

LETTER of support for the March 3rd Council Meeting

Rosemarie Dalton <eaglesinus@yahoo.com>

Mon 3/2/2020 1:32 PM

To: John Pavik <jpavik@srcharities.org>

Dear Council Members,

I am writing this letter because I am unable to appear at the meeting on March 3rd in support of the Caritas Village supported by Catholic Charities, & Burbank Housing.

I am aware of those who would oppose such a project for what ever reasons they may express. Maybe they have founded reasons for not wanting it in their back yards.

If not here, where? Most of these people this project will benefit don't have transportation.

This letter is in support of the project because I know first hand the over growing need for low income housing. I am 81 years old, a victim of the fire when not only my mobile home but that of many of my neighbors who lived at Journey's End made us with out roofs over our heads in a matter of minutes. The ones who were hurt the most were those who couldn't afford the outrageous rents that escalated after the fire adding to the homeless population. The elderly, women, & children were most affected by these increases. My rent went up \$1000.00 in a matter of less than a year. Many were giving notices to vacate. People with dogs were rejected, & expected to get rid of their loving pets. Only the high paying renters were accepted as NEW tenants. I know of people existing on the couches of one friend or another until their welcome is worn out and they have to find another place to lay their heads. Their cars and the streets their only options. This problem of homelessness is going away. It needs to be dealt with as soon as possible.

The purposed project isn't asking anything from the City other than approval, how can you even consider denying them the permission to move forward with this project that will help so many? It really doesn't put a dent into the overwhelming need we have here in Santa Rosa but at least its a start.

I sincerely hope you will give your utmost consideration to passing this request giving hope to those who have no place to turn at this point in their lives. Let me add that there is a misconception that even I was had until I started volunteering with the Redwood Gospel Mission that all the homeless where either drug addicts of alcoholics. They are NOT, they are human beings who for one reason or another are among our homeless population. It is our responsibility to assist them as much as possible in any way we can. Do not close your eyes to the need, or your responsibility to assist when YOU can.

Sincerely
Rosemarie Dalton
Santa Rosa, California

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Manis, Dina

From: Lea Barron-Thomas <landlord@sonic.net>
Sent: Monday, March 2, 2020 3:51 PM
To: _CityCouncilListPublic; Gouin, David; Rogers, Chris; Olivares, Ernesto; Schwedhelm, Tom; Dowd, Richard; Fleming, Victoria; Tibbetts, Jack; Sawyer, John
Cc: Cisco, Patti
Subject: [EXTERNAL] 3/3/2020 City Council Meeting

03/02/2020

Dear Mayor and Santa Rosa City Council,

I am requesting that the Council postpone the item know as CARITAS VILLAGE ENVIRONMENTAL IMPACT REPORT & PLANNING PROJECT - 431, 437, 439, 465 A Street and 506, 512, 516, 520, 600, 608, and 612 Morgan Street - PRJ18-052.

The item was just reviewed by the Planning Commission 02/27/2020. After reviewing the staff report I found many inconsistencies in the report – including but not limited to the following.

Staff Statement:

LUL-E-3: Avoid concentration of large community care facilities in any single residential neighborhood. Consistent. The project site is located between residential and commercial uses and therefore would facilitate transition from residential to commercial land uses. While the definition of large is subjective and not further defined in the General Plan, the proposed Caritas Center would be 46,587 square feet *and does not include a full range of services such as medical services.*

Staff Response:

Fire Protection and Emergency Medical Services

Since 2016, SRFD calls related to homeless people consisted of approximately 82 percent medical calls, 12 percent good intent calls, 3 percent service calls, and less than 3 percent other calls (e.g., service, fire incidents, hazardous conditions). Citywide, SRFD calls consisted of approximately 71 percent medical calls, 7 percent good intent calls, 8 percent service calls, 6 percent false calls, 3 percent null calls, and less than 5 percent other calls (e.g., fire incidents, hazardous conditions). While medical calls were higher for homeless people, other type of calls are comparable citywide. SRFD received approximately 157 calls from the project site in 2018. The number of calls from the project site represents approximately 8 percent of the total 1,899 service calls SRFD received citywide in 2018. The proposed project would add 622 total residents, a net increase of 410 new people over the 212 residents currently on the project site. SRFD estimates that this would result in an increase of 193 calls per year at the project site. *The proposed project would include a Medical Service—Doctor’s Office that may help reduce the number of calls for service by providing trained medical staff who could respond to minor incidents onsite and reduce the number of calls for service for medical needs. The exact reduction in calls for service is unknown. The City does not anticipate that the proposed project will result in the construction of a new fire station or the alteration of an existing fire station.*

Public Comments

Concerns with increase in calls for service and public safety.

