increase number of beds at Human Service Center to 1,000 beds.

- I. I live at 3316 E. Piro Street, Phoenix. We own property at; 910 W Madison Street, 129 N 11th Ave., and 1345 W. McKinley, all are affected by the situation created by the Human Service Center. I am requesting to be invited to any and all meetings regarding the stipulations for the permit request and answers to why the special permit is being considered. So how do I get on the invitation list?

1. Allowing only 30 days for comments to the expansion, when the HSC has had years to fix problems they have enabled, is not enough time to address what the long term impact will be if the Special Permit is approved. Please extend an invitation to your meetings, and I would be willing to meet on a daily basis to get issues resolve.

Contact information: Laurel Dianne Langmade phone (480) 759-4185, e-mail eagleii@cox.net

2. I recognize this is a lengthy document, but only being allowed 2 minutes to express concerns and questioning the motivation of the parties involved to expand the HSC has left me very frustrated not being allowed to have a voice in the impact of approval of the Special Permit and Stipulation will have on the neighborhoods.
 3. In July, Mr. Gilbert allowed individuals to make comments to the Draft Stipulation for Z-SP-2-19-7, which I responded to (attach 1, letter dated 4 Aug 2020) I know he received them, but I have yet to hear any response or invite to provide any feedback. Why?
 4. Why does the HSC believe bigger is better? Is a mega campus the solution the City of Phoenix needs to address the homeless situation?
 5. If the permit is granted, do the surrounding neighbors and business owners have any right to compensation due to the impact on property values, crime, trash, and lack of being able to pursue use of their property without fear or added costs?
- II. Councilman Nowakowski (attach 2, letter dated Nov 14, 2020) is correct in his assessment of the situation around the campus and the fact the HSC has not had conversations with the surrounding neighborhoods in drafting the plan. Mr. Gilbert and Mr. Koppel claim they have had all these meetings, but they did not include those that want to have a voice in the process. Recall back to the meeting where it was only November the Madison Pioneers Coalition was actively listened to for the first time in a meeting. Giving property and homeowners only 30-days to come to an agreement is a disgrace to the process that has been going on for well over a year. Even the Executive Director of the HSC would agree.
- III. Schwabenlender, has been the executive director of Human Services Campus for about two years, recently read a transcript from a city meeting in 1990, shortly after CASS opened. She

expressed concerns from the neighborhoods about trash, crime and oversaturation were nearly identical to those of today. Her comments are as follows:

1. "After reading that, I have probably more empathy for some of the people who've lived here so long. They've been saying things for 30 years and no one's heard them. That's really disappointing," Schwabenlender said. (source *Coverage of housing insecurity on azcentral.com* and in *The Arizona Republic*, jessica.boehm@gannett.com)
2. Empathy from the director does not align with the description of the City of Phoenix Planning Commission, "to promote the public health, comfort, safety, convenience, utility and welfare." If the HSC has been contributing to the surrounding neighborhoods' trash, crime, and oversaturation since 1990, what makes you think they will be able to now with an expansion of beds? The stipulations being proposed fall short of being able to control the problems created in the areas surrounding the campus.

IV. In listening to the Planning Meeting on 3 Dec my takeaways to the conversations concerning the overabundance of homeless in the area were: First, the current problem with the overabundance of people surrounding the HSC is the closure of the Maricopa County overflow shelter two years ago. Second, a closed campus works to have support by the neighborhoods and businesses in the area. So based on these two items, here are some ideas.

1. Have overflow shelters established away from the current location of the HSC.
 - A. The City of Phoenix Airport Authority purchased a number of buildings in the late 1990-2000s, just north of the airport up to the Washington Street boundary. Why not use these building to start a new campus and overflow facilities? At 3010 E. Madison there is a vacant tilt-up concrete building of approximately 25,000 square feet with plumbing for several toilets and shower facilities. Please consider using this building for a quick relocation. There are other vacant buildings in the area that also can be used.
 - B. In 2019 The Phoenix City Council approved the airport's 20-year plan, sending it to the Federal Aviation Administration for review. The estimated \$5.7 billion plan includes moving cargo facilities to land on the airport's north side. The area targeted for expansion is currently blocked by railroad tracks, so the plan calls for lowering the tracks below ground and building taxiways over. Moving the cargo facilities would free up space for the Air National Guard to expand its refueling operations. Couldn't the City use some of this money to include another Homeless Shelter Campus, away from the current HSC?
 - C. Continue with the bill that would have allocated \$5 million from Arizona's general fund to build a new 200-bed emergency shelter for people age 55 and older in the West Valley. This bill had some traction earlier this year but was derailed after the COVID-19 pandemic took hold in Arizona. Now is the time to restart the bill.
 - D. By not using the Andre House for a low barrier shelter, you would allow this facility to continue the good work they do by feeding, providing clothing, showers, and access to

phones for the homeless. If the Andre House is repurposed to be a low barrier shelter, what will happen to the services they were providing?

