

Attachment 15 – Letters and emails regarding the proposed Use Permit Modification

MaryLou Leonard

Wednesday, July 26, 2017

Planning Commission
City of Fort Bragg

To whom it may concern:

I am saddened beyond belief that Hospitality House (Mendocino Community Hospitality Center) is under fire from some members of the community. For more than 30 years, Hospitality House and now Hospitality Center as well, has served the most needy in the community. Feeding, clothing, and housing the poor is at the very heart of the most fundamental American values.

I have had the enormous privilege of working professionally and personally with this powerful and compassionate organization. Its leadership is well educated and experienced, its Board of Directors has enormous energy, generosity, and compassion.

I served as Senior Program Manager and then Deputy Director of the Adult and Aging Services Division of Health and Human Services Agency for more than seven years. During those years I worked closely with and contracted with Hospitality House for services in Fort Bragg. They serve the most difficult clients, work with other community organizations and churches to add needed services (emergency weather shelter), and have accepted the challenge of bringing skills and potential jobs to said clients. My relationship with MCHC was not without challenges but their compassion and commitment helped us always find solutions.

Homelessness is endemic across the country. Its root causes are varied including poverty, mental illness, trauma, lack of education and opportunities. Many individuals and families in our communities are one paycheck away from homelessness. Housing is extraordinarily expensive and largely unavailable. To deprive people of such basic items as food and shelter is just wrong. Please preserve MCHC's ability to serve those in need.

Sincerely,



1575 Crane Road, Ukiah, CA 95482; marylleo@comast.net,
707-467-9160 (h), 707-367-0463 (m)

-----Original Message-----

From: dawnjf@mcn.org [mailto:dawnjf@mcn.org]

Sent: Tuesday, July 25, 2017 8:45 PM
To: Jones, Marie
Subject: Hospitality House

Marie Jones

Last night El Yuca called the police on a woman from the Hospitality House that was naked.
Last week people snuck out of the Hospitality House past the past our manager and went to The Golden West where they remarked to the Purity clerk that was there also: " If management can drink why cant we ?"

Thanks
Dawn Ferreira

From: monica mankinen <interiorhomeideas@gmail.com>
Date: July 25, 2017 at 3:22:16 PM PDT
To: Linwood Peters <linwood24@hotmail.com>, Bernie Norvell <bnorvell@mcn.org>, Cimolino77 <cimolino@att.net>, Dave Turner <davet@flobeds.com>, "Lizarraga, Fabian" <flizarraga@fortbragg.com>, Will Lee <wlee@mcdh.net>
Subject: HH Update Part 1

Fort Bragg City Council,

My name is Monica Mankinen and I have a store located at 224 E. Redwood Ave in Fort Bragg. I would like to give you a quick update, as of July 25, 2017 on issues related to being neighbors with the Hospitality House and the services they provide, along with their programs.

On Saturday July 22nd I had (2) customers in my store getting ready to leave at approx. 5:00 pm, looked out the front, to see a young man from Hospitality House, in a neon vest with a bucket, a stick for picking up garbage and a black dog. He walked the dog over to a neighbor's property and let the dog go #2 on their property in the alley without picking it up. Then walked over to the street to pick up a cigarette butt to put in his bucket while leaving the dog feces behind.

- I am attaching a photo of an older man wearing a neon vest sitting on my property and at the MTA bench in a HH vest for over 20 minutes at a time, while it appears he was on duty for picking up garbage. This happens frequently.

- I am also attaching pictures of carts left over 5 days on the streets next to MTA bench from clients of HH.

- I am attaching pictures of HH clients waiting for food on the

bench and street.

- I am attaching a picture of a HH client digging under the MTA bench, while waiting for food. When HH clients are waiting for food, they are also smoking weed at the bench and drinking. I am concerned the MTA bench is possibly being used to stash and exchange drugs and alcohol.
- I also had a customer look out my window to see a HH client pulling her pants down to go the bathroom in the alley.
- I had in the past month (2) different HH clients come to my front door wanting inside my building and both were intoxicated. I had (1) HH client yell curse words toward a customer parking and she thought he was yelling at her.
- I am attaching picture of the back of HH during the day leaving clothes behind by a client.
- I am also sending over a video in a separate email, I took of a man a few days ago coming from the alley having an outburst and throwing an object at a car and wanting to fight the person in the red car. I called 911. You can see in the video how stressful this is for me, racing to try to landline my phone. I later saw him at the bench it appears he was in the neighborhood waiting for services from HH. The object he threw could have hit someone walking by and hurt them.

The Hospitality House appears to not have staff guiding their clients and explaining "picking up" garbage around the neighborhood or informing them about their cart program, leaving the carts behind.

The programs that have been set up by HH are failing their own clients and the neighborhood. If their goal is to work people back into society, they are not explaining the importance of keeping the neighborhood clean and they are forcing their clients, staying at their facility to be around people under the influence of drugs and alcohol while using the bathroom and eating there daily. I am extremely concerned the people that are staying at HH 237 N. McPherson Street, working on getting clean and sober are forced to be on the same property daily/nightly with every random person during sign-in time, and food time. I feel the people that are working on getting sober should not be forced to share property with people on drugs and that are intoxicated. It is not a productive way with helping people stay clean and sober.

I am informing Fort Bragg City Council the MTA bench is often not available for MTA clients during HH food hours.

I am requesting the food program be moved to a suitable location where there is parking, waiting area available and an open space for HH to monitor their clients.

I am requesting help.

Thank you,

Monica Mankinen

707-962-1651





*Barb and Dave Johnson
33901 Frog Pond Road
Little River, California 95456
July 25, 2017*

Office of the Planning Commission
City of Fort Bragg
416 N. Franklin Street
Fort Bragg, California 95437

Dear Members of the Fort Bragg Planning Commission:

We understand that you will soon be addressing complaints lodged against the Mendocino Coast Hospitality Center in Fort Bragg. The first complaint is based on the fact that the Hospitality House currently has more than 24 beds at the facility. While it is clear that the Center recognizes the restriction to house no more than 24 guests on any given night, the number of actual beds is truly irrelevant.

We have been told that only during extremely rare emergency situations has the Hospitality House exceeded the 24-people limit. These exceptions occur when Safe Passage, or the Police Department or the hospital comes to them with a person in urgent need or a mother and child need immediate emergency shelter.


The second issue regarding the Hospitality Center concerns the fact that individuals in need can find a meal and/or shower at their facility. We trust that the warm and welcoming atmosphere we have found among the people of Fort Bragg would certainly extend to the neediest amongst us. For the health and welfare of our entire community, please put the good of all above the fears of the very few that see feeding the hungry as inappropriate instead of the corporal work of mercy that it is.

We have owned a home in Mendocino County for over 13 years and have seen first hand the positive impact MCHC has had on the region. It has been our experience through our extensive careers in social service that supporting an agency with a stellar record of success not only helps the clients but benefits the entire community.

We strongly urge you to support this vital service for the benefit of all of us who live and work on the Mendocino Coast.

Sincerely,


Barbara E. Johnson


David M. Johnson

Dear Planning Commissioners and Marie Jones,

I would like to see the use permit for Hospitality House (HH) at 237 N. McPherson Street revoked.

My family has owned and lived on property 3 doors down from HH for 70 plus years.

The HH is getting worse. We have lived with 30 years of nuisance . If anybody else were to do this they would have been evicted and or cited. The HH board of directors doesn't care about the people they claim to serve or the people that live in this community. They don't care about the burden it puts on our hospital or our police.

We do need someplace for the homeless but the central business district isn't it. I would like to see HH given notice to relocate to a place that is zoned for this kind of facility. There should be qualified professionally educated and trained staff to help people.

I do not believe that they have the right to stay there simply because they have been there for so long. Anybody that creates that much of a nuisance not to mention health and safety issues should be forced to clean up their act.

The problem with HH is the HH board doesn't feel that they should have to deal with any of this. They are entitled, they aren't living with the consequences of their mismanaged facility. I guarantee that if this were happening in their neighborhood it would be a whole different story. We have people showing up here daily some for help. This is a no win situation that is destroying our town. Businesses that rely on tourists are saying it is not as busy, The people that come here for help aren't getting any.

It really needs to stop. Please revoke the permit.

Thank you and please keep my name and address confidential. I need protection from harassment and vandalism.

Dawn Ferreira

320 N. McPherson St



Fort Bragg City Planning Commission
C/O Marie Jones
City of Fort Bragg
426 N. Franklin Street
Fort Bragg, Ca 95437

July 25, 2017

REF: Potential Violations of Use permit at the Hospitality House

Members of the Fort Bragg Planning Commission,

I am writing this letter in support of the Mendocino Coast Hospitality Center in its entirety for all of the hard and rewarding work we all do. As a staff member that has worked in this field for 14 years in numerous agencies in Southern California, this is one city that really takes care of their own and those who are passing through. The Hospitality House is the only operating homeless shelter for miles around attempting to house not only our homeless population but many more out there with other issues with little resources but with huge hearts who work diligently to help those less fortunate. Having worked in Los Angeles, the city I was born in and love so much, this community truly is becoming a second home and part of that is because of my job. I feel this community can thrive if people were educated about homelessness, mental health and addiction so that we can help lower the homeless rate in Fort Bragg. With meals, showers, laundry services, extreme weather shelter, shelter all year round and a compassionate ear the Hospitality House provides 24/7, we would truly be losing something so meaningful to our clients but so basic to the rest of us. I truly hope the community will embrace what we do and what we are able to provide out of one house.

Sincerely,

Cathy Garcia
Hospitality Clinic
Specialty Mental Health Case Manager II

Fort Bragg City Planning Commission
c/o Marie Jones
City of Fort Bragg
416 N. Franklin Street
Fort Bragg, CA 95437

July 25th, 2017

Ref: Potential Violations of Use Permit at the Hospitality House

Members of the Fort Bragg Planning Commission,

I write in the strongest support of the Hospitality House programs, operated at 237 N. McPherson Street in Fort Bragg.