Staff Response:

Police Protection Services

The project site is within SRPD's Beat 9 patrol area, which encompasses most of the downtown area.

Geographically, Beat 9 is the smallest beat but has a higher population density and therefore generates the most calls for

CARITAS VILLAGE

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service in the City. In 2018, SRPD received 941 calls for service at the project site. Based on the calls for service data provided by SRPD, other parts of the City received service calls that were comparable to the project site during 2018. These locations include the Palms Inn located at 3345 Santa Rosa Avenue, which had 700 calls, and the Santa Rosa Community Health Center located at 983 Sonoma Avenue, which had 419 calls.

While demand on police services may increase with implementation of the project, this proposed project would not result in the construction of a new police station or the alteration of the City's existing police station.

The Planning Commission recommendation was a split vote. The minutes from the meeting are not available to your body or the public. The need to rush to meet the funding needs of the applicant should not outweigh the agreed upon public process.

The City Clerk told me that the recommendation from the Planning Commission was not appealable. I would like to know how many rezoning have been recommended first by the planning commission then approved by City Council without a public option to appeal the recommendation.

The ability to construct a meaningful Use Permit has been taken away by staff in this case any you are being asked to condone this action. Please include the public in shaping this humane service. One Planning Commissioner asked about a public / neighborhood member being on an oversight board and was dismissed by the applicant.

The long running debate regarding the Homeless Service Center being a good neighbor and not adding to the ongoing civil dysfunction within our town will not improve without an inclusive use permit process. The number of people camping, using drugs, committing crime, leaving litter, vandalizing, and stealing private property is staggering for this part of town. It would seem fair to articulate how this larger facility will improve the adjacent neighbor and Santa Rosa.

A list of ideas that might help would be.

- 1) A city ordinance that bans all outdoor camping within a half mile from any homeless service within the City of Santa Rosa.
- 2) A dedicated City crew that retrieved all litter and debris daily from a half mile from any homeless service.
- 3) Require that a data base be kept on all clients so if for any reason the client is suspended from service that other providers and SRPD have this information.

These are just a few ideas that may help reduce the obvious impacts that these community care facilities bring to the Downtown Area of Santa Rosa. The question who pays for the mitigation? Right now the residents and business do. This is the main reason these types of facilities are so feared. Don't make the State's funding short comings the burden of poorer residents.

Thank you for your consideration of my request.

Allen Thomas
306 Boyce Street
707-477-8422

Manis, Dina

From: Lisa Landrus <ldlandrus@me.com>
Sent: Monday, March 2, 2020 5:59 PM
To: _CityCouncilListPublic
Subject: [EXTERNAL] Evaluating proposal for Caritas Village

Hello Councilpersons:

It feels as if there is sidwinding tactic in play here that is in notable contrast to what is/has been a "normal" method of progress on many other projects. While I understand the concerns of meeting funding windows/deadlines I do not agree that this project should be treated any different than any other project proposal.

The past/current history of Catholic Charities at this proposed location of 600 Morgan Street is one marred by the chronic impact felt by residents, St. Rose student's parents, and the general population. Never in the history of SR have I witnessed such a lack of accountability by a business and over such a long period of time. I can think of no other manager or owner of a business that would have been allowed to continue to operate without penalties inflicted for their dereliction of duty.