- E. Have you ever done a rank order survey of what facilities and services the HSC offers the homeless want most? (i.e. food, access to mail without a formal address, bag storage, shelter when weather is oppressive, medical treatment) Then based on the survey results, expand the services in overflow shelters to other parts of the county to offload the pressure on the current HSC.
2. A closed campus works to have support by the neighborhoods and businesses in the area. The problems created by the HSC, allowing their homeless clients leave the campus during the day and spread out in the surrounding neighborhoods, have an enormous impact on the surrounding neighborhoods. Why not make the HSC a Closed Campus, individuals seeking a bed not be allowed to leave the campus during the day?
- A. Councilman Nowakowski mentioned the Phoenix Rescue Mission establishing a closed campus shelter near 15th Ave. and Van Buren (not sure of exact location). He mentioned the reluctance of the neighborhood at the beginning to accept this shelter. But when the neighbors recognized it would be a closed shelter, they have accepted it into their neighborhood. Plus there has been minimal impact on the neighborhood.
 - B. On Christmas Eve, 1987, UMOM New Day Center begins managing an overflow emergency shelter in response to a call from Governor Rose Mofford. This facility seems successful and does not have much impact on the surrounding neighborhoods. (I have worked close to this facility for over 20 years.) Why can't we have leadership from our current state and local politicians to help with the emergency shelter facilities that are needed, modeled after the success of UMOM??
- V. Who is asking the HSC the questions to demonstrate the required thought for the long term impact with approval of the Special Permit with an increased shelter?
- a. In Mr Kopell's passion to increase the number of beds at the HSC, has he ever addressed what makes bigger - better?
 - b. If the HSC wants to address the homeless, why not put effort and resources toward the City of Phoenix's Homeless Plan for smaller and scattered shelters?
 - c. Councilman Nowakowski stated that 40-60% of the people on the street do not meet the requirements of staying in the shelter facility. Having a small "Low Barrier" shelter is not going to absorb the 60%. So how is the HSC addressing the individuals that will still be left on the streets since they don't meet the rules of the shelter?
 - d. Why isn't drug abuse treatment being addressed? Are there any statistics regarding the crime and deaths in the area of the HSC being drug related? In all these discussions I have not heard anything addressing the drug problem around the campus.
 - e. Has the HSC addressed the ventilation requirements needed to upgrade the facilities to accommodate extra bodies? Per City Building codes you need to add extra outside air (OA) ventilation. With the extra bodies and OA ventilation required, the HSC will need

to add extra tonnage to their existing Heating, Ventilation, Air Conditioning (HVAC) system. If you don't, you will have a stifling facility.

- VI. I would like to end with comments by Eva Olivas, executive director and CEO of the Phoenix Revitalization Corporation, as she highlights the ongoing problems with the 'Powers That Be' not listening to the neighborhoods. (source *Coverage of housing insecurity on azcentral.com and in The Arizona Republic is supported by a grant from the Arizona Community Foundation. Reach the reporter at jessica.boehm@gannett.com*)
- a. "The things that this community wants are no different than what any community wants: to have a healthy, environmentally safe neighborhood full of opportunity and to have neighbors and business bring quality to life to the neighborhood and are not detrimental," said Eva Olivas, executive director and CEO of the Phoenix Revitalization Corporation.
 - b. Olivas said people experiencing homelessness leave the shelter during the day and walk through their neighborhoods, often leaving behind trash and sometimes engaging in criminal activity. Parents won't let their kids go to parks or walk the neighborhood unattended out of fear, and some elementary schools have had issues with people experiencing homelessness coming onto their campuses, she said.
 - c. She said the neighborhood groups have been shuffled around from the city, to the county, to the Human Services Campus — and she doesn't believe any entity takes their concerns seriously.
 - d. Olivas said the shelter's neighbors have no faith that the Human Services Campus adding beds will lessen the burden on neighborhoods. They believe it will just draw more people to the area and give the rest of Maricopa County an excuse to not develop other shelters, she said.
 - e. The neighborhoods surrounding the Human Services Campus are extremely low-income and largely Latino. Olivas said she believes this is why the city ignores their concerns.
 - f. She recalled a news story from last year about a Dutch Bros. coffee shop on Central and Camelback avenues that drew ire from neighbors because of the amount of traffic. The city revoked the coffee chain's permits, effectively forcing it to close.
 - g. The neighborhood impact near the Human Services Campus is far worse than traffic congestion, but communities in the area are brushed aside, Olivas said.
 - h. Olivas said every time her neighborhood group speaks about their concerns, service providers and government officials say they have "no humanity" and don't care about people experiencing homelessness. This isn't true, and the comments are hurtful and isolating, she said.
 - i. "They're not asking for the Taj Mahal, they're asking for a clean and safe environment," Olivas said. "(The neighbors have) been so disrespected, so dismissed, so discarded." She said until neighborhoods are taken seriously by the Human Services Campus, "there's no way for us to coexist."

Please feel free to contact me if you have any questions. I am hopeful that I will be extended an invitation to any and all discussion prior to the City Planning Commissions January 2021 30-day deadline

Truly,

Attached:

1) Ltr to Mr. Paul Gilbert, dated 4 Aug 2020

2) Ltr from Michael Nowakowski, dated 14 Nov 2020

Laurel Langmade

Beus Gilbert McGroder, PLLC
701 N 44th Street
Phoenix, AZ 85008-6504

4 Aug 2020

RE: Draft Stipulations – Z-SP-2-19-7, your letter dated July 31, 2020

Dear Mr. Paul Gilbert,

1. What follows are my comments and suggestions to the stipulation regarding the permit to increase to 1,000 the number of beds at the Central Arizona Shelter Services (CASS) building? As you recall at the Central City Village Planning Committee meeting on 13 July, 2020, numerous home and business owners made statements regarding the problems created from having such a high concentration of homeless people on the streets in the Central City neighborhoods. Among the problems discussed from the high concentration of homeless in the Central City neighborhoods were damage and crime to personal property, human waste and trash left on both public streets and personal property, and unsafe conditions to the surrounding community.
2. PLEASE NOTE WITH AN INCREASE IN THE NUMBER OF BEDS TO CASS, THIS WILL CAUSE AN ECONOMIC HARDSHIP TO THE PROPERTY OWNERS, BUSINESS OWNERS AND INDIVIDUALS LIVING AND WORKING IN THE CENTRAL CITY NEIGHBORHOOD. PLEASE DO NOT MOVE FORWARD WITH THE SPECIAL PERMIT TO INCREASE THE NUMBER OF BEDS.
3. Mr. Gilbert, you need to address how you, and the organizations you are representing, will provide the individuals working and residing in the Central City neighborhood the health, safety, security, and rights to personal property by allowing this permit to increase the number of beds to proceed. Your stipulations provided fall way short of what is required to provide a safe area around the Human Services Campus. Below are my comments and recommendations I hope I can get a response.
4. Item #5. Please provide additional comments how only providing a minimum of two toilet facilities between the hours of 7:00am to 5:00pm will decrease the amount of human waste the proposed increase of individuals to the CASS are depositing on the streets and property will be accommodated? It was noted in the 13 July meeting that the current facilities are inadequate to contain the amount of human waste being deposited on the private property around the campus. How are two more toilets open between 7am – 5pm going to help???
 - a. Please explain how having two extra toilets for an additional 1,000 people meets Phoenix Building and Plumbing Code requirements? Will these toilets be 'port-a-potties' or flush toilets? Will there be both women and men's toilet?
 - b. Recommend that you have extra toilet facilities outside the Human Service Campus to accommodate 1,000 individuals within a 1-2 mile radius of the CASS for these people to use during all hours of the day and night. As you are aware, the homeless currently are