Hospitality House homeless shelter has been providing services in the coastal community for thirty-one years. Hospitality House, and its nonprofit the Mendocino Coast Hospitality Center (MCHC), is a reliable, professional committed member of the Mendocino County Continuum of Care for the Homeless. Fort Bragg is fortunate to have the Hospitality House homeless shelter open every day of the year and not to have experienced the struggles that have happened inland to open a winter shelter the last few years. Fort Bragg would be well-advised to thank and cherish MCHC and the Hospitality House.

The shelter, meals, laundry and showers offered are at the heart of the safety net of care for people in desperate need in the coastal community. Without the services of the Hospitality House, many people in the community would suffer and the financial burdens to the Emergency Room and Police Department would increase.

Hospitality House has many rules and policies in place to control any negative behaviors. For example, in the last few months clients have been required to enter from the front street to remove any potential issues in the alley. Hospitality House staff are conscientious and always aspire to be the best of community partners.

We are grateful to have the opportunity to partner with MCHC's Hospitality House, and grateful for the awesome work that they do to serve our homeless community members.

Respectfully,

Aeolian Vincent dePaule

Mendocino County Homeless Services Continuum of Care (MCHSCoC) Governing Board
Member

(707) 671-5639



Plowshares

1346 South State St., P.O. Box 475

Ukiah, CA 95482

707-462-8582, 707-462-0320 fax

plowshares@pacific.net

www.plowsharesfeeds.org

Fort Bragg City Planning Commission
c/o Marie Jones
City of Fort Bragg
416 N. Franklin Street
Fort Bragg, CA 95437

July 18th, 2017

Ref: Potential Violations of Use Permit at the Hospitality House

Members of the Fort Bragg Planning Commission,
I write in the strongest support of the Hospitality House programs, operated at 237 N.
McPherson Street in Fort Bragg.

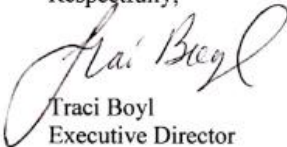
Hospitality House homeless shelter has been providing services in the coastal community for thirty-one years. Hospitality House, and its nonprofit Mendocino Coast Hospitality Center (MCHC), is a reliable, professional committed member of the Mendocino County Continuum of Care for the Homeless. Fort Bragg is fortunate to have the Hospitality House homeless shelter open every day of the year and not to have experienced the struggles that have happened inland to open a winter shelter the last few years. Fort Bragg would be well-advised to thank and cherish MCHC and the Hospitality House.

The shelter, meals, laundry and showers offered are at the heart of the safety net of care for people in desperate need in the coastal community. Without the services of the Hospitality House, many people in the community would suffer and the financial burdens to the Emergency Room and Police Department would increase.

Hospitality House has many rules and policies in place to control any negative behaviors. For example, in the last few months clients have been required to enter from the front street to remove any potential issues in the alley. Hospitality House staff are conscientious and always aspire to be the best of community partners.

We are grateful to have the opportunity to partner with MCHC's Hospitality House, and grateful for the stellar work that they do to serve our neighbors without homes.

Respectfully,


Traci Boyl
Executive Director

From: Martin NAKATANI [<mailto:badbadtmartini@gmail.com>]

Sent: Monday, July 24, 2017 3:12 PM

To: Lemos, June

Subject: Letter in reference to July 26, 2017 planning commission meeting

July 21, 2017

I am currently attending Comic Con, which takes place in San Diego, "America's Finest City." People travel from all over the world to attend this event. It's an amazing glamorous spectacle of an event, that practically takes over the downtown. But all the glitz cannot cover up or sweep away the homeless problem in San Diego. The other night as I was walking around, people watching and taking pictures near a lighted fountain, I found myself surrounded by homeless people. I do not mean surrounded in any threatening way, but there were homeless people sleeping, standing, sitting all around where I was standing. In the shadows of the celebrities and festivities of one of the largest conventions in the country, I was standing amongst some of the thousands of homeless. Apparently the downtown homeless population is up 27% from last year. There are over 5,000 homeless people, just in the downtown area. Think about that for a moment. Nearly the population of Fort Bragg, homeless, in the downtown area of "America's Finest City." So what if we had say \$30,000 to spend for each of the 5000 homeless in downtown San Diego. One estimate of the income generated by Comic Con, a four day event, is \$150,000,000. Now please do not misinterpret my statistics. I'm not saying Comic Con should step in like a super hero and solve the homeless problem in downtown San Diego. That would be as misguided and naive as blaming the Hospitality Center for the homeless problem in Fort Bragg. But I think it gives some perspective of the disparity of wealth that is merely one of the numerous contributing factors of homelessness. I think it also gives some perspective of possibility and hope. We all need to take a moment when we think about this problem. Take a moment when we start to point fingers, place blame, and shirk responsibility. We all need to take a moment as we drive home, and stop for a drink or a meal, and step into our home, and turn on the lights, and take a hot shower, and lay down in our bed. And think how inconvenient it would be to not have one of these things. And then think about how horrible it would be to have none of these luxuries. At all. And then look in the mirror and ask yourself, am I doing all that I can to help people in need? Am I doing anything at all to help people in need? Or am I just part of the problem?

Martin Nakatani,
Fort Bragg resident

Fort Bragg City Planning Commission
c/o Marie Jones
City of Fort Bragg
416 N. Franklin Street
Fort Bragg, CA 95437

July 18th, 2017

Ref: Potential Violations of Use Permit at the Hospitality House

Members of the Fort Bragg Planning Commission,

One month ago I was hired to oversee the Hospitality House. I took the job because the mission statement of feeding the hungry, housing the homeless and providing a path to self-sufficiency is in alignment with my values and those goals toward which I want to put my energy. In the past month I have seen the road down which we walk to reach these very worthwhile goals. I find myself even more committed to this mission. The individuals that access services at the Hospitality House represent the entire range of human complexity. They are us and we are them. Their needs are simple and at the same time complex. Like all living beings they need to eat, they need a safe place to rest and they need care and compassion. They find these things at the Hospitality House.

I find it extraordinary and inspiring that the Hospitality House has been in operation for 31 years. Meals are served to hungry people 7 days per week at breakfast and dinner. Often people tell me that this is their only meal of the day. Showers and laundry services are offered Monday through Friday for anyone who needs them. This often includes homeless families with children. Shelter is available to those who need it. These services are so basic and so necessary for health and self-respect. It is an honor for me to be able to be on this front line where the needs of the most vulnerable members of our community are met through care and compassion.

I have experienced firsthand how hard this organization works to balance the needs of the people we serve with the needs of the community at large. We are now checking the block around Hospitality House every hour for potential issues. We communicate with the people we serve about issues we see in the immediate neighborhood. I personally walk the block around the Hospitality House at least 4 times per day. Not often do I encounter anything of concern. The guests at Hospitality assist in much of this work. They pick up trash in the immediate neighborhood. They monitor the back gate so it is not used which is eliminating people hanging out in the alley.

The larger issue for me is what kind of community do we want to be. Do we want to be a community that turns our backs on the needs of the most vulnerable? Or do we want to be a place where everyone is treated with respect and compassion? Where hungry people are fed and those in need of shelter are housed? I've lived in this community since I was young child. I have always found it a good place to live. I have found the people to be compassionate. I raised my own children here. In these times of so much confusion and desperation it is more important than ever that we remember our humanity and lead with our hearts. The help that we give someone else maybe returned us some day in an unexpected way.

Thank You,
Lara Anderson

-----Original Message-----

From: Laura Godinez [mailto:lalyz_29@hotmail.com]

Sent: Monday, July 24, 2017 2:45 PM

To: Jones, Marie

Subject: Concerned citizen

Hello Marie,

I am writing to you to ask of you to please not to amend the Use Permit for the Hospitality House. My concern is that they are abusing their contract and need to be held accountable. I believe they are only interested in grant money and they are not really helping out our local community in any way.

I moved away for two years and recently moved back to Fort Bragg and to my surprise I noticed our lovely town is invaded by homeless people and that there is more crime occurring than before. There are way too many new faces in this town and they are doing no good for our town except commit more crimes and make our town look deteriorated.

The main reason I moved back was to raise my child here where I felt it would be safer and a much better than a big city where you don't get that closeness like Fort Bragg. I feel that before we got inundated with out of town homeless people we as a community felt safe and we knew each other and worked out just fine. Now, I don't feel safe walking downtown nor going out late because of the unknown I can come across.

I am one of many concerned citizens of Fort Bragg that would prefer to see this beautiful town attract tourists and not homeless criminals. We need to feel safe once again and make our community prosper and grow into a sustainable city.

Thank you for your time,

Laura Godinez

Please Note : please keep my name confidential.

Sent from my iPhone

RE: Consideration of Modification of Use Permit for 237 N. McPherson

Dear Marie Jones and The Fort Bragg Planning Commissioners;

Due to the continuous complaints and problems that have increased from the expanded services at the Hospitality House located at 237 N. McPherson St. I would strongly endorse enforcement of the original use permit with a definitive timeline required to correct the conditions listed a-j.

As per your Modification application I would suggest the following:

- a. Reduce number of beds to 24 or less
- b. Do not allow an expansion of hours for operation or of the dining area or of meals being served, especially for those who are not guests of the Hospitality House.
- c-j. Require professional, licensed staff on the premises at all times. Hire private security service to deal with the annoying nuisances instead of police.

If these requirements cannot be met after three violations, then the use permit should be revoked entirely as the operations have become a safety issue to the rest of the neighborhood.