A business or service provider must be made to follow the rules and staff appropriately for the business and clientele that they serve PERIOD. There should be no favoritism or special allowances that cause a degradation of the neighborhood as a whole. In serving one demographic, our City Council must not turn a blind eye to the losses and hardships incurred by the group of permanent residents and homeowners who call this area HOME. The inequality being perpetrated and abetted at every turn is perhaps the most egregious aspect and fallout of this improperly managed outreach navigation center.

To date I can't see where Council has ever taken action to remediate this neighborhood conflict. It should be fairly simple to make headway by demanding more staff, daily trash pickups, hourly sidewalk clearing, and enforcement of traffic/parking laws. The fact that no action has ever been taken to secure a more functional and harmonious partnership with the surrounding neighborhood is alarming and in direct opposition to the mission that The City of Santa Rosa City Council is expected to complete. Instead of being the mediator for a balanced approach you have disavowed the occupants and residents of the St. Rose neighborhood. Your inaction has caused financial losses due to theft, devaluation of home prices (comparatively), and caused a decline in resident's overall mental health/happiness.

The solutions are simple and widely held as proper steps in a situation such as this:

—Demand an immediate increase in staffing. These individuals should be directed to oversee pedestrian and auto traffic safety and fluidity. The clients at this site are overwhelmingly afflicted by substance abuse, mental health issues, and physical ailments they need assistance and supervision. They should also serve to properly orchestrate and direct client's securing of bikes, shopping carts, and belongings properly at the site. They should keep an eye on the adjacent areas and report any concerns they are not equipped to remedy. Daily trash roundups should commence around the property and immediate neighborhood (since the bulk of the trash is generated by the clients of the center)

—Monitored security cameras should be placed at key locations so that calls to service and first responders can be timely.

—no camping signs installed and that practice met with enforcement

In general PLEASE TREAT THIS SITE AS YOU WOULD ANY OTHER BUSINESS and STOP perpetuating the disintegration of a quality of life for our populace.

I feel it is in our community's best interest that you invoke a delay of action on this project so that we can see these changes implemented, the conditions of the existing use permit finally satisfied, and a natural end to the rift that your inaction and enforcement has caused with respect to residents and this site.

We can do better

Regards,
Lisa Landrus

Manis, Dina

From: Matthew Reid <Matthew.Reid@sonoma-county.org>
Sent: Tuesday, March 3, 2020 7:50 AM
To: _CityCouncilListPublic
Subject: [EXTERNAL] An Appeal from a Morgan Street Resident Regarding Tonight's Council Chambers Meeting
Attachments: Car_Morgan Street_3-2-2020.jpg; Activity_Morgan_Street_3-2-2020.jpg; Activity2_Morgan_Street_3-2-2020.jpg; Argument_Morgan_Street_3-1-2020.jpg

Honorable Council Members,

My name is Matthew Reid and I live at 700 Morgan Street – the closest resident to the Catholic Charities property on the 600 block of Morgan Street. And whereas I support the construction of Caritas Village, given the fact that on a daily basis, as the photos I sent will indicate, the activity depicted remains ongoing.

My concern therefore, is this: Upon completing the construction of Caritas Village, what in the way of consequences will Council have put into place (fines, levies, pulled charter, etc?) when Catholic Charities violates their agreements they've made with our neighborhood – which currently is already often violated by them – with regard to the loitering, disturbance of the peace, trash, dumping oil, grease, trash, needles, in the street, etc.

Promises have been made time and time again by Catholic Charities to very little avail. I am in support of their efforts and support Caritas Village (although I still think it's too big for our local infrastructure and would hope that it could be scaled down to size somewhat) but to have the village built with no provisions enacted to curtail this element (again see pictures) from our neighborhood will seem – once again – to give no compromise to the residents of Morgan Street whose quality of life remains greatly diminished by this continued activity that seems to be ignored by Catholic Charities despite our efforts to work with them regarding the 14 point "good neighbor policy" agreed upon by CC and the City of Santa Rosa.

I will be at the council meeting tonight to also address these concerns.

These are just pics I took the last couple of days. I have reams of photos and some video as well over the months and year(s) if you'd like to see more.

Pic 1: This car (like so many others) has been parked there for over two weeks now

Pic2&3: All the cars – many of which they work on, pouring motor oil in the street, etc. – and the folks that just hang out all day, largely screaming and yelling at one another.