Laurel Langmade

eagleii@cox.net

- defecating and urinating in the streets and private property. This is creating a health issue for the neighborhood.
- c. That the Human Services Campus shall pay and maintain from private funds, not public funds, an adequate number of these toilet facilities.
5. Item #6. Please provide additional information how the Human Services Center will keep the neighborhood streets clean of garbage, debris ... or blight? Having rubbish clean-up within 25 feet of the Campus DOES NOT keep the neighborhood streets clean from the debris deposited on the neighborhood's property from the individuals seeking shelter at the CASS.
- a. In Item #4 you mention providing trash/recycling receptacles within the boundaries of the Campus during business hours. This is not enough to handle the trash in the neighborhood.
 - b. Recommend the CASS provide, and shall pay and maintain from private funds, not public funds, and weekly street trash clean-ups within a 1-2 mile radius of the Human Service Campus.
6. Item #10. Providing security cameras at the Human Services Campus does not provide the needed security for the surrounding neighborhood. Having a "City's Virtual Block Watch Program" does not prevent crime and destruction of property the neighborhood is currently experiencing.
- a. The Central city neighborhood, around the Human Services Center, has the highest total and property crime in the City. Total crime is 287% above the national average, property crime is 249% above the national average and the area has received an "F" rating from the 'areavibes' website. Please advise how providing security cameras will reduce the crime in our neighborhood caused by the increased concentration of homeless in our neighborhood?
 - b. Recommend that CASS provide, and shall pay and maintain from private funds, not public funds, round the clock private security for the Central City neighborhood.
7. Item #12. You outline how the Human Service Campus shall work collaboratively with the City Of Phoenix as well as adjacent property owners on reducing negative impacts in the area surrounding the CASS.
- a. Mr. Gilbert, in your lengthy description at the CCVPC meeting on 13th July, 2020, you outlined in detail how you had met with individuals and organizations within the community. I recall a number of those who later were given 2 minutes to speak contradicted your statements about your meetings and claimed you had never met with them. If you did meet, you did not listen to their concerns, plus these individuals from the neighborhood were not part of your initial discussions on the listed stipulations. If you and your clients could not do an adequate community outreach prior to this date, how can you and the CASS be trusted to do an adequate outreach program now to reduce negative impacts by increasing the number of homeless beds in the area?
 - b. You mention only a ½ mile radius for this Central City neighborhood collaboration. This is not enough of a radius. The collaboration should cover the complete Central City neighborhood.

- c. At these Community Outreach meetings, what resources will be provided to the neighborhood to fix any problems? The Central City neighborhood needs action, not just talk.
 - d. Furthermore, in item 12.e. topics of discussion are to include working together to encourage street maintenance and organize rubbish clean-ups. I recall one participant at the CCVPC meeting on 13th July, 2020 mentioning they did organize a neighborhood rubbish clean-up and invited the organizations at the HSC to participate. No one from the HSC showed up. To date the organizations associated with the Human Services Campus appear to have a poor track record of collaboration with neighborhood clean-ups.
 - e. In item 12.f. outlines how community meetings are to be documented. There is no mention for community members to provide comments or approval for the minutes to the community meetings. There should be a means to provide feedback by the community to what is documented. There also ought to be a web portal to provide access to past meeting minutes, and the action plans that result from these meetings for review and reference.
8. Item #13. Regarding the annual report you make reference to, "Number of people served." Who are the "people" you are referencing? Is it the homeless or the people who live and work in the Central City neighborhood? You should document in the report how the actions by the HSC will lessen the impact of the homeless in and on the Central City neighborhood.
9. Item #15. Who is the "developer" you are referring to?
10. Items #17, 18, and 19. Regarding needing a minimum of a Phase I for an archaeological survey my understanding is, "All development projects on City property which involve construction activities that will disturb the ground surface more than 2 inches in depth and more than 2 square feet in area should have their project reviewed for the presence of archaeological resources." That also, "Projects which are reviewed by the City Archaeologist's Office are documented on an *Archaeology Assessment Result* form. That form will state the result of the assessment and what recommendations the City Archaeologist's Office has made concerning the need for additional archaeological investigations." Please make this documentation available for the neighbors in the Central City.
11. Item #20 regarding Proposition 207. Please advise why your clients are going to execute a Proposition 207 waiver of claims form?
- a. My understanding of **Arizona Proposition 207**, a 2006 ballot initiative officially titled the "Private Property Rights Protection Act", requires the government to reimburse land owners when regulations result in a decrease in the property's value, and also prevents government from exercising eminent domain on behalf of a private party. Proposition 207, which was officially titled the "Private Property Rights Protection Act," has been codified at Ariz. Rev. Stat. section 12-1134. The Act provides that "If the existing rights to use, divide, sell or possess private real property are reduced by...any land use law enacted after the date the property is transferred to the owner and such action reduces the fair market value of the property the owner is entitled to just compensation." Landowners are entitled to

compensation only if the challenged regulation continues to apply to their property 90 days after filing a claim, allowing the government to grant waivers in lieu of compensation.