The original intent of the HH was honest and charitable with very few complaints in the past. Now it seems to have affected the safety and enjoyment of the Central Business District and beyond. Many property owners have seen value in their real estate erode due to the illicit and disturbing activities at the HH and surrounding areas including the Old Coast Hotel.

If the city is interested in economic development and trying to create a vibrant downtown and community this situation must be brought under control. This is counterproductive to attract more tourists to our area.

In addition to the above requirements I think it would be prudent to suggest or require that at least 50% of the board members of the Hospitality House and Old Coast Hotel be residents of the city of Fort Bragg as we are the people who are more directly affected than those who live in other areas who have made decisions that have impacted our community. I would also suggest or require that board members rotate weeks where they are available for problems that should arise and would be the first contact along with their security service.

I believe that we do need a facility to help those who need services but this location and the manner in which it has been operated has become an issue of safety, lifestyle and real estate value degradation for our local citizens who work hard and pay taxes. Something has to change.

I hope you as the Community Development Director and the Planning Commission can take meaningful and decisive steps towards solving this growing dilemma.

Thank you,

Jeanette Colombi

Fort Bragg City Planning Commission
c/o Marie Jones
City of Fort Bragg
416 N. Franklin Street
Fort Bragg, CA 95437
Ref: Potential Violations of Use Permit at the Hospitality House

Members of the Fort Bragg Planning Commission, July 20th,
2017

I write in the strongest support of the Hospitality House programs, operated at 237 N. McPherson Street in Fort Bragg.

Hospitality House homeless shelter has been providing services in the coastal community for thirty-one years. Hospitality House, and its nonprofit the Mendocino Coast Hospitality Center (MCHC), is a reliable, professional committed member of the Mendocino County Continuum of Care for the Homeless. Fort Bragg is fortunate to have the Hospitality House homeless shelter open every day of the year and not to have experienced the struggles that have happened inland to open a winter shelter the last few years. Fort Bragg would be well-advised to thank and cherish MCHC and the Hospitality House.

The shelter, meals, laundry and showers offered are at the heart of the safety net of care for people in desperate need in the coastal community. Without the services of the Hospitality House, many people in the community would suffer and the financial burdens to the Emergency Room and Police Department would increase.

Hospitality House has many rules and policies in place to control any negative behaviors. For example, in the last few months clients have been required to enter from the front street to remove any potential issues in the alley. Hospitality House staff are conscientious and always aspire to be the best of community partners.

We are grateful to have the opportunity to partner with MCHC's Hospitality House, and grateful for the stellar work that they do to serve our neighbors without homes.

Respectfully,
Maya Stuart, MCHSCoC Chair

From: John Strauss [mailto:john@mendocinochc.org]

Sent: Saturday, July 22, 2017 5:50 PM

To: Jones, Marie

Subject: Letter Of Support/ Potential Violations of Use Permit at the Hospitality House

Fort Bragg City Planning Commission
c/o Marie Jones
City of Fort Bragg
416 N. Franklin Street
Fort Bragg, CA 95437

July 22nd, 2017

Ref: Potential Violations of Use Permit at the Hospitality House

Members of the Fort Bragg Planning Commission,

I write in the strongest support of the Hospitality House programs, operated at 237 N. McPherson Street in Fort Bragg.

Hospitality House homeless shelter has been providing services in the coastal community for thirty-one years. Hospitality House, and its nonprofit the Mendocino Coast Hospitality Center (MCHC), is a reliable, professional committed member of the Mendocino County Continuum of Care for the Homeless. Fort Bragg is fortunate to have the Hospitality House homeless shelter open every day of the year and not to have experienced the struggles that have happened inland to open a winter shelter the last few years. Fort Bragg would be well-advised to thank and cherish MCHC and the Hospitality House.

The shelter, meals, laundry and showers offered are at the heart of the safety net of care for people in desperate need in the coastal community. Without the services of the Hospitality House, many people in the community would suffer and the financial burdens to the Emergency Room and Police Department would increase.

Hospitality House has many rules and policies in place to control any negative behaviors. For example, in the last few months clients have been required to enter from the front street to remove any potential issues in the alley. Hospitality House staff are conscientious and always aspire to be the best of community partners.

We are grateful to have the opportunity to partner with MCHC's Hospitality House, and grateful for the stellar work that they do to serve our neighbors without homes.

Respectfully,
John E. Strauss

From: Kathleen Cameron [mailto:kcameron@mcn.org]
Sent: Saturday, July 22, 2017 11:50 AM
To: Jones, Marie
Cc: Anna Shaw
Subject: Letter of Support for Hospitality House Shelter

Ms. Jones,

Please deliver my attached letter of support for Hospitality House to the Fort Bragg City Planning Commission.

Thank you,

Kathleen Cameron

Hospitality House
237 N. McPherson St.
Fort Bragg, Ca. 95437

To:
City of Fort Bragg
416 N. Franklin St.
Fort Bragg, Ca. 95437

My name is James R. Gibney. I was born and raised in Trinity County. I am currently the Senior House Manager of the Hospitality House here in our beautiful city of Fort Bragg. If it wasn't for this place, I would not be sitting here in this position right now. My wife and I arrived here 3 ½ years ago in hopes of finding a better future and life for ourselves. We walked to this front door and knocked, tired and weary from the road we traveled on, with small expectations, but with high hopes and dreams. This door was opened to us and we never looked back. We worked this program to the best of our abilities and exceeded the expectations that were required of us. Internship was presented to me and I took hold of it as tight as I could, and fulfilled my duties as intern for the Hospitality House.

You see, prison life was the only life I ever knew. I never dreamed that I could ever make something out of this life. Who would ever hire a three-time loser, convicted felon such as myself. "25 years to life," the judge said to me as the gavel came down upon me 18 years ago. But I never gave up on myself. 13 years later a Public Defender talked to the Judge and the D.A. who agreed that I deserved to do the time that I did, but not the 25 years to life that was imposed upon me. I was taken back into the courtroom and released into society forthwith. I bent down and kissed the ground as I stepped out into the free world as the sunlight hit my face.

Page 1 of 2

The last thing that I would like to say with utmost compassion and sincerity to everyone that is in this room. It is detrimental that we keep the Hospitality House intact so that other people like myself are given a fair chance, and are given that opportunity to lead productive lives.

Sincerely,

James R. Gibney
Sr. House Manager
Hospitality House

July 21, 2017

Fort Bragg City Council

Fort Bragg Community Development

Att: Marie Jones

I am addressing the Use Permit Modification violations raised against the Mendocino Coast Hospitality Center as of July 7, 2017.

I find that this is just another continuing attack, only by the back door, to smear the MCHC in an ongoing campaign against the Center's location at the Old Coast Hotel.

Many of the charges, i.e. amount of beds has been gone over and over by Anna Shaw, the Director and Lynelle Johnson, the President of the Board with City councilman Norvell and explained in depth.

The amount of beds is 24, the allocated amount designated by the Use Permit. This has remained a constant throughout the time since it was enacted.

The Beds are in compliance with men and women in separate areas of the house. Families can share a room to themselves if need be. They are very clean and well-kept.. as are the rooms.

The Kitchen remains the same since I first saw the remodel quite a number of years ago. Same tables, same chairs and same kitchen configuration.

The increase of the needy has expanded exponentially since the downfall of the Market and job and home losses in the 2008-10 period of time in the US. Add to the thousands of

Veterans with disabilities, who are homeless and in dire need of mental healthcare and thousands of displaced persons with drug and alcohol problems: you have a increase of people who are on the streets all over the US. Why would in increase be any different here and is it the Hospitality House's fault or are they responsible for the behavior when the people are away from the property. I say, that the responsibility is with the community at large and not just point fingers at an agency the has gone above and beyond to help these poor souls.

Now, I am not that naive to disallow that there are always bad apples in any bunch. And I do have knowledge of the ramifications of alcohol and drug abuse. I was a bartender in the area for a good number of years and saw the tolerance

of local drunks by the town and the police department. Local guys in local bars, every day of the week, more than 3 drinks; driving home afterwards. Are the bars responsible for their actions after they leave the premises? They are obliged to cut people off when they feel that the situation calls for it. It rarely happens in most places. I have seen the behavior of people out of control on alcohol and drugs doing the things cited in this letter of violation. They are not actions done by street people alone. I feel that some of these charges are exaggerated and would like to have more proof that the accusations are valid. Not all the people who are being served are committing these nuisance behaviors; only a small portion of the folks who come for lunch. I think this is just another tactic by the people who are still enraged by losing the "U" battle and are continuing their revenge by any means possible.

Nancy Milano
BOD MCHC
POB 928
Fort Bragg, CA

-----Original Message-----

From: Olivia Hasty [mailto:oliviahasty@gmail.com]
Sent: Friday, July 21, 2017 4:51 PM
To: Jones, Marie
Cc: Lynelle Johnson
Subject: Hospitality House

Dear Marie Jones,

My husband and I have lived in the area for nearly 20 years. We have come to know and appreciate the folks who work tirelessly for the many non profits that make our community as rich as it is.

One of these is Hospitality House. Countless people have found shelter, food, and assistance within its walls. Now, it is threatened by unfounded stories and innuendo.

I write to offer our unequivocal support to Hospitality House and the unselfish friends who work so hard to provide necessary assistance to so many in need who would otherwise be lost on our streets.

It is our sincere hope that the Fort Bragg Planning Commission support Hospitality House and those who are working so diligently for its continued success.

Respectfully yours,

Charles and Olivia Hasty

From: Jerry Thomas [mailto:rml@mcn.org]
Sent: Friday, July 21, 2017 4:25 PM
To: Jones, Marie
Subject: MCHC - Hospitality House

Marie, our coastal community and Fort Bragg have a homeless problem. We're all concerned, but the "nuisance complaint" attacks the one organization attempting to do something positive about the problems some homeless bring.