Pic4: one of the usual arguments, screaming matches that goes on daily on Morgan Street

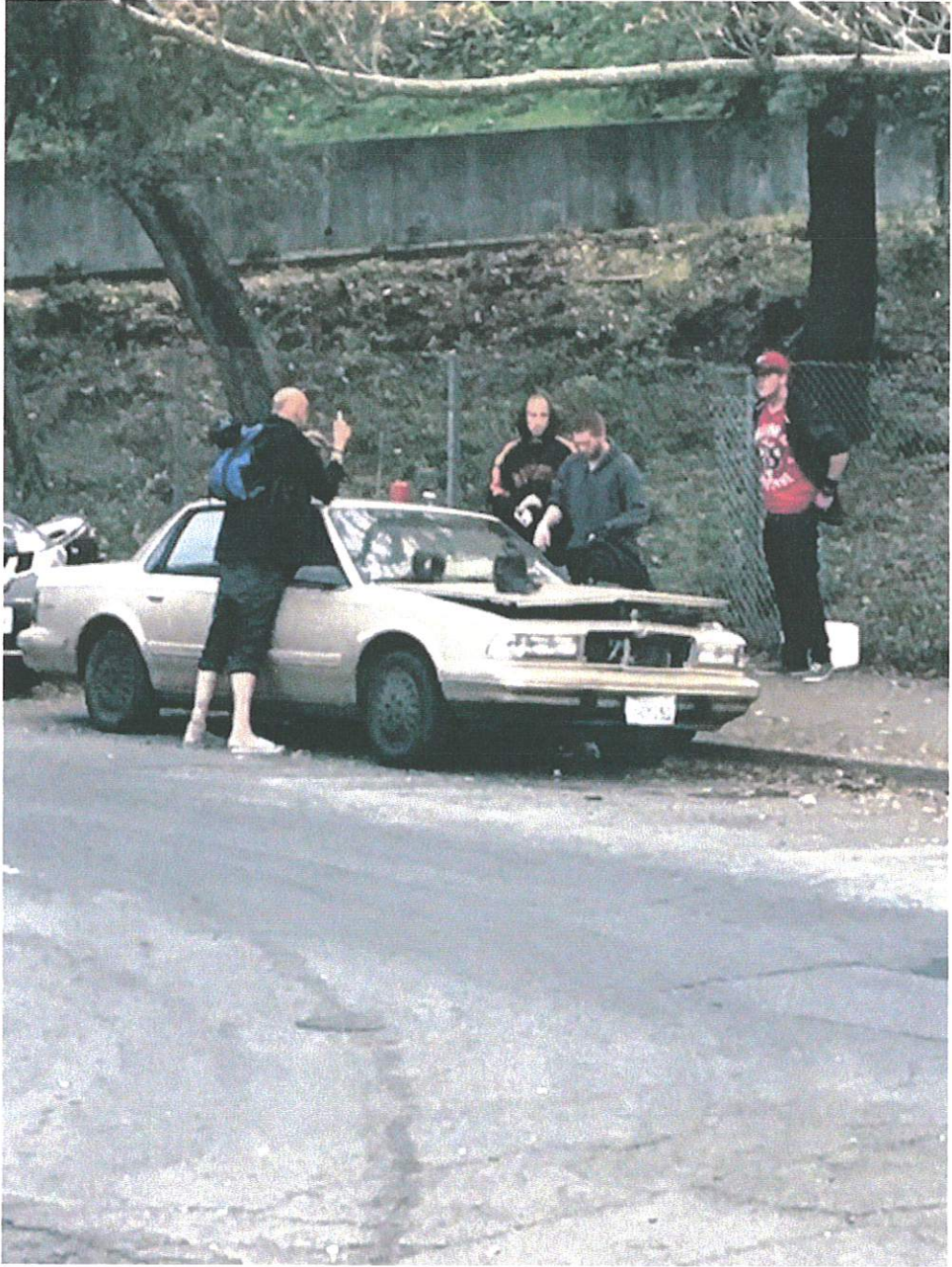
Again, if nothing is done – concretely - to motivate Catholic Charities to better manage their clientele, I fear that by just building Caritas Village we're only quintupling the potential for this unacceptable activity in a neighborhood (not a bridge or an abandoned building or a creek but a neighborhood) to continue.