- b. Mr. Gilbert, are you trying to avoid any claims from Central City property and business owners against your client due to a reduction of property values resulting from an increase to 1,000 beds in the CASS?

12. Please address what action you are taking to address the requirements of The Legislative Government Mall Commission? This commission was made to develop and maintain a comprehensive long-range plan for the development of the Government Mall area. The commission also has an Urban Design Plan containing guidelines for development and includes the boundaries for the area between 7th and 19th Avenues, from Harrison Street on the south to Van Buren Street on the north. Under the Commission's Planning and Development Concepts, please address item 7. "The concentration of homeless services within the area should be reduced."

- a. Mr. Gilbert can you enlighten me how and when you are going in front of The Legislative Government Mall Commission to review the development proposed before the issuance of permit to increase the number of beds to 1,000?
- b. This is state law.

13. As you requested, you were looking forward to receiving any input or suggestions in connection with the draft Stipulations dated July 31, 2020. Now I am looking forward to your response to the items listed above to the address below.

cc:

Sarah Stockham
Village Planner
City of Phoenix Planning & Development Dept
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

Sincerely,

Laurel Langmade

Laurel Langmade, neighborhood land owner
eagleii@cox.net



City of Phoenix

Michael Nowakowski
Councilmember
District 7

OFFICE OF THE CITY COUNCIL

602.262.7492
Fax: 602.534.4816
TTY: 602.495.5810
Council.district.7@phoenix.gov

November 14, 2020

Alan,

I understand that the city is hosting two WEBX meetings for the community to provide feedback on the proposed expansion of the CASS shelter. I further understand that the invitation was sent to all the VPC members with the following statement:

“At the request of Councilman Nowakowski, the applicant requested a continuance at the November 5, 2020 Planning Commission meeting in order to participate in community listening sessions. The Planning and Development Department is hosting two listening sessions on November 16th and November 30th to discuss the request and associated stipulations with the community.”

Since my request was stated as the reason for this listening session, I request a revised email to be sent to all VPC's (and others) that further clarifies the reasons I asked for the community to hear about the project. Please include the following:

“Councilman Nowakowski has requested the community listening sessions as he has the following concerns regarding the CASS expansion proposal:

- The neighborhoods near the Human Service Campus are being disproportionately affected by the current situation as it currently exists. Any expansion will further affect the health, safety and value to these neighborhoods.
- Mayor Gallego has requested the Human Services Campus to include "strenuous parameters" in any attempt to expand its' footprint. The current proposal has no enforceable parameters.
- The City's Homeless plan calls for a regional approach to homelessness. The HSC request concentrates the homeless situation in the Capitol Mall area which will likely cause further deterioration of this area without enforceable parameters.

- The City's Homeless plan calls for actively involving the neighborhoods. The HSC has not had meaningful conversations with the surrounding neighborhoods in drafting this plan.
- When the Shelter was created, the surrounding neighborhoods were promised there would never be more than 450 beds. Any expansion should require broad feedback and involvement.
- This proposal was only heard by the Central City Village. I recommend additional villages be allowed to participate as the issue does affect a much wider geographic footprint of the city including Encanto and South Phoenix.
- Phoenix does need more shelter beds. Under the HSC proposal, the first 100 beds will be located at the Andre House. Andre House currently does food service in the area. I am concerned they do not have the experience in running a shelter nor do they have a facility equipped and available. Further, Andre House has not presented a plan on how they can safely do this not only for the Homeless population but to protect the surrounding neighborhoods.
- The Capital Mall and surrounding neighborhoods need to be cleaned to meet all County health codes under the current situation prior to any expansion being allowed.
- 24/7 patrol of the neighborhood, either by police, off duty police or security personnel should be included.
- Enforcement of existing laws preventing camping.
- Enforcement of existing noise ordinances.
- Enforcement of All City Health, Safety, and Nuisance codes.
- Single point of contact for the neighbors to call for non-emergency/emergency needs.
- Transparency, on a daily basis, with the general public, of the number of beds that are filled and available nightly on and by HSC."

Respectfully,



Michael Nowakowski
District 7 Councilman

Racelle Escolar

From: Daniel Langmade <dlangmade@mfmca.com>
Sent: Tuesday, December 8, 2020 2:26 PM
To: PDD Planning Commission
Subject: Special Permit Z-SP-2-19-7 comments Application to increase beds at the HSC
Attachments: Homeless draft stipulations. Z-SP-2-19-7 COMMENTS.pdf

City of Phoenix Planning Department,

Please do not allow the expansion of the Human Service Campus HSC in my neighborhood. Back on August 10th 2020 I sent questions to Paul E. Gilbert with the Law Firm BEUS GILBERT MCGRODER PLLC (see attached) concerning the stipulations that were set forth and to this date I have not heard any reply. If this non response is any indication as to how HSC will treat the neighborhood around the HSC campus. The expansion should not be allowed.

It is also very clear as set forth in the CAPITOL DISTRICT DEVELOPMENT GUIDELINES (see the following

link) <https://gsd.az.gov/sites/default/files/documents/files/CapitolDistrictDevelopmentGuidelines.pdf> [gsd.az.gov] prepared by the State of Arizona, City of Phoenix Planning Department and the Maricopa County Department of Planning on page 3 under Goals and Objectives paragraph 3 *“Plan and design an environment that will discourage crime, provide alternative location for the homeless outside the area”*. Under Planning and Development Concepts paragraph 7 it clearly states *“The concentration of homeless services within the area should be reduced”* My neighbors and I ask that you please follow your own guidelines and not allow the zoning change that will have an negative impact on our family and neighborhood.

