

Hospitality House
Proposed Special Use Permit Conditions
MCHC Response
July 27, 2017

Special Condition 1: The total number of guests at the emergency shelter shall not exceed 24 each night. An increase in the number of overnight guests is not permitted unless a Minor Use Permit or Use Permit Amendment is applied for and obtained. If this provision is violated, operator shall pay a code violation fee, as determined by the City's Fee Schedule, for each occurrence of violation.

Note: MCHC will respond to the last sentence of Special Condition 1 after reviewing the Fee Schedule.

Special Condition 2:

The emergency shelter operator shall permit periodic inspections by City staff, which may be conducted without prior notification, to ensure that the limitation on the number of **guests** is not exceeded.

Special Condition 3:

Hospitality House shall serve all food on premises. Food shall not be prepared or served "to go" for clients to carry off-site.

Special Condition 4:

Hospitality House shall provide at least two 50-gallon trash receptacles on site for clients to dispose of personal trash. Trash cans shall be emptied on a regular basis to ensure sufficient trash capacity.

Special Condition 5:

Hospitality House shall provide a restroom facility for clients during food service each day.

Special Condition 6:

Hospitality House shall provide a location on Hospitality House premises for clients to gather and wait for meals program to open. The waiting area shall be monitored by Hospitality House Staff.

Special Condition 7:

Hospitality House shall monitor client behavior on Hospitality House property, and report illegal behavior to the Police Department and cooperate with the Police Department to address client behavior that disturbs the peace.

Special Condition 8:

Hospitality House shall establish rules of conduct for clients, aimed at curtailing behaviors that are unlawful and/or disturb the peace. Clients who violate the rules of conduct shall be denied service by Hospitality House in accordance with policies approved by the MCHC Board of Directors.

Special Condition 9:

The Hospitality House rules of conduct shall, at a minimum, prohibit drug use, drinking and loitering on Hospitality House property.

Special Condition 10:

The Hospitality House shall post signs on the front and back property entrances that prohibit drug use, drinking and loitering on Hospitality House property. The signs shall also provide a phone number to reach a member of the Hospitality House staff during Hospitality House operating hours.

Special Condition 11:

The Extreme Weather Shelter shall not be operated from the Hospitality House.

Special Condition 12:

The Hospitality House shall be managed by a competent person who has the requisite training and experience to manage an emergency shelter..

Special Condition 13:

The Hospitality House manager shall be responsible for oversight of all activities on the premises and shall work to minimize the negative impacts of the facility and its clients on the surrounding neighborhood.

Special Condition 14:

The Hospitality House shall have a trained, responsible person on-site at all times when clients are present.

Special Condition 15:

The Hospitality House Management shall cooperate with the Police Department and Police Officers when they respond to complaints and calls for service at the Hospitality House, or when undertaking investigations at the Hospitality House.

Special Condition 16:

The Hospitality House shall not expand the hours of meal service. Meal service shall be limited to 20,000 meals per year (2017 use rate).

Special Condition 17:

Other homeless services currently offered at the facility shall not be intensified or expanded.

Special Condition 18:

The Hospitality House shall not offer new services that attract additional clients to the facility at other times of day or otherwise intensify the utilization of the facility, including but not limited to: counseling, educational services, mental health services, mail service, computer access, food pantry, etc.