Far, far better than the potentially destructive action brought by the City is the City (community) entering into a positive dialogue centering on steps Hospitality House and the community, including the City, can take to minimize the problems brought by some homeless.

The City has a responsibility to provide positive leadership in "problem solving" homeless issues. The "nuisance complaint" is negative at its core, certainly not what is needed from City government.

Jerry Thomas
A 20+ year involved coastal resident and volunteer in numerous community non-profits.

July 18, 2017

To whom it may concern:

I began working for the Mendocino Coast Hospitality Center Specialty Mental Health Clinic in January of this year. I admit, even having been born and raised in Fort Bragg I did not fully understand the services offered by the several departments of this organization. Having worked here for several months it is becoming increasingly clear how important and necessary the Hospitality House is to our community. A previous agency I worked helped Child Protective Services to remove a mother and two children from an abusive father; when they had nowhere else to go, the Hospitality House took them in and eventually they were able to get their own apartment in town; this would have not been impossible for this family without the invaluable resource that is the Hospitality House. The Hospitality House helps more families than most people realize.

I have gotten to know the clients who utilize the Hospitality House, in many cases they are simply people who have lost their way. They have lost their way because of mental health issues, trauma, addiction, or any other number of problems, but regardless of these issues they are human beings who deserve a safe place to rest, eat, and bathe.

I have lived in another area of California, and I have visited more places than I can count. The homeless population is increasing everywhere, not just here in our small community. If the Hospitality House were to ever close down these people are not going to simply disappear. They will still be here, needing someone to care enough to help them out. The Hospitality House provides showers, laundry, food, and bathroom facilities on a daily basis to numerous individuals and families. The idea that someone wants to take these basic needs away from people who need them is baffling to me. Homelessness will not cease to exist in our small town if the Hospitality House were to ever close.

Even before I worked with this population of people I was not the kind of person to think down upon those who need help. There are people in this town who genuinely need the help and are in no way abusing the system. Maslow's hierarchy of needs shows us how basic needs such as safety, shelter, food, and water need to be met before one can begin to think about achieving one's full potential. The Hospitality House is providing these basic needs in order to help people move past this time in their lives and achieve more.

I appreciate each and every person who works at the Hospitality House, Hospitality Center, and Hospitality Clinic. We work with a difficult population in order to try and better their lives. I hope the city council can begin to realize the efforts these organizations put forth, and I hope the residents of this town who need the support will continue to be able to access it through the Hospitality House.

Sincerely,

Erika Malsom, MA, Marriage and Family Therapist Intern, Clinical Coordinator for Hospitality Clinic

Fort Bragg City Planning Commission

C/O Marie Jones

City of Fort Bragg

416 N. Franklin Street

Fort Bragg, CA 95437

Ref: Potential Violations of Use Permit at the Hospitality House

I am writing this letter on behalf of the Homeless shelter known as the Hospitality House located at 237 North McPherson Street. This shelter provides, food, shelter, showers, laundry, and a safe place to sleep.

Feeding those in need, not only helps the hungry it also helps our entire community. Recently a Father with 2 very young children needed a hot meal and a shower. They were moving in a week to their new place and just needed a little support until the move. This family was most appreciated for a safe place.

There are so many stories and yet there is only 1 Hospitality House that offers services for those in need. As the Father said, he had never faced this type of living experience before with his 2 young children. And now that he has a place of his own, he is with great gratitude that there was the Hospitality House in our community to help him when there were no other options.

Our community offers compassion every day of the year by supporting the Hospitality House with many types of services that this non-profit has to offer. For this young family, they were sheltered from homelessness, had food so they did not go hungry and were provided a path for personal self-sufficiency.

Thank You,

PJ Morgan

Fort Bragg City Planning Commission

c/o Marie Jones

City of Fort Bragg

416 N. Franklin Street

Fort Bragg, CA 95437

July 18, 2017

Ref: Potential Violations of Use Permit at the Hospitality House

Members of the Fort Bragg Planning Commission,

I write in the strongest support of the Hospitality House programs operating at 237 N. McPherson Street in Fort Bragg.

Being a past client myself four years ago, I do not know what I would have done without their services. Living on the street with no money and no family to help me due to my progressive alcoholism and drug addiction as well as my deteriorating mental health, trying to make it on just a little food stamps would have surely put me on the path to starvation without the meals the Hospitality House provided. Being on the street you do not have any way to store or cook food so it eats up the amount of food stamps you get a month. The hot meals they serve in the morning and afternoon was certainly something I had to look forward to each day, sometimes that was the only hope I had left in my life. Just knowing someone cared enough to cook those meals and always being made to feel welcomed unconditionally. No stigma or dirty looks because I carried a backpack or because my hair was out of place or my clothes a bit soiled. Always with smiles as they serve the food with a warm "Hello, good to see you and we are glad you came back," sometimes meant more to me than the food in itself. Just knowing I was understood and accepted just how I was at that terrible moment in my life helped keep a tiny spark of hope for me that there were still people left in this world that actually cared!

The laundry and shower services were also much appreciated as no park or campground will allow you to use their facilities unless you are camping there, if you are so lucky to even have money to pay the camp fees and they will let you in.

It was the Hospitality House that helped me get back on my feet, be able to overcome my addictions, and work on my mental health issues and become employable once again. The programs they have can help people change their lives and become productive citizens in the community again, if they do the work. I saw the opportunity and gratefully accepted it, but not without a lot of hard work on my part and by staying clean and sober. Their encouragement, guidance, and basic rules along with the fantastic

services they provide is what kept me going and helped me finally be able to give back to my community as well as have the opportunity to help others just like myself.

I am forever grateful and honored to say that today I am a part of their staff and have this opportunity to help serve those who need these services so desperately. Not only is it the homeless that benefit from the services at the Hospitality House but those with no or low income that can barely make it through the month on social security do not have to go hungry and can at least enjoy a hot meal, showers and laundry service.

These are people in our community and it makes me proud and honored to see that our community, the community I was born and raised in, has such wonderful services to take care of our homeless, elderly, mentally ill, low and no income citizens.

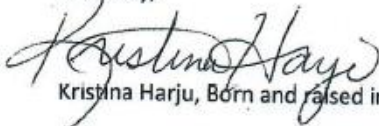
To even think that there are those in this community that want to take away these services for our most neediest and vulnerable citizens just makes me literally ill inside and just breaks my heart to think people in the community want to get rid of these services.

I do not think it is fair to blame all the problems on the homeless people, such as feces, urine, vomit, vandalism, etc. I have lived on Harrison Street next to the park for 3 years now and have not yet had one problem caused by any of these people to my doorstep, house or property. What I do see on the weekends is people driving in fancy cars and clothes pull over across from my house, stumble out of their vehicles intoxicated and loud, vomit, urinate and throw trash out of their car laughing and speed away. I hear several people come through the alley when I am trying to sleep being loud and vandalizing sidewalk barriers when contractors are working on the sidewalk, I see young guys in vehicles drag garbage cans from their cars from blocks all the way down the street to land knocked over in front of my house. I see young kids plaster stickers on street signs, cuss at me and then run away laughing. I feel more terrorized by those who are not homeless than I am the homeless people themselves.

If services are taken away from those in need I hate to see what will happen in our community. I believe it will lead to more crime, more police calls and more devastating problems people couldn't even imagine.

I think the solution is to quit discriminating against those in need and those who are trying to help them, quit blaming and stigmatizing those who are less fortunate and be proud and grateful that we can be a community that actually takes care of our community and those in need.

Sincerely,



Kristina Harju, Born and raised in Fort Bragg

Mendocino Coast Hospitality Center Programs Manager

Assemblyman Jim Wood's May 2017 Community Champion

Certified WRAP Facilitator

Certified Peer Provider

Certified NAMI Peer-to-Peer & Connections Mental Healthy Recovery Group Facilitator

FROM: Cliff and Joy Shaw
Mendocino, CA

RE: Hospitality House

We strongly support Hospitality House on our coast. Over the many years we have resided up here (over 20 years) we have been aware of all of the good that has been done by this organization. To provide a safe and secure environment for those less fortunate than many of us, they have consistently stayed the course of no drugs nor alcohol, and have fed and provided safe housing for thousands including families and small children who have needed help.

We are dismayed by the horrifying things that have been said about this organization and also said about members of the Board of Directors who all volunteer their time. There seems to be a meanness that has surfaced as of late where people feel entitled to accuse without merit things they do not agree with. It is a black mark on our area when these people succeed with their vile accusations.

We hope that the Fort Bragg Planning Commission will take into account the good that has been and continues to be done by Hospitality House and ignore the vocal vitriol that is coming from a small group of people.



Fort Bragg City Planning Commission
c/o Marie Jones
City of Fort Bragg
416 N. Franklin Street
Fort Bragg, CA 95437

July 26, 2017

RE: Potential Violations of Use Permit at the Hospitality House

Members of the Fort Bragg Planning Commission,

I am writing to show my deep support of the Hospitality House on McPherson Street. My family and I live in the parsonage on our Church campus. Weekly we have people in the middle of unfortunate circumstances who stop by the church seeking help. Of course we offer the help we are able (food, clothing, or a little cash for gas) and suggest the next step be the Hospitality House for shelter, meals, laundry and showers.

Over the past couple of years Coast Christian Center has participated in the Extreme Weather Shelter Program that has strongly impacted and helped the lives of many homeless people. As this last winter has shown, it can be devastating to be outside during storms and the freezing cold. As we have participated in this program I have had the pleasure to get to know a good amount of the staff and administration of the Hospitality Center. It is so uplifting to see their hearts toward the most unfortunate in our community.

If you take inventory of what our community has to offer those that find themselves in desperate need, you will see that the services and programs the Hospitality House provides is a very important and major part of the equation. Without their services many people in our city would suffer.

