

Lemos, June

From: Lemos, June
Sent: Friday, September 22, 2017 8:48 AM
To: Lemos, June
Subject: October 3 Hearing regarding the Hospitality House Appeal: a Volunteers Perspective

From: Susan Holli [<mailto:researchrn@comcast.net>]
Sent: Thursday, September 21, 2017 4:30 PM
To: Jones, Marie; lpeters@fortbragg.com; Lee, Will; Turner, Dave; mclmolino@fortbragg.com; Norvell, Bernie
Cc: Ruffing, Linda
Subject: October 3 Hearing regarding the Hospitality House Appeal: a Volunteers Perspective

TO: Marie Jones, Community Development
Fort Bragg City Council Members
FR: Susan Holli, PhD, RN, Community Volunteer addressing Mental Health & Homeless Services on the Fort Bragg Mendocino Coast & Mendocino County
RE: October 3, 2017 Hearing regarding the Hospitality House Appeal

I write in support of the services being provided through Hospitality House and the Use Permit approved by the Fort Bragg Planning Commission August 23, 2017. I find it unfortunate that when representatives of the City of Fort Bragg and Hospitality House have seriously engaged in resolving issues related to claims made to be in violation of Hospitality Houses existing use permit, others seek to derail implementation by appealing action taken by the Planning Commission.

Background:

I am a community volunteer who has been addressing homelessness and mental health issues within Fort Bragg and Mendocino County for over a decade. The challenges before all rural communities are increasing. As the land is cleared, those homeless are more visible. Very few individuals from the coast are actively engaged in established bodies seeking to address the needs of this population. Related to matters triggering the revision of the Use Permit for Hospitality House I will share two key observations.

1] Reviewing the attachments to the notices of the August 23 and October 3 Hearings, I note the documentation of modifications to the Use Permit for Hospitality House. I also can see where the language and use of terms is understood in different ways. For example, the emphasis on the number of beds rather people who are accommodated. Records clearly demonstrate Hospitality House is focused on people, not beds. This is an Emergency Shelter to be limited to 24 people, with usage reported as bed-nights to county and federal agencies. Records document that maximum occupancy was 24 or less for 523 out of 548 nights. I know a number of people I sought housing for that were turned away because the limit of 24. They were left out in the cold, under a bush, or in a vehicle. Some sought shelter as a patient in the Emergency Room of our local hospital.

2] Reference is made to the number of times the local police responded to calls from Hospitality House. In Mendocino County and elsewhere, the police and sheriff deputies are the identified back-up for those with mental health issues. I have been present when our local police have encouraged Hospitality House Staff to call for their support sooner rather than later. Staff are trained to call the police when a crisis is perceived. In analyzing the number of calls to Hospitality House, I think a better comparison would be made looking at police calls to the hospital emergency department and other emergency shelters in California. I think our current Chief of Police has gone on record indicating that the number of calls is not out of line for an Emergency Shelter. As

was mentioned August 23, liquor stores will lose their licenses if there are too many calls to the police; their arrangement with the police is totally different.

The Appeal:

In *Attachment 10032017 - Hospitality House Appeal Final Report* prepared in advance of the October 3 hearing, much information is presented in response to the appeal that was submitted by three individuals. City staff concluded claims made in their appeal were not supported with evidence, and none were recommended for adoption. I think support of the use permit approved by the Planning Commission is in the best interests of the Fort Bragg community.

Going Forward:

In response to citizen concerns related to behaviors of individuals homeless and/or with mental health issues, City staff have spent considerable time and energy recently just focusing on Hospitality House and Mendocino Coast Hospitality Center. However, the issues and concerns being expressed at the public hearings went far beyond the scope of this one non-profit organization. Other entities need to come forth to address issues away from the private property of Hospitality House and Mendocino Coast Hospitality Center if these broader concerns are to be resolved.

I am hopeful that Fort Bragg city public restrooms can be made available 24-7 for all tourists and others frequenting our community. Also that essential affordable housing be developed for providers of services as well as those now living on the street.

We as a community have challenges before us. Housing First is a required grant component to secure Federal dollars to address homelessness, yet apartment availability is extremely limited in this coastal community. Additional emergency shelter beds are frequently needed for families and individuals being discharged from hospital care. Very soon a workable site for the staging of the Extreme Weather Shelter needs to be identified.

In closing, Hospitality House of Mendocino Coast Hospitality Center is to be commended for all they are doing to address the needs of neighbors experiencing homelessness and/or being financially challenged. This is a small, private, non-profit organization facing huge challenges. I have witnessed the good being done over time, and now their good faith effort to improve where weakness have existed. May we be kind and creative in finding ways to support Hospitality House, for through this entity the entire community is benefiting. As an investment in our larger community, please include financial support for homeless related services in the city budget.

Thank you for listening and taking your time to find ways to address the challenges before our coastal community.

Susan Holli

Lemos, June

From: Don Bettencourt Sr. <tmbrwolf@mcn.org>
Sent: Wednesday, September 27, 2017 1:49 PM
To: Jones, Marie
Subject: Hospitality House

To: Fort Bragg City Council

From: Donald C. Bettencourt

Subject: Hospitality House

I am familiar with the long time Hospitality House services to the poor & homeless in our community, and urge you to support & approve the use permit that the Planning Commission approved on August 23, which would be very much appreciated.

Thank You,

Donald C. Bettencourt
17175 Ocean Drive
Fort Bragg CA, 95437

ARLENE L. MOOREHEAD
P.O.Box 952
Mendocino, CA 95460
707.937.4828
alm@mcn.org

REC'D SEP 29 2017

September 26, 2017

To: City Council Fort Bragg
Lindy Peters, Mayor

Re: Hospitality Center Hearing October 3, 2017

Dear Mayor,

We request that you and other City Council Members uphold the decision on the Hospitality Center that was reached at the Planning Commission Hearing held on August 23, 2017. We attended the hearing and agreed with the decision reached at the very long meeting.

We view the center as safe and supportive temporary housing for mothers, children and others down on their luck. By providing hot meals to those in need it provides a vital service to those that would otherwise go without or be encouraged to beg on the streets of Fort Bragg. This is not a third world country, we should provide for those less fortunate than us by at least giving them some support and guidance to a better life.

Over the years we have seen the homeless situation increase and decrease depending on the economy and the services provided. At this