Thanks for your consideration,

Dan Langmade
225 S. 10th Ave
Phoenix, AZ 85007

7-31-2020 HSC Team's Proposed Stipulations

Draft

Stipulations

Z-SP-2-19-7

1. The development shall be in general conformance to the site plan date stamped _____, as approved by the Planning and Development Department.

(Submitted site plan attached at end of this document)

2. There shall be a maximum of 1,000 beds within the Special Permit area broken down as follows:

- Up to 700 beds shall be located in the Central Arizona Shelter Services (CASS) building.

- Up to 100 bed shall be provided within the Andre House buildings.

- Up to 200 temporary beds/mats shall be permitted within the Campus' existing buildings for weather relief.

a. A minimum of 50 beds shall be provided in a low barrier shelter. This low barrier shelter shall provide shelter to individuals without imposition of identification, time limits, or other program requirements, such as abstention from alcohol or drugs, except within the facility; and shall adopt a policy to provide accommodations for pets and personal belongings.

b. The low barrier shelter described in 2.a, shall obtain a certificate of occupancy within two years of Council approval.

c. Any operator of temporary shelter beds within the Special Permit area shall not enter into a contract/agreement to reserve bed space, in excess of 10% of their total capacity, with any jurisdiction or organization located outside of a 10 mile radius surrounding the Human Services Campus. An

increase above the 10% limitation may be exceed if the City Manager determines that the contract/agreement will not reduce the accessibility of shelter space to those experiencing homelessness.

The current bed count of 400 has already created an unbearable situation for the neighborhood residents and business with the homeless loitering around during the day and defecating in our yards. Adding hundreds of additional beds will destroy any chance of economic stability to the neighborhood and any chance of neighborhood cohesiveness. High Density Concentration Camps should not be allowed. In regards to paragraph 2.a . *A minimum of 50 beds shall be provided in a low barrier shelter. This low barrier shelter shall provide shelter to individuals without imposition of identification, time limits, or other program requirements, such as abstention from alcohol or drugs except within the facility.* As I understand it there will be a number beds excess of 50 that will be for habitual drug users and alcoholics. How do you plan to keep the drugs out of the facility when Department of Corrections can't keep drugs out of our Nation Prison System? Do you propose strip and cavity searches? This zip code you are asking for the expansion in has perhaps the highest crime rate in the State of Arizona, three times higher than the national average for VIOLENT CRIME

RE: <https://www.bestplaces.net/crime/zip-code/arizona/phoenix/85007>

Adding the potential for more criminal activity is a terrible burden to put on the families in the area. Please explain your justification in this.

3. The Human Services Campus shall pursue abandonment of public rights-of way to develop a cohesive and secure campus. A fence/wall plan demonstrating a cohesive and secure campus shall be submitted prior to final site plan approval for any future construction. The fence plan shall specify locations of any proposed, pending or approved right-of-way abandonments.

right-of-way abandonments will limit access and maneuverability to business in the neighborhood and will have a negative impact. How will business be compensated?

4. The Human Services Campus shall provide for trash/recycling receptacles within the property boundaries and accessible to the public during the Campus' business hours of 7:00am to 5:00pm. A waste receptacle plan demonstrating sufficient quantities and locations of receptacles located within the Human Services Campus shall be submitted to the Planning and Development Department within 90 days of Council approval of the 7-31-2020 HSC Team's Proposed Stipulations

Special Permit and shall be administratively approved by the Planning Hearing Officer.

This is a disingenuous statement, providing for trash/recycling receptacles within the property boundaries will not be of any benefit to the neighborhood. The trash left behind in our neighborhood by homeless is on our property, not the Campus. Please address how you plan to have the human waste and trash left by the homeless in areas just outside the Campus, or are the families and business supposed to BRING you the trash left by the homeless?

The Planning Hearing Officer will work directly with the Public Works Department, Director's Office to determine if the plans are sufficient.

5. The Human Services Campus shall provide a minimum of two toilet facilities accessible to the public during the Campus' business hours of 7:00am to 5:00pm. Directional signs shall be provided to identify the location.

Two toilets per 1000 people for use during daylight hours will not prevent people defecating and urinating in our yards and on our properties during the night.

6. The Human Services Campus property owners, with assistance by the City of Phoenix, shall endeavor to maintain the sidewalks, alleys, easements and streets (within 25 feet

of the abutting property lines along public rights-of-way including Jackson Street, 11th Avenue, 12th Avenue and Madison Street) free from any hazard or accumulation of garbage, debris, rubble, hazardous waste, litter, rubbish, refuse, waste material, or blight.

How and why a determination of 25 feet with the property boundary was chosen?
Why not make it 2500 feet? As a resident and business owners I must pick up the detritus left by the homeless on a daily bases and my property is a block away from CASS not 25 feet

7. At a minimum, all temporary shelter facilities with vacancies, shall be open and accepting temporary shelter clients until 11:00 p.m. A minimum of 5 traditional shelter beds and 2 low barrier shelter beds shall be reserved each evening for the Phoenix Police Department to bring in someone they deem vulnerable and in need of shelter.

That can be done with the current bed count

8. An “authority to arrest” agreement shall be completed and maintained for all property owners and organizations operating within the Special Permit area. The agreements shall be signed and delivered to the Phoenix Police Department.

An “authority to arrest” if only effective when the police are called. I currently have that for my property and is ineffective unless I take action.

9. Security, certified by the Department of Public Safety, shall be on the site daily to ensure the security of the site, and coordinate with the Phoenix Police Department for criminal activity or crime related issues.

10. Security cameras (or other monitoring devices, as approved by the Police Department) shall be provided, in perpetuity, to continually capture images of activities along the

street frontages. Videos/Images shall be preserved for a minimum of 90 days. Property owners within the Human Services Campus shall enroll in the City's Virtual Block Watch Program.