Coast Christian Center is grateful to have the opportunity to partner with the Mendocino Coast Hospitality Center's Hospitality House in the wonderful work that they do serving our neighbors without homes.

Sincerely,

Pastor Kris Strickland
Coast Christian Center

P.O. Box 460, Fort Bragg, CA 95437
707.964.5247

coastchristiancenter@gmail.com

-----Original Message-----

From: Kristy Tanguay [mailto:kristytanguay@gmail.com]

Sent: Wednesday, July 26, 2017 2:47 PM

To: Jones, Marie

Subject: Re: Hospitality Center

Dear Marie Jones and members of the Fort Bragg Planning Commission,

I am writing you today in support of The Hospitality House. I work at a neighboring business, and HH has always been responsive to any concerns we might have, which has only been twice in five years.

Programs such as these save lives and communities. With the homeless rate as high as it is here in Mendocino County, still very few want to admit that homelessness is everyone's problem. In the words of someone very close to me, "no one chooses to be depressed, manic, addicted, or homeless. Something happened to them."

A program or options to offer these individuals that may help them to make different choices that may improve their lives is the only humane thing to do. We can't simply throw people away. Sometimes a case manager is the only present and positive person in someone's life. These things matter.

Hospitality House, and Hospitality Center are not only reactive but proactive in keeping individuals from experiencing homelessness. They are a mainstay to those who might not otherwise have a means to make a positive impact on their living situation.

As the needs have changed and increased, such as the closing of inland shelters, they have flexed and expanded their reach in an attempt to meet those needs with minimal impact on our general community. It's not perfect but they are striving to meet these ever-changing and ever increasing needs for our fellow humans. Again we can't simply throw individuals away. We as a community must take a stand and offer positive options whenever possible.

Sincerely,

Kristy Tanguay

601 N. McPherson St.

Fort Bragg, CA 95437

kristytanguay@gmail.com

DRAFT

July 25, 2017

To: The Fort Bragg Planning Commission:

Art Explorers, Inc., an arts program for adults with developmental disabilities located at 305 E. Redwood Avenue, has been neighbors with Hospitality House for over a decade. We have not had a single adverse incident with any of their clients over that time period. The clients of Hospitality House as a rule are friendly and kind to our artists and some of them are regular visitors to our studio and gallery. The City of Fort Bragg's Notice of Potential Type VI Municipal Code Violation (V20-17) states that city officials had "conversations with property owners and business owners within the neighborhood." Art Explorers is approximately one half block away from Hospitality House and yet our staff and directors were never contacted by the city for our input. The July 20th edition of the Fort Bragg Advocate describes the Planning Commission's scheduled hearing as "a complaint-driven action." The Fort Bragg Planning Commission can hardly pretend to present an accurate and objective description of the situation if city officials only talked to community members who filed complaints.

The press release issued by the MCHC board of directors states that the city's allegations are unfounded and they welcome the opportunity to refute them in public.

This hearing represents a striking example of the City of Fort Bragg reneging on its own responsibilities to the community and instead blaming and scapegoating the one nonprofit organization in town which is actually trying to ameliorate the intractable problem of homelessness. The various nuisances listed in the city's notice can hardly be described as localized to the one block radius around Hospitality House. These nuisances exist throughout town. But since the city has focused on this one block radius, what has its staff and current City Council done to proactively improve the situation? Has the city installed one or more public garbage and recycling units close to Hospitality House to give clients and diners there the opportunity to properly dispose of their waste? Has the city installed a dog waste bag dispenser and receptacle in that block so that people can clean up after their dogs? There is a dire shortage of public restrooms throughout town. There are affordable and relatively simple solutions to this problem like the Portland Loo (<http://theloo.biz/>) which are environmentally friendly, inexpensive, safe, and designed to be situated on sidewalks. Why hasn't the city installed one or more of these units, either behind City Hall or in other locations around the city? These basic amenities are provided by the city for tourists. Why aren't they made available for its inhabitants in areas where they are desperately needed?

The City's failure to take any constructive action to abate these nuisances suggests that it is much less interested in solving problems than it is in grandstanding for a particular subset of its constituents.

Does the City of Fort Bragg have a thoughtful and careful plan in place to deal with issues of poverty, homelessness, and lack of affordable housing in the community? Is the City working cooperatively with various nonprofits in town who are trying to address these problems? Or has the city opted to be more obstructionist in its approach in the reckless hope that homeless people will magically disappear from our streets?

July 21, 2017

Fort Bragg Planning Commission

Fort Bragg City Council

RE: Hearing on Hospitality House Use Permit Violations

I am here to speak strongly in favor of Hospitality House and the service they provide to our community. The alleged use permit violations are just that. Alleged. I support the request to postpone this hearing to a later date to allow a realistic time frame for them in which to respond to these allegations.

Anyone who has been paying attention to the state of affairs outside of our tiny town of Fort Bragg, knows that income inequality is worsening and contributing to the spectacular rise of homelessness everywhere, and particularly in CA. The rise of those in poverty has and will continue to grow as the middle class continues to disappear. Mendocino County has the highest per capita rate of homelessness in the country; and nearly twice that of San Francisco! Let that sink in. Hospitality House is the only year round shelter in all of Mendocino County. Fort Bragg is the only community in our county positively addressing just the tip of the iceberg by supporting this shelter that also provides a hot meal 365 days per year. I, for one, am very grateful for the Mendocino Coast Hospitality Center, the people who do this difficult work and the many in our community who support it. I am grateful that, with support, some people are able to move forward with their lives. I am grateful that at the very least, the comfort of a hot meal, a warm bed, a hot shower, clean laundry and human care are provided to those who do not have the good fortune that many others of us take for granted.

Over 70% of women who give birth at MCDH are income eligible for MediCal. The chance that a significant number of our families are one paycheck away from losing their housing is extremely high. The possibility is very real, that were it not for family support of one kind or another, many more residents would be homeless or are at risk of homelessness. Conversely, many people because their family has provided housing or access to housing, are not on the street or living in vehicles even though their income or health issues would prevent them from being able to afford housing here. How many of you at this table or in this room have benefited from your family during times of difficulty in your life? Many others are not so lucky. It is very simplistic for “locals” to claim that all the people who need the services MCHC provides are not “from” here. And they would be wrong.

The idea that some people are superior to others or more worthy seems to be at the root of this dilemma we face. We have seen it in regard to the historic and systematic abuse of people with disabilities, racial and ethnic groups etc. We need to hold each other accountable for these views that

lead to acts such as the holocaust, forced institutionalization or sterilization. Never again, means we need to stop vilifying people we do not understand or approve of. In every town in every country in the world, there are good and bad people. There are good people who do bad things and bad people who do good things. There are people who make bad choices and people who are victims of bad luck. There are endless ways to deal with and respond to these issues. After reading the letters that have been submitted with the Notice of Violation regarding the Hospitality House, I recognize the fear and loathing that is at the root of the complaints. Yes, there are scary people in our midst. Some of them are very visible because often they are in the throes of intoxication or a mental illness. Some of them live in houses in our neighborhoods and some of them live on the street or in their cars. Those with no walls to hide behind, can become a spectacle of all that is wrong with the system that brought them to this point, be it a lost job, illness, war injuries, divorce etc.

Then there is the double standard and hypocrisy that exists in our town. Acceptance of the underground pot economy that has been going on for years, bringing with it the annual transient group of trimmers and others looking for a quick way to make a lot of money buying and selling, increasing violence and people with weapons. But a blind eye is cast on those who have profited from this illegal activity that brings with it the kind of people that contribute to the drama on the street.

In my opinion, the problem with “complaint based” city government, is that it forces and encourages people to be adversarial. It implies that everything is black and white, good or bad, right or wrong. In my experience this type of process does not lead to anything remotely collaborative or restorative. It creates and promotes bad outcomes where there really are no winners. It is counterproductive and creates resentments that can last for years and infect our ability to work together for common cause.

The Planning Dept, at the urging of the council, based on repetitive complaints by a tiny group of people has issued alleged violations of the use permit by HH. With no attempt at facilitating a formal mediation, the city has forced a hearing to bring together the “factions” in front of a commission comprised of members who are appointed, but may be ill prepared to take on the scope of this issue in a three hour period. This process is feeding the frenzy of the recent and continuing “witch-hunt” against this organization. Hospitality House is being blamed for the poverty, mental illness and addictions and bad behavior of all the people in our community. Some people seem to think that if the service goes away, the problems of homelessness will go away. This could not be further from the truth. In fact, our law enforcement, hospital and others would be much more impacted were the shelter and meals to be prohibited. The problems of homelessness are only going to get worse. As evidenced by our surrounding counties. Pretending that this issue is going to go away, will backfire on those who insist it is due to MCHC. All of the cities in CA are being forced to deal with how to respond to the problems associated with poverty, homelessness, mental illness, addiction and despair. Fort Bragg is no exception.

Residents and the City of Fort Bragg need to take their heads out of the sand and have a conversation about this issue from the standpoint of what our individual and collective moral, ethical, legal and

financial responsibility is to our friends, neighbors and community at large and what we can do to respond. On June 21, the city initiated a working group of people, from diverse organizations throughout the county to come together for a six-month commitment to discuss what might be done to understand and deal with these effects by preparing a "Homeless Action Plan". "We hope it will serve as a model for interagency coordination and prioritization throughout the County." City Manager, Linda Ruffing. That is a very good start.

There are no easy answers to this complex issue facing our society. But punitive actions without rational conversation and a comprehension of the issues are not the answer.