Thank you,

Matthew Reid
700 Morgan Street
(707) 206-8182







Manis, Dina

From: Debbie <dsherman@sonic.net>
Sent: Monday, March 2, 2020 8:28 PM
To: _CityCouncilListPublic
Subject: [EXTERNAL] IMPORTANT: We need Caritas Village

To Santa Rosa City Council Members,

Please stand with our vulnerable citizens to have a warm and safe housing. Caritas Village is a must for our city and county. I have donated to their organization and am proud that our community cares. Please make this happen and even more homes are needed. H

Respectfully,

Debra Sherman

5114 Parkhurst Drive

Santa Rosa CA 95409

Manis, Dina

From: Tricia Melosh <gotmelosh@gmail.com>
Sent: Tuesday, March 3, 2020 9:39 AM
To: _CityCouncilListPublic
Cc: Glenn and Tricia Melosh
Subject: [EXTERNAL] Caritas Village YES

Dear SR City Council Members;

I am writing in support for the Caritas Village project. It will provide low income housing plus the much needed renovation of the shelter and drop in center. Also having the important Nightingale bed spaces in the same area is a good idea. The spot is close to the city bus station, MediCal office and St Vicent's. All in all, a great location.

I do hope they will consider a small outdoor play space for the children who live in the complex and I do hope they continue to provide hot showers at the homeless drop-in center for those in need.

I retired from the Sonoma County Public Health Dept where I worked with the staff and residents of the Catholic Charities and the drop-in Center.

Please approve this development.

Respectfully yours,

Tricia Melosh, RN
2685 Sunrise Ave
Santa Rosa, CA 95409

Manis, Dina

From: Jacob Rich <jerichsalud@gmail.com>
Sent: Tuesday, March 3, 2020 9:40 AM
To: _CityCouncilListPublic
Subject: [EXTERNAL] Support for Caritas Village

Dear City Council Members,

My girlfriend and I own a condo on West 9th near Stony Point. She has lived in Santa Rosa for more than ten years and I was born in Sonoma County.

We feel super fortunate to be able to afford to own our own home while we know that many people cannot afford this luxury and some cannot even afford the skyrocketing rents.

The state of homelessness in Sonoma County and Santa Rosa has become really sad and unavoidable and something needs to be done. I support the Caritas Village project because it will allow Catholic Charities and Burbank Housing to help far more people find a safe place to call home.

Caritas Village and the services it will offer will help keep people from becoming homeless and help people escape homelessness. It will also in the long run lead to cost savings rather than relying on the many more expensive services it takes to support people in homelessness. And, of course it will also help increase the quality of life for many of our community members.

My main issue with Caritas Vilage is that we need much more affordable housing than Caritas Village offers, but this project will make a huge difference in many lives and in our community.

We need more affordable housing like this across Santa Rosa and Sonoma County. I urge you to support this vital project. Our county, city, and neighborhoods are facing real crises of homelessness, and housing. Caritas Village is an important step towards improving the quality of life for everyone.

Sincerely,

Jacob Rich

717 Agnew Pl. Santa Rosa

Manis, Dina

From: Samantha Feld <sami.feld@gmail.com>
Sent: Tuesday, March 3, 2020 9:55 AM
To: _CityCouncilListPublic; cityclerk@srcity.com
Subject: [EXTERNAL] Caritas Village - City Council Public Comment - Letter of Support
Attachments: City Council - Caritas Village.docx

Good morning,

I am unable to attend the City Council meeting this evening, however as a resident of the St. Rose neighborhood, I wanted to share my input and express my strong support for the Caritas Village project in writing. Please find a letter for public comment attached.