11. A Security Master Plan shall be submitted to the Phoenix Police Department on an annual basis for review and recommendations, to ensure a safe environment and coordination with the Police Department. The plan shall include, at minimum, the following elements:

- a. A central point of contact for security matters.
- b. Coordination of security personnel with the Police Department.
- c. Required number of security personnel.
- d. Provisions for security cameras and lighting.
- e. Procedures for storing and handling the disposal of controlled substances and weapons.

7-31-2020 HSC Team's Proposed Stipulations

- f. Procedures for screening and monitoring of clients.

12. shall work collaboratively with the City of Phoenix as well as adjacent property owners and associations on reducing any negative impacts or concerns stemming from those experiencing homelessness in the area surrounding the Campus and Special Permit area.

As far as I know The Human Services Campus has never work with adjacent property owners or neighborhood associations in the past and has ignored complaints in the past. If past performance is any indications of the future they will continue to be bad neighbors

- a. The City of Phoenix and all neighborhood associations registered with the

Neighborhood Services Department within a half mile of the site shall be provided with a designated contact person for the Human Services Campus to communicate any issues/concerns.

How was a half mile determination was made? It should be within two miles

b. With the help of Council Districts 7 and 8, the Mayor, and city staff, the Human Services Campus shall facilitate community outreach meetings to discuss compliance with the zoning stipulations, future development of the campus, any issues/concerns from the community, and how those concerns could be addressed by the Campus or the City if possible.

c. The community outreach meetings shall be held quarterly for the first three years following approval and then annually thereafter, unless the Planning and Development Department Director requests that additional meetings be necessary during any particular calendar year.

d. Notification for the community meeting shall be sent to all property owners within a half mile; all neighborhood associations registered with the Neighborhood Services Department within a half mile; any individuals or organizations who attended previous meetings; and staff designated by each respective department director from the Human Services Department, Neighborhood Services Department, Planning and Development Department, and Police Department.

Again, why a half mile and not two miles? There are many schools that fall just outside a half mile and well within a mile. They should be made aware of sexual predators staying at the Shelter. How will that be addressed?

e. Topics of discussion shall include, but not be limited to how the Human

Services Campus and the surrounding community can:

- 1) Encourage street maintenance;
- 2) Organize rubbish clean-ups;
- 3) Discourage illegal street feeding or donations of other items
in the area surrounding the Campus; and
- 4) Prevention of crime.

f. A summary of the community meetings and any notes from the public shall
be submitted to the Planning and Development Department. The
community meeting summaries shall include the following meeting details:

- 1) Date, time, and location;
 - 2) Number of participants;
- 7-31-2020 HSC Team's Proposed Stipulations
- 3) Questions or concerns that arose; and
 - 4) How the questions or concerns were addressed.

13. An annual report shall be provided to the Planning and Development Department, to
include the following items:

- a. Number of people served.
- b. Number of positive exits.
- c. Meeting summaries as detailed above.

14. The Special Permit shall be reviewed one year after issuance of the Certificate of
Occupancy for the low barrier shelter. The review shall be through the Planning Hearing
Officer process where additional stipulations may be imposed. This is a legislative
review. Specific development standards and requirements may be determined by the
Planning Hearing Officer and the Planning and Development Department.

15. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department.

All improvements shall comply with all ADA accessibility standards.

16. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor Airport (PHX) to future owners or tenants of the property.

17. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

18. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

19. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

20. Prior to any future permit issuance, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Since the re-zoning area falls within the Capital Mall Area. How is permission being obtained and why haven't the neighborhood residents, business or

neighborhood association been made aware of any meeting in regards to the
Capital Mall approval?

Racelle Escolar

From: valleykat85 <valleykat85@gmail.com>
Sent: Wednesday, December 16, 2020 2:01 PM
To: PDD Planning Commission
Subject: Case #: Z-SP-2-19-7

Human Services Campus is asking to increase beds in their facility to accommodate homelessness. My concern is that this is a temporary increase due to COVID. Human Services Campus used to house many more beds as the property sits currently and prior to COVID, eliminated many beds (for whatever reason).

I believe they already hold enough space to house many more homeless than they already do and should utilize their space wiser and more efficient than they currently are.

Not in favor of any extension of the property or any funds applied to the increase.

Make every day count!

Kathleen "Kat" Pollard
Realtor
cell: **913.271.1358**



office: 480.926.2727
3850 E Baseline Rd. Ste 119-120
Mesa, Az 85206

Racelle Escolar

From: Daniel Langmade <dlangmade@mfmca.com>
Sent: Tuesday, January 5, 2021 3:14 PM
To: PDD Planning Commission
Subject: reference Agenda Item 19, Application #: Z-SP-2-19-7

Dear City of Phoenix Planning,

Please do not allow the expansion of the HSC services bed count. It stands counter to the **City of Phoenix Capital District Development Guidelines** as set forth on June of 1997 by the State of Arizona , Maricopa County and City of Phoenix Planning Department. It clearly states under Goals and Objectives: Article 3. *"Plan and design an environment that will discourage crime, provide alternative locations for the homeless outside the area."* Under Planning and Development Concepts: Article 7. *"The concentration of homeless services within the area should be reduced"* Please do not destroy our neighborhood with an increase bed count that will result in more crime, a worsening drug problem and unsanitary conditions. See the following link for reference <https://gsd.az.gov/sites/default/files/documents/files/CapitolDistrictDevelopmentGuidelines.pdf> [gsd.az.gov]

The Andre House is the worst offender in our neighborhood and should not be allowed to shelter people. The current situation is unmanageable with the litter, trash, drug paraphilia and fecal matter that is left in our neighborhoods. Please do not allow a Concentration Camp approach to the homeless problem and allow a multi city solution.

Please note the law firm of BEUS GILBERT MCGRODER PLLC that is representing HSC has never responded to my multiple inquires and questions concerning the increase bed count so I request the zoning variation be denied.

Respectfully submitted,

Daniel Langmade
129 N. 11th Ave
Phoenix, AZ 85007

Resident in the neighborhood.