Sincerely,

Carole White

PO Box 108

Fort Bragg, CA 95437

-----Original Message-----

From: Sue Gibson [mailto:gbzn@mcn.org]

Sent: Friday, July 21, 2017 9:23 AM

To: Jones, Marie

Subject: Hospitality House

Dear Ms. Jones,

I am writing to let you know how very much my husband, Bill and myself support the Hospitality House. We are on the advisory board, having served many years on the board, proper. I think back on the many good things that have happened there. I think of the newborn babies and their mamas, who come to us from the hospital. I think of the employed mama of two teen age boys who had dinner with us, so her kids could have seconds at home. I think of the 78 year old widow, with a portable oxygen tank, who stayed with us, as she had no family. I think of the vets and the people who lost their homes during the melt down. I think of the seniors whose money runs out before the end of the month, who have dinner with us. Not all of our guests are druggies or drinkers, and if they are, must be in a program for recovery, or they can't stay there. The coast has great weather and it's easy to stay outside, but if a person wants to change their life, we are there to help. Please support us as we try to help those in our community in need.

Sincerely,

Sue Gibson



Mendocino Coast Clinics, Inc.
Community Health Center
205 South Street, Fort Bragg, CA 95437
www.mccinc.org 707-964-1251

July 19, 2017

Fort Bragg City Planning Commission
c/o Marie Jones
City of Fort Bragg
416 N. Franklin Street
Fort Bragg, CA 95437

Re: Potential Violations of Use Permit at the Hospitality House

Members of the Fort Bragg Planning Commission,

I write in support of the Hospitality House programs, operated at 237 N. McPherson Street in Fort Bragg.

Hospitality House homeless shelter has been providing services in the coastal community for thirty-one years. Hospitality House, and its nonprofit the Mendocino Coast Hospitality Center (MCHC), is a committed member of the Mendocino County Continuum of Care for the Homeless. Fort Bragg is fortunate to have the Hospitality House homeless shelter open every day of the year and not to have experienced the struggles that have happened inland to open a winter shelter the last few years.

The shelter, meals, laundry and showers offered are at the heart of the safety net of care for people in desperate need in the coastal community. Without the services of the Hospitality House, many people in the community would suffer and the financial burdens to the Emergency Room and Police Department could increase.

We are grateful to have the opportunity to partner with MCHC's Hospitality House, and grateful for the vital role that they play to serve our community.

Respectfully,

Lucresha Renteria
Executive Director

Mission Statement

To build a healthy community by providing quality patient-centered health care to all coastal residents.



MCHC HEALTH CENTERS

333 Laws Avenue, Ukiah, CA 95482 • (707) 468-1010 • www.mchcinc.org

July 20, 2017

Fort Bragg City Planning Commission
C/o Marie Jones
City of Fort Bragg
416 Franklin Street
Fort Bragg, CA 95437

RE: Support for Hospitality House

Members of the Fort Bragg Planning Commission,

I write in the strongest support of the Hospitality House programs, operated at 237 N. McPherson Street in Fort Bragg.

Hospitality House homeless shelter has been providing services in the coastal community for thirty-one years. Hospitality House, and its nonprofit the Mendocino Coast Hospitality Center (MCHC), is a reliable, professional and committed member of the Mendocino County Continuum of Care for the Homeless. Although Hospitality House is not in Mendocino Community Health Clinic, Inc.'s service area, I think it is important to acknowledge how fortunate Fort Bragg is to have the Hospitality House homeless shelter open every day of the year and not to have experienced the struggles that have happened inland to open a winter shelter the last few years. Fort Bragg would be well-advised to work with Hospitality House to ensure that this important resource is available into the future.

The shelter, meals, laundry and showers offered are at the heart of the safety net of care for people in desperate need in the coastal community. Without the services of the Hospitality House, many people in the community would suffer and the financial burdens to the Emergency Room and Police Department would increase.

HILLSIDE HEALTH CENTER
333 Laws Ave., Ukiah
(707) 468-1010
hillsidehealthcenter.org

LAKEVIEW HEALTH CENTER
5335 Lakeshore Blvd., Lakeport
(707) 263-7725
lakeviewhealthcenter.org

LITTLE LAKE HEALTH CENTER
45 Hazel St., Willits
(707) 456-9600
littlelakehealthcenter.org

A local nonprofit corporation providing access to health care for everyone in our community. MCHC is an equal opportunity provider and employer.

Page Two

Mendocino Community Health Clinic, Inc. supports efforts to maintain this important resource in the community of Fort Bragg. The loss of this resource will only place additional stress on the few homeless services currently available to those in our communities who need the extra help.

Respectfully,



Carole Press, CEO
Mendocino Community Health Clinic, Inc.



From: Mendo Litho [mailto:mendolitho@mcn.org]
Sent: Thursday, July 20, 2017 1:43 PM
To: Jones, Marie
Cc: CDD User
Subject: Another Complaint regarding the Hospitality House Nuisance

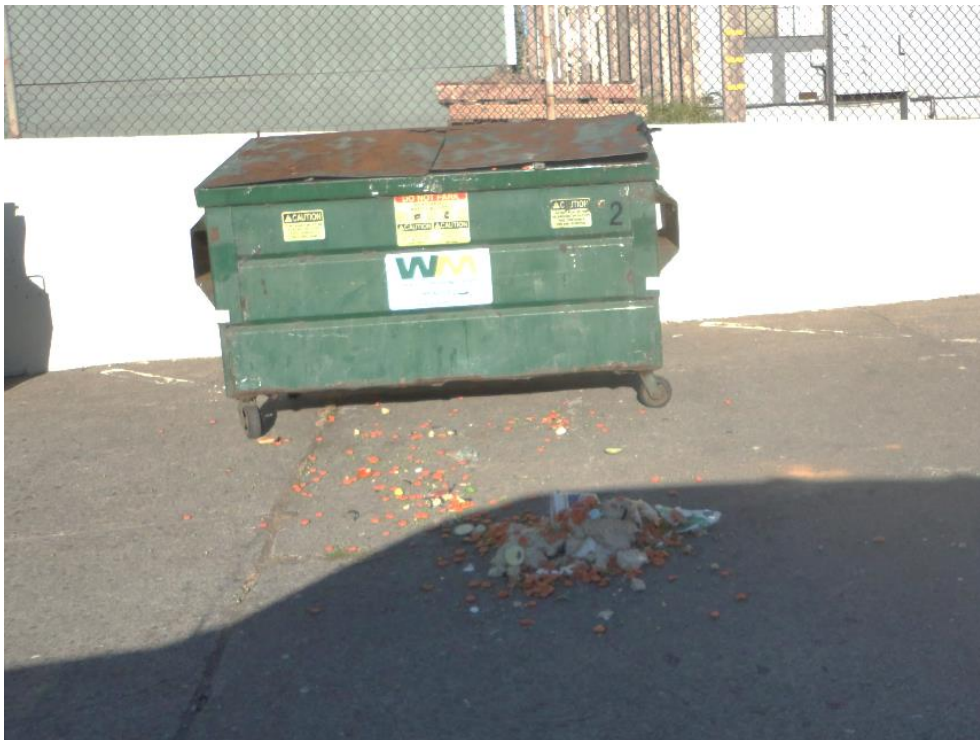
Dear Ms. Jones and Planning Commissioners,
My name is Dawn Ferrara and I own a home on McPherson Street very close to the Hospitality House. For three generations my family has owned this property and three generations have lived with the nuisance created by the Hospitality House's non conforming use permit. It is not fair to continue to allow this nuisance situation to negatively impact my day to day life and my property values.

I have complained to city council, the planning commission and now you on various occasions. I am formally submitting photographs that I have taken, most of them were taken in the past three months. Due to the limitations of MCN I will be sending these photos in a series of emails to you. I will clearly label the final email of photos so that you do not overlook any of them and I will number them. I will also be forwarding the letters of complaint that I have already submitted. Please forgive me if I send any duplicates, I just want to make sure you have everything.

Given the non conforming use of this business, the code violations cited in your notice and the chronic nuisance created in the neighborhood, I am respectfully requesting that the use permit for the Hospitality House be **revoked** and that this organization be directed to relocate the Emergency Shelter to the Commercial General district where Emergency Shelters are an allowed use. I believe it is the responsibility of the Planning Commission to protect our community and our zoning. Anything less than revoking this non conforming use permit, in my opinion, constitutes a violation of the duties and responsibilities of our city government.

Thank you for your hard work, your time and consideration,
Dawn Ferrara







From: jenny lutes [<mailto:jblutes@yahoo.com>]
Sent: Wednesday, July 19, 2017 11:16 AM
To: CDD User
Subject: Marie Jones, Re Hospitality House

Dear Ms. Jones,

I am writing to you in regards to the Hospitality House in Fort Bragg. My parents owned a rental property directly across the street from this location, since around 1980. I have now inherited the property.

In the early days of the Hospitality House, I do not recall hearing any complaints or controversy regarding the house or its occupants. I believe it was originally created to help local families who were displaced, primarily women and children. I had not visited the location for many years and was shocked and disgusted to see what is happening there now. We have had to call the police on several occasions. Once, when walking back from Purity Market with our 9 year old, we heard a loud and profanity laced altercation in the alley directly behind the HH. It was someone who was making violent threats and sounded completely in the grips of a psychotic episode or under the influence of drugs. Another time, I called the police because there were two men passed out on the sidewalk in front of the HH with a nearly empty (large) bottle next to them. I called the HH telephone number and left a message. No one responded, so I phoned the police. They woke the men up and told them to leave, which they did. One man was so unsteady on his feet he seemed unable to care for himself and appeared to be vomiting on the sidewalk in front of the neighboring house. I feel that these men should have been arrested until such time as they were sober and able to care for themselves. Another time we were visiting, an angry young man came storming out of the HH yelling profanities at the house. Our 9 year was in the yard and heard things that you would not want an innocent 9 year old girl to be exposed to. It is a shame. It seems every time we are there, there are people congregating on the sidewalk. Some are smoking things that they are sharing, marijuana or some other drug that is smoked? Some are drinking from brown paper bags. It is like skid row there now. We have been informed by property management that we could charge a significantly higher rent if it were not for the HH being across the street. We believe this would affect the sale price if we chose to sell the property as well.