Thank you,
Samantha

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Samantha Feld, MPH
sami.feld@gmail.com
(415) 601-0006

Samantha Feld
408 8th Street
Santa Rosa, CA 95401

March 3, 2020

To the Santa Rosa City Council:

I own a home on 8th Street, between A and B, around the corner from the proposed site of Caritas Village. I am also employed by Sonoma County and am very familiar with the housing, mental health, and substance use crises our community faces. I have reviewed the plans and followed the progress of the project over the last several months, and I am excited, inspired by, and hopeful for what Caritas Village offers our community. Our community is in desperate need of comprehensive support services and housing for individuals and families experiencing and at risk of homelessness. Caritas Village offers a solution to one of our community's most pressing problems; I hope the City Council will act and be part of the solution.

With respect to how this development may impact our historic district, I have reviewed the plans and I find the designs to be tasteful and attractive. I would welcome the new buildings, particularly in contrast to the current facilities. As a homeowner in the St. Rose neighborhood I strongly support the higher density and mixed use designation, which I believe can foster a more vibrant downtown community and address environmental concerns.

Thank you for you considering my input. Feel free to reach out with any further questions.

Sincerely,

Samantha Feld, MPH
sami.feld@gmail.com
(415) 601-0006

Manis, Dina

From: Heather Anderson <drhgriffith@gmail.com>
Sent: Tuesday, March 3, 2020 3:25 PM
To: _CityCouncilListPublic
Subject: [EXTERNAL] Fwd: city council email
Attachments: CCSR Neighborhood Policy.pdf

Hello city council members,

I am Heather Anderson, a dentist in Santa Rosa and an owner of Fountaingrove Dentistry. I own a home on A St, near the proposed Caritas Village. I am also a mother to 1 and 3 year old girls. Catholic Charities has not stood by their agreement as stated in their Good Neighbor policy (see attached)

1. security to ensure that participants are not loitering in the neighborhood
2. participants are expected to be respectful to neighbors
3. participants are expected to remain out of the vicinity of the neighborhood during non-operational hours
4. staff and volunteers are to address littering and loitering issues
5. participants are to follow these rules and violation of these can jeopardize participants' continued eligibility.

I can't tell you how much litter my family is picking up constantly as well as discarded carts, shoes, clothes and sleeping bags. Feces are routinely left in our alley between A and Morgan streets. We find trash and needles often at my office at Fountaingrove Dentistry.

How can we expect Catholic Charities to manage an even larger facility when they have been doing so poorly thus far?

I think a navigation center so close to downtown is a terrible idea and will harm the quality of life for so many residents and business owners. I do think that family housing does need to be increased in capacity but the navigations center could be located somewhere where there is more room such as the Sonoma Developmental Center. The Governor has turned it over the county. Participants would have a much better chance of recovery in this type of environment with the right resources.

I think Santa Rosa has taken the brunt of the homes crisis and we need to work together as a county.

Finally, my neighbor on Morgan Street was brutally attacked by a transient on her front porch after she went to get something from her car. She allowed me to bring a picture of her face to the meeting but doesn't want it on the record permanently. Her injuries were gruesome.

I moved back to my hometown of Santa Rosa to work hard, build a family and enjoy our beautiful county. It has become increasingly frustrating trying to take my girls out for stroller rides in our neighborhood only to be met with people screaming in the street, using drugs and human waste. I don't want to know what the next 5 years will bring if a navigation center is put right around the corner from our house.

Sincerely,

Heather Anderson DDS

Heather Anderson

Let the beauty we love become the good we do. ~Rumi

2.2 STAFF EXPECTATIONS

In addition to the guiding principles, staff will be held to the following expectations. As we also set clear expectations for participants, staff will also be required to sign and agree to clear expectations for themselves. These expectations include the following statements:

- This is a housing-focused program. We will meet immediate needs to the best of our abilities, but do so with a desire to resolve a person's homelessness.
- Safety is a priority, and participants in this program can expect to be safe physically and emotionally. Our engagement will always be trauma-informed, empathetic, and non-judgmental.
- We will treat all of our participants and their belongings with dignity and respect. We will take time to know the strengths each person comes with, as we assist him or her in the process of achieving housing again.
- All information will be kept confidential, and we will only share information where there is consent to do so and only when it improves the likelihood of that person achieving housing.