Racelle Escolar

From: Bob King <kingbob40@gmail.com>
Sent: Tuesday, January 5, 2021 2:44 PM
To: PDD Planning Commission
Subject: Human Services proposal

Once again I implore you to deny the request for expansion of the human Services campus in downtown Phoenix. As a neighbor in The woodlands historic district we have suffered enough from the dangerous and filthy conditions spilling over into our neighborhoods. Increased services should be located in other areas throughout the valley.

Robert King

From: Bill Morlan <bmorlan@electricsupply.com>
Sent: Wednesday, January 6, 2021 5:24 PM
To: PDD Planning Commission
Subject: Planning Commission Meeting January 7- Documents to share with PC Members

I am a resident of Phoenix, a business owner in the Capital Mall area and a member of the Madison Pioneers Coalition.

I am very opposed to Agenda Item 19, Application Z-SP-2-19-7 relating to the expansion of the Human Services Campus.

The recently-adopted City of Phoenix Plan to Address Homelessness and the Capital Mall Overlay both call for a regional approach to addressing homelessness. This application will further concentrate this problem in the downtown area.

Decades ago, this neighborhood was promised by the City and the Campus that there would never be more than 450 beds in this area. This application would make this promise a lie.

This application will allow the HSC and the City to avoid responsibility for the devastation they have brought on this neighborhood.

And, this application will not even help the people it claims to serve.

A group of Phoenix neighborhoods have come together to draft a compromise approach that temporarily increases the number of beds in the area by using the existing shelter providers.

Under this application, however, HSC and Andre House are responsible for the first 100 additional beds, which will be in a shelter that is not even built. The existing shelter cannot add one more bed until this happens.

When the Catholic Sun ran a story on the Andre House recently, they reported that: **“Even if the city approves the expansion of André House, those 500 beds won’t be available for another year.”**

In other words, not one homeless person gets a bed for at least another year.

We need more shelter beds in Maricopa County and we need them quickly. Andre House has never run a shelter. Why would we make people who are suffering wait another 12 months for an organization who has no experience in running a shelter?

Providers like Phoenix Rescue Mission have shown that they can help people without destroying neighborhoods. CASS has been able to quickly open up temporary shelters in response to COVID in ways that have had zero impact on surrounding neighborhoods.

This application is doubling down on the failed models of the past. The City of Phoenix and our neighborhoods are looking for new ways to serve the people who need help.

I urge you to reject this application. If you cannot reject it, I ask you to insist that HSC has to accept the Draft Stipulations that we have put forward.

Thank you for your time.

*Bill Morlan
Electric Supply, Inc.
(602) 252-2343*

Racelle Escolar

From: Vicki Anderson <vlastudio905@gmail.com>
Sent: Wednesday, January 6, 2021 7:13 PM
To: PDD Planning Commission
Subject: Item number and Case number- Item 19 Application #: Z-SP-2-19-7

To Whom It May Concern:

I have been able to attend and speak at every meeting concerning the expansion of the Human Services Campus; however, I will not be able to attend this Thursday's meeting. I would like to go on record to voice my opposition to this request to increase beds at the Human Services Campus. My family and I are located in the Central Park Neighborhood, which is impacted by CAS and would be negatively affected by a decision to increase beds. The one aspect of homelessness all groups seem to agree upon is that homelessness is a regional crisis. To date, we have not seen or heard of any regional approach to this crisis. I have suggested that all groups involved in the request to increase beds at the Human Services Center must be required to submit a detailed strategic plan showing a timeline for increasing beds at other shelters around the Phoenix Metro area and throughout the State. This plan should include a timeline for neighborhoods meetings, planning and zoning meetings, etc. in areas around shelters throughout the region. All documented dates should be reviewed and followed through. In addition, a long term plan should also be put into place for opening up more smaller shelters throughout the region. With more shelters and beds available throughout the region; in time, they can reduce the number of beds at the downtown shelter. The abuse of the downtown neighborhoods has gone on way too long and increasing the number of beds only adds to the neglect our neighborhoods have seen. Please work with us to find a solution that benefits us all. We have been helping homeless individuals for years and will continue to. We are asking that other neighborhoods join us in the assisting of others and build a more equitable community response throughout the region.

Thank you,
Vicki Anderson
905 South 2nd. Street
Phoenix, AZ 85004

--

Vicki Anderson

studio905
c: 602.909.6118

RE: Application #: Z-SP-2-19-7

Commissioners,

I am a property owner in the Capitol Mall. I ask that you oppose the zoning application as submitted but consider it with the draft stipulations proposed by neighborhood groups. These stipulations protect the health and safety of residents and those seeking shelter at Human Services Campus (HSC).

Nine neighborhood groups were involved in writing these stipulations. Neighbors reached out to service providers including Phoenix Rescue Mission, they are a shelter that receives strong support from their surrounding community. Many of these stipulations are directly from Phoenix Rescue Mission's zoning application.

Neighbors believe this should be a temporary permit for 700 beds, that was the occupancy of the existing campus buildings when it was operated by the County. This addresses the urgent need for more shelter beds, while reiterating that long-term solutions must be found. 275 people currently on the street will immediately have shelter BEFORE next summer. This is important because the existing zoning proposal requires a new shelter building be constructed at Andre House before any beds are filled. It could take over a year before any new beds become available. It makes no sense.

The neighborhood is currently a humanitarian crisis. It has the highest violent crime rate in Phoenix. There is open prostitution, drugs are openly sold and used. Literally tons of trash are removed from the streets each week. Human waste is on sidewalks, buildings, and in yards. Used needles litter the area. It is dangerous and unhealthy for residents and especially for the homeless. Homeless, the mentally ill, and those suffering from addiction are brought from cities throughout Maricopa County to this neighborhood.