The entire town of Fort Bragg has changed, and it is awful. Tourist who have not been there for a number of years will be shocked at the amount of disheveled, seemingly mentally ill or drug-using people roaming the streets. I do not believe these are local people, but rather transients that have heard Fort Bragg takes care of the homeless, and have travelled there to reap the benefits. I cannot see how this can NOT be hurting the tourism industry, as well as local business owners. I lived at our N McPherson property many years ago, and it was a different experience. I could walk around town without seeing people that looked out of control. You never know what you will see or hear in Fort Bragg now. It makes me very sad. The HH has clearly outgrown its current location. Their daily operations need to be scaled back, or they need to move to a different location. They should bear the responsibility of providing their own security guards at both the front and back of the building, starting now. They must require their clients to be sober, drug-free, and on psychiatric medications were appropriate. It is not fair that the neighborhood, and indeed, the entire town to be held hostage by these people who need a lot more help than free food and lodging.

Thank you for listening to my concerns. I am hoping that Fort Bragg can be saved from its own good intentions and get these issues under control.

Sincerely,

Jenny Lutes
9450 Carmel Valley RD
Carmel, CA 93923

831-917-3818

From: Don Snyder [mailto:dsnyder@mcn.org]
Sent: Thursday, July 20, 2017 7:12 AM
To: Jones, Marie
Subject: Hospitality House Use Permit

I am writing to urge you to limit the Hospitality House use permit to 24 beds and 24 free meals daily.

The buildup of the homeless population and associated services has been a long, gradual, incremental process. The use permit issue to introduce an incremental reduction, hopefully to join a number of other incremental reductions that represent, in my view, the way to turn the homeless problem around.

Please act to limit that use permit to 24 beds and meals. Don Snyder

-----Original Message-----

From: mtaylor@mcn.org [mailto:mtaylor@mcn.org]
Sent: Wednesday, July 19, 2017 4:33 PM
To: McCormick, Sarah
Subject: Use Permit Modification (9-03/17)

Dear Planning Commission,

As a Fort Bragg resident, I think it important for the Planning Commission to take seriously the permit violations by the Hospitality House as itemized by the City of Fort Bragg.

However well intentioned the goals of the Hospitality House are, there has been a price paid by the community, as the many complaints reported would indicate. It is unfortunate that the homeless population has grown as it has, but there are physical limits to the structure of the Hospitality House and limits as to what the neighborhood can bear.

The original permits sought to address those limits and the Hospitality House has been shown to have overstepped them by a substantial amount. It is a natural tendency for the operators of the Hospitality House to want to service the increasing number of needy, and it does them credit, but the City must serve as a check to their blindered good intentions and be a reminder that they are part of a larger community.

The complaints and problems have been going on for some time, and have been tolerated because of promises to do better. But they haven't. In any other situation in the City, strict adherence to the permits would be enforced and they should be in this case, as well.

Beyond the civic legal issues and the neighborhood complaints, I believe it is unhealthy to concentrate this volume of homeless in one location.

There are many different types of homeless and it's a bad idea to cram them all together in ever tightening conditions. As difficult as it may be, other venues should be sought to disperse and alleviate

the problems caused by this concentration. And these venues should be further away from the Central Business District and family neighborhoods.

I hope you will approve the City's request and further hope that you can find alternatives to help the Hospitality House address the dilemma it finds itself in.

Mark Taylor
512 South Main St
Fort Bragg CA 95437

From: Charles Peavey [mailto:cpeavey@sbcglobal.net]
Sent: Tuesday, July 18, 2017 7:12 AM
To: Jones, Marie
Subject: Hospitality House Permit Hearing

Greetings Members of the Fort Bragg Planning Commission:

The Fascist dictator Benito Mussolini made all the trains in Italy run on time by fiat! Whenever the train arrived it was on time! It appears that City Staff has stolen a page out of his playbook. What is the purpose of a City Planning staff if whenever there is a violation of a permit the permit gets changed to allow the violation. It appears that the City of Fort Bragg is developing a two tiered set of requirements one for friends of the City and one for the Citizens. The variation must be denied until the violation is corrected and then if the Hospitality House is still interested they should apply to have the zoning amended. Hospitality House has been given passes in many regards not allowed to the Citizens, When the Carine's acquired the Old Coast Hotel they were required to buy additional land to allow parking. When Hospitality House acquired the Old Coast Hotel they were given free reign to impose on the rest of the community by taking parking spots away from businesses in the immediate area.

This two tiered policy has got to stop, it is immoral and highly discriminatory to force compliance of zoning requirements on one group while giving another group a pass. I am requesting that the Planning Commission do the right thing and deny the permit amendment and make sure that Hospitality House is in total compliance with their permit requirements.

Very truly yours,

Charles A Peavey

-----Original Message-----

From: Arlene Moorehead [mailto:alm@mcn.org]
Sent: Saturday, July 15, 2017 10:12 PM
To: CDD User
Cc: Peters, Lindy; Turner, Dave
Subject: Hospitality House issue

We are in support of the services the Hospitality House provides to people in need in our community. Without their support and care of those less fortunate than us there would undoubtedly be more homelessness, drug usage, and poor health in this area.

I have often donated bedding, clothing and food and have always been treated with great respect.

Hospitality house provides a needed service and should be encouraged to continue their program of providing food and shelter to those requesting help.

Hospitality House is held in high regard by the coastal community and has earned the respect and financial support of local organizations such as the Community Foundation of Mendocino County.

Thank you,
Arlene Moorehead
Mendocino

From: juliemchenry@comcast.net [mailto:juliemchenry@comcast.net]
Sent: Monday, July 17, 2017 12:54 PM
To: Jones, Marie
Subject: HH Use Permit

I am writing you in regards to the Hospitality House which has become a serious problem in the City of Fort Bragg. It is harming our local economy, the residents and business owners. I feel the use permit for the Hospitality House be limited to 24 beds, free meals for the clients staying there only. Hospitality House has become a burden for our Police Dept. The City and the taxpayers should not have to pick up the tab, the Hospitality House should have provide their own security. The Hospitality House's funding should be audited by the City to prevent misuse of taxpayers dollars. The Hospitality House has deliberately violated it's use permit. Their board meetings are not open to the public, most of the trustees and their director do not live in the City. The organization is secretive and the director is not available. The mismanagement must end and a hiring of a well trained professional should be done.

Thank you for your time,

Julie McHenry
30690 Pudding Creek Road

Fort Bragg

From: James Hooper [mailto:pinejdh@mcn.org]
Sent: Monday, July 17, 2017 12:06 PM
To: Jones, Marie
Subject: HH use permit

A hearing by the Fort Bragg Planning Commission will take place on July 26 involving a change in the Use Permit for the Hospitality House. I feel because of their flagrant violation of their current Use Permit

that it should be revoked or in the least put on probation. Hospitality House has become a FLOP HOUSE for drug abusers and active alcoholics. The Hospitality House has drifted far away from its original purpose of providing shelter for families and individuals that have recently become homeless. As it is now children and families would be unsafe there. Rehabilitation is absent except for token words and claims to get more grant money. The corruption within has been reported by healthy individuals who accidentally wound up staying there and could hardly wait to get out as they observed corruption, active drug activities and ongoing alcohol abuse. City officials have been made aware of the details. Hospitality House has increased the number of beds and the number of meals served which has essentially now become unlimited. The result has been Hospitality House has attracted a number of non-residents of their establishment resulting in increased crime, open fighting, drug use and exchanges, alcoholic abuse in the neighborhood. Hospitality House has become a nuisance and a threat to children and neighbors. When confronted they are openly defiant and claim they are following the rules. But numerous police and ambulance calls which are a daily occurrence says otherwise. Interestingly, when County Mental Health and Social Services was located in the Auggie Avila Center such incidences were very rare. It is obvious Hospitality House is ill managed and does not provide true rehabilitation with licensed personnel on site. This has led to rampant corruption within as reported by former residents. Hospitality House is required to have a business license. Would any other business be allowed to operate this way?

If the city is going to allow Hospitality House to continue, then Hospitality House should be required to provide adequate insurance to protect the city from liability by allowing them to remain, have their Use Permit put on probation, provide their own security by hiring a certified security service, and go back to their original principles when they got the Business License and Use Permit. The City and our local hospital cannot afford the costs created by their irresponsible presence.

-----Original Message-----

From: malynne1@mcn.org [mailto:malynne1@mcn.org]

Sent: Monday, July 17, 2017 9:35 AM

To: Jones, Marie

Subject: Hospitality Use Permit

Dear Marie Jones,

Thank you so much for your honest and transparent report concerning the Hospitality House and all of their violations. I hope that the city will treat this as they would with everyone else and issue out fines. I believe the administration knew ahead of time that they were breaking the law.

I have never seen an agency operate in such a fashion where they have taken a non profit and run amok with it. The board members of the Hospitality House has not been honest with Fort Bragg residents nor the clients that they are suppose to be helping.

Matter of fact, I think that some of the administration running this organization and some of the people supporting it need mental health more than their clients do.

In all my years of living here I have never seen any non profit organization grab taxpayers money while ignoring the problems that they have created to the residents and business owners and basically, unapologetically, flipping them off the whole way.

These people are rude and arrogant! I feel that they are not even worthy of running the Hospitality House.

The Use Permit should be amended to say that they can only have 14 beds at the Hospitality House and that only licensed professionals should be allowed to run it. Everyone in the House should be clean and sober if they want help. So that should include drug and alcohol testing of both the clients and employees.

The Use permit should also read that they are only allowed to feed the people living in the house and no one else! It should say that one call to the police for acting out will result in a persons losing their privilege to stay there and no exceptions!

It should state that the Hospitality House is to fund their own private security service and not use our police department as such.