3 NEIGHBORHOOD RELATIONS

3.1 OVERVIEW

- Neighborhood Relations are an important component of Catholic Charities' Shelter and Housing service delivery system. All programs are expected to adhere to the following component of the Neighborhood Relations and Patrol Procedure. Staff and Volunteers will utilize a three-part approach to proactively address neighborhood concerns.
 - Participant Adherence to Good Neighbor Procedure
 - Neighborhood Patrols and Response
 - Neighborhood Engagement Opportunities
- Catholic Charities will actively engage with neighbors to proactively address concerns and will provide responsive actions as well.
- Program decisions will be made with the neighborhood in mind.

3.2 GOOD NEIGHBOR PROCEDURE

- All potential program participants will be screened through an intake and assessment process for eligibility and suitability in the programs.

- If participant is considered eligible for the program, they will be asked to sign a program contract with extensive program rules to be adhered to during their participation in the program.
- We ask participants to adhere to the following elements of Catholic Charities' *Good Neighbor Procedure*:
 - Programmatic decisions in the program will be made with the neighborhood in mind.
 - Catholic Charities or a security agency hired by CCDSR will patrol the neighborhood areas to ensure that participants are not loitering in the neighborhood (both during and after program operation hours.)
 - Program participants are expected to be respectful neighbors during this program.
 - Participants will be expected to remain out of the vicinity of the neighborhood during non-operating hours and will not be allowed to be wandering the neighborhood.
 - Participants will be held to the good neighbor policy, and violation of this will jeopardize the participant's continued eligibility for the program.

3.3 NEIGHBORHOOD PATROLS AND RESPONSE

- Patrols of surrounding neighborhood will occur during operating and non-operating hours.
 - Daytime Patrols – HSC staff and volunteers will conduct daily rounds of the neighborhood. Staff will wear a Catholic Charities' safety vest and will address issues of littering, loitering, etc. All rounds will be logged on the neighborhood patrol logs. All incidents will be logged in the log note book. If a program participant is found in non-compliance with the Good Neighbor Policy, they will be notified of the potential consequences.
- Catholic Charities will allow for responsive action. We employ a private security agency to do nightly rounds of the facility and surrounding neighborhoods. The weekly logs are reviewed by management to notice trends and provide input to law enforcement on problematic behaviors.
- During daytime and nighttime patrols, safety is of utmost importance. Staff should be aware of their surroundings and if there is a need to engage/mediate situations they should contact a back-up staff person (site manager at FSC or SJH) to assist. If the situation is not safe, the police should be called immediately. All incidents are logged in the logbook and via Incident Reporting procedures (see Safety Manual).

- As needed for special circumstances, staff will coordinate with Santa Rosa Police Department to help with enforcement.

3.4 NEIGHBORHOOD ENGAGEMENT

1. Catholic Charities encourages feedback from the neighborhood at any time. Neighbors are encouraged to call Catholic Charities using the following contact points:
 - St. Rose Neighborhood's Communication Contacts
 - Catholic Charities' On-Call Phone (operated 24/7)
 - Homeless Services Center Phone (staffed during business hours)
 - Family Support Center Phone (staffed 24/7)
 - Program Director's Office Line (staffed during business hours)
 - Sam Jones Hall's Call Communication Contacts
 - Catholic Charities' Sam Jones Hall (operated 24/7)
 - Homeless Services Center Phone (staffed during business hours)
 - Program Director's Office Line (staffed during business hours)
- Catholic Charities will facilitate other opportunities for feedback which will include the following:
 - Quarterly Meetings held at the Family Support Center for the St. Rose Neighborhood (Conditional Use Permit requires only semi-annual).
 - Quarterly Meetings held at Sam Jones Hall for the surrounding neighborhood
 - Community events whereas neighbors can interact with program participants such as a Block Party, Pasta Feed, etc.
 - The Director will provide updates to the neighborhood as is applicable, and hold special meetings as issues arise.
 - All neighborhood concerns will be addressed thoroughly, providing resolution that balances the needs of the neighborhood, the needs of the program, and the needs of the participant.