All the violence, health risks and blight are being dumped on a low income, minority neighborhood. Remember, there are three elementary schools located nearby this shelter with 1200 students. Dunbar Elementary School is just over 1000 feet away. Families are raising their children in this neighborhood. In the many hearings held on this topic, we have heard from residents who were victims of violent attacks. Long-time residents are leaving the neighborhood because they are afraid. Our state senator and representatives, Reginald Bolding Jr, Diego Rodriguez and Rebecca Rios, oppose this shelter expansion for these reasons.

Maricopa County made a commitment to open additional shelter locations, that has never happened. Homelessness is a regional problem and needs regionally distributed shelters. Concentrating an at-risk population into one location is dangerous.

Since the last Planning Commission hearing, in a meeting facilitated by Alan Stephenson, neighbors and members of HSC met with Bruce Liggett, Director of Maricopa County's Human Services Department. He said the County will consider any shelter locations that cities bring to

the table. Neighbors have also met with existing shelter providers who said they are willing to open shelters at other locations. Phoenix City Council approved a homeless plan that calls for smaller, regional shelters. Now this plan needs to be implemented. The City must identify potential locations for smaller shelters.

The problem though is that people need to feel comfortable with a shelter opening in their community. However, I don't think anyone would want to live near the HSC shelter as proposed here.

Long term solutions for homelessness and addiction treatment must be found, but these solutions cannot sacrifice a neighborhood. Temporarily expanding HSC shelter to 700 beds gives the City and County time to implement long-term solutions. The truth is, if the County continues to do nothing, the homelessness crisis in the Capitol Mall will get worse, and that's regardless of whether this shelter is expanded.

John Westerdale

A handwritten signature in black ink, appearing to read 'John Westerdale', with a stylized, flowing script.

From: Dianne Langmade <eagleii@cox.net>
Sent: Thursday, January 7, 2021 11:54 AM
To: PDD Planning Commission
Subject: Jan 7 2021 Item 19 Please vote NO

To the Committee Member of the City of Phoenix Planning Commission

7 Jan 2021

Please vote no on Item #19, application Z-SP-2-19-7. **Let me remind you that each of you as a member of the Planning Commission are to make recommendations to the City Council on all matters relating to the promotion of the public health, comfort, safety, convenience, utility, and welfare of the neighborhood surrounding the Human Service Center (HSC).** Allowing the HSC to expand the number of beds and have a low barrier shelter will continue the devastation on the properties surrounding the HSC. Hopefully you have recently spent time in the area bordering the HSC, and have been listening to the plight of the home, property, and business owners who are in close proximity of the HSC. IF SO, YOU WOULD UNDERSTAND OUR PLIGHT. You cannot deny the neighbor's concerns regarding the crime, trash, unhealthy conditions, safety, and welfare of the area that the HSC bed expansion brings to the neighborhood. When we moved into the area at 910 W Madison St, 129 N 11th Ave, and 1345 W. McKinley, we were fully aware of the homeless shelter and services. We understood when the shelter was created, a promise was made to the community there would never be more than 450 beds. You have an ethical responsibility to vote against the expansion of beds to maintain the welfare of the neighborhood. If the HSC can't control the influx of people on the streets surrounding the campus now, how are they going to do this going forward?

1. We as neighbors of the HSC have NO FAITH that those representing the HSC to consider our concerns. I had the opportunity to meet with Paul Gilbert on 23rd December to try and discuss my concerns as a property owner. This meeting was based on Mr. Gilbert's offer in his letter dated July 31st, 2020 to discuss the Stipulations, "which were acceptable to the HSC. Also to provide additional comments or suggestions which should be incorporated in the Stipulations." I quickly responded on August 4th, my desire to address the Stipulations that would **ALSO** be acceptable to the property and business owners in close proximity to the HSC. My main concern was the plan the HSC would have in place to provide the individuals working and residing in close proximity to the Campus the "health, safety, security, and right to personal property by allowing this permit to increase the number of beds to proceed." I stated. "your stipulations provided fall way short of what is required to provide a safe area around the Human Services Campus."
2. It took 4 months for Mr. Gilbert, representative for the HSC, to respond to my concerns sent August 4th, my concerns regarding the impact of over 1,000 individuals seeking shelter at night and then released on to the streets surrounding the campus during the day. At this meeting it became evident the HSC has no plan to address the impact of the crime, drug use, mental health, and overall health and safety of the homeless. The HSC has no plan to listen to and incorporate the concerns and needs of the immediate neighbors. In the Stipulations the HSC's only commitment to the health of their neighbors was to pick-up trash. This falls way short.
3. At my December meeting, those involved in the request for permit application Z-SP-2-19-7, admitted their lack of communication with the schools in the area and the property owners in close proximity to the Campus. Instead they touted and listed individuals they reached out to, members of the Central City Village. Those individuals listed are not property owners close to the Campus, or they are members of the community who provide services to the homeless. If those representing the HSC can't reach out to communicate with those in close proximity to the Campus of the impact of this expansion, how is communication going to work in the future? As property owners we will need to rely on either the police or the City Code Compliance staff to take action to maintain our safety and welfare.

4. If you approve this Permit how does this support the City of Phoenix recent plan of "Strategies to Address Homelessness"? In case you have not read this document, the strategy is, **"Regional solution that provides shelters throughout Maricopa County so that no one city or neighborhood bears the brunt of providing shelter services for individuals experiencing homelessness."** We all and the City recognize there is a shortage of beds. The City's Plan states, **"a need for additional capacity that should be met with smaller and specialized scatter site shelter facilities."** This permit by the HSC appears to be a power grab to corner the market on sheltering the homeless at the expense of the plan the City of Phoenix has to help the homeless and the neighbors of the Human Service Campus.

PLEASE VOTE NO ON THIS APPLICATION. DO NOT ALLOW THE EXPANSION OF THE HUMAN SERVICES CAMPUS.

Laurel Dianne Langmade

Property owner and tax payer near the HSC