The goal should be to get everyone who enters the house free from addiction, a job and a place to live once their time is up at the Hospitality House. There should be no more running this organization just to get free money for the administration.

This organization should be using the 12 step program: (For those who do not believe in God they can also use a Higher Power in place of God.)

I was in Alanon for many years and we used the same steps for our group meetings. I think that the Board members of the Hospitality House, the administration and also some of the City Council members and the City Manager should attend Alanon meetings or at least read Co-Dependent No More. It would give them a better understanding of how to really help these people.

If, that is indeed, what this program is really suppose to be about????

Step 1: We admitted we were powerless over alcohol and drugs and that our lives had become unmanageable.

Step 2: Came to believe that a Power greater than ourselves could restore us to sanity.

Step 3: Made a decision to turn our will and our lives over to the care of God as we understood Him.

Step 4: Made a searching and fearless moral inventory of ourselves.

Step 5: Admitted to God, to ourselves, and to another human being the exact nature of our wrongs.

Step 6: Were entirely ready to have God remove all these defects of character.

Step 7: Humbly asked Him to remove our shortcomings.

Step 8: Made a list of all persons we had harmed, and became willing to make amends to them all.

Step 9: Made direct amends to such people wherever possible, except when to do so would injure them or others.

Step 10: Continued to take personal inventory and when we were wrong promptly admitted it.

Step 11: Sought through prayer and meditation to improve our conscious contact with God, as we understood Him, praying only for knowledge of His will for us and the power to carry that out.

Step 12: Having had a spiritual awakening as the result of these Steps, we tried to carry this message to alcoholics and drug addicts, and to practice these principles in all our affairs.

Thank you for your time.

Sincerely,

Marissa Colombi

From: Judith Valadao [mailto:j.valadao@sbcglobal.net]

Sent: Saturday, July 15, 2017 6:21 AM

To: Jones, Marie

Subject: Solution to problems

July 15, 2017

To Planning Commissioners:

The Hospitality House was founded to serve locals who were temporarily down on their luck and needed a helping hand to get back on their feet.

They also took in a transient on occasion who just needed a place for the night. It was a place neighbors and the community was proud of.

The Hospitality House took on the feeding program of the Four Square Lighthouse Church because of the nuisance that was created in and around

the Church. What that did was relocate the problems to the Hospitality House and in affect the downtown businesses and neighborhoods.

Perhaps it's time to return the program at the House to what it was originally meant to be: A safe place where those who are clean and sober can

get a helping hand, until they can get back on their feet.

These problems are year round problems. They don't just happen during the winter months when the EWS is open. The same people who use

the EWS during the winter are the same one's eating breakfast and dinner at the House. The EWS wasn't even open during the time the first

letters were written from the business person who got no response from those in charge of the House.

Because of the many complaints from business people and those residing in and around the downtown area regarding the nuisance created

by those visiting/getting meals at the Hospitality House on North McPherson St. it may be time for the Planning Commission/City to seriously

rethink the use permit that is being violated in complete disregard for those living and doing business in the area.

Complaints from businesses and the community regarding littering, human and dog feces, fighting, drinking, smoking, loitering, panhandling and

yelling at and around the Hospitality House and in the nearby downtown area went unanswered for months. This was pointed out by a nearby

business owner with no action or concern shown by those in charge at the Hospitality House.

The permit was issued for a 24 bed facility but now it seems the number of beds has increased well above the number stated in the permit.

The kitchen/eating facility has been expanded. Again, this was not part of the use permit. In fact most would see it as an increase in intensity

which is clearly forbidden in the wording of the permit.

At least two benches in the downtown area have been removed because of loitering before and after meals. When Mayor Peters suggested a

bench be placed at the Hospitality House Mrs. Johnson made it clear they do not want one there.

Almost daily calls for the services of the Police Department and Ambulance are the norm for the 237 N McPherson St. location.

Going into the nearby grocery store has become a challenge with the panhandling that goes on at the location.

I am asking for an amended permit to require that they follow some basic conditions such as:

1. Allow only meals for those staying in the Hospitality House in the 24 beds. There are many places others can get food as to not go hungry.

The food bank, Senior Center, Churches and soon the Old Coast Hotel (Hospitality Center) will open their Café. A non profit Café that can serve

those with limited funds.

2.A professional in charge of the facility would be something to take into consideration as well as hiring a private security service at their own expense.

I believe with these changes the Hospitality House can become a place that the community can be proud of the way it once was.

Judy Valadao
Fort Bragg

-----Original Message-----

From: Alice Chouteau [mailto:alicat@mcn.org]

Sent: Friday, July 14, 2017 11:52 AM

To: Jones, Marie

Subject: Hospitality House Use Permit

Hi

The Hospitality House has become a major source of serious problems for local residents and businesses, with increased littering, loitering, and more serious crimes , degrading quality of life and harming the local economy

We feel the Use Permit for HH should be limited to 24 beds, offering free meals only to these clients. Random, regular drug-testing as well as criminal background checks should be standard requirements for clients and employees alike, in the interest of public safety.

Mismanagement must end by hiring a well-trained professional with excellent references. HH must provide and pay for their own security personnel, rather than continue to overburden FBPD. Only clients sleeping at HH should be offered free meals, with a serious work-for-food program for the able bodied.

Use of funding by HH must be carefully audited by the City to prevent misuse of taxpayers' monies. The board of directors should be composed of local residents, not people from other areas.

Thanks you for your time.
Alice and Douglas Chouteau
Fort Bragg

From: Judy Eyelandgirl [mailto:eyelandgirlazul@gmail.com]

Sent: Friday, July 07, 2017 3:21 PM

To: Jones, Marie

Subject: Hospitality House

Please do NOT amend the use permit for the Hospitality House.

Thank you for your consideration,

Judy D,
Fort Bragg homeowner

-----Original Message-----

From: Ann Meadlin [mailto:quail1@mcn.org]
Sent: Friday, July 07, 2017 11:53 AM
To: Jones, Marie
Subject: HH

Please do not amend the use permit for the Hospitality House. We need to help the people who are currently there before taking in anyone new.

Ann Meadlin

Sent from my iPad

-----Original Message-----

From: malynne1@mcn.org [mailto:malynne1@mcn.org]
Sent: Monday, June 05, 2017 10:14 AM
To: Jones, Marie
Subject: JUST SAY NO TO EXPANDING THE USE PERMIT

I am sending you this email to ask you to NOT ALLOW the Hospitality House to expand their use permit to feed people other than what they have in the Hospitality House.

I have had numerous people come into my work place and ask me what they can do about the problems that are affecting them in the downtown area because they either live or work by the Hospitality House.

They have described it as being pure chaos and very stressful. I have even had a person that stayed at the Hospitality House describe it as like being a cover for a crime syndicate and they said that it is total chaos inside the walls of the house and not an effective program. They said there are no real rules and the ones that do exist apply only to some people and not others.

On, a couple different occasions I have had their clients, who have mental issues, come into my workplace and ask me if I know of a good lawyer they could hire to sue the Hospitality House because they are not getting their services.

I have referred all of these people to talk to either the Mayor or the City Council but many of them feel like it is useless and that they will not listen nor care. Some of them are afraid of coming forward.

I feel like the people running these programs need to take care of and concentrate only on the people living right at the Hospitality House.

They need to hire professionals to run this program and see that the clients get the help that they need. The program should take the 24 people living in the Hospitality House and get them clean and sober, a job and a place to live. When their clients graduate from the program then they should take on the next clients coming into the house.

Just giving food to people to eat is not helping them it is only enabling them from moving forward. I feel that because the people running the Hospitality House cannot effectively take care of what they have inside the house, let alone others out on the street, that they have no business even asking for a use permit expansion.

Thank you for your time.

Marissa Colombi

From: Mendo Litho [mailto:mendolitho@mcn.org]
Sent: Thursday, June 01, 2017 5:26 PM
To: Jones, Marie
Cc: Norvell, Bernie; Peters, Lindy; Lee, Will; Cimolino, Michael
Subject: Fw: A neighborly message with photos attached

We have been hired to forward the information in the email below that was sent to Council Members Norvelle, Lee, Cimolino and Peters. Please make a note of this when considering expanding services to the homeless in the city limits. The community does not want this as is evidenced in the signed complaints here documented as well as numerous other complaints that have been filed. As stated below, there are 40 complaints from business owners, 30 complaints by employees who work in the CBD and 41 complaints from Fort Bragg residents. There are ten additional complaints from community members that will be forwarded to the four city council members this week.

Mendocino Coast Hospitality Center operating in the CBD is having a negative impact on local pedestrians, businesses and tourists due to the nuisance created by their mismanagement of their clientele in the Central Business District. We have forwarded the attached nuisance photos however, the complaints signed by the business owners are available only to the 4 Council Members mentioned above. These men can verify the legitimacy of the complaints and that the business owners are legitimate, long term residents who have been negatively impacted by MCHC and MCHC's belief that it is not their responsibility to manage the vagrants, transients and intoxicated individuals when they are hanging around the streets of Fort Bragg waiting for services.

Please do not support the expansion of any of their use permits and do enforce the existing permits. In particular we are asking that the existing use permit for the Hospitality House be enforced so that they are only allowed to house and feed the 24 residents cited in the use permit. Expansion of the use permit to include running a "soup kitchen" is not in the best interests of the community and should not be allowed.

The client and the identities of the signatures we site below must remain anonymous due to a past history of threats and harassment. It is unfortunate but a reality. If you would like to

communicate with this client you may do so by emailing Mendo Litho and we will forward the correspondence.

Thank you for your time and consideration.
Sincerely,

Jean Stubenrauch
Mendo Litho
100 N. Franklin Street
Fort Bragg, CA 95437
Phone: (707) 964-0062
Fax: (707) 964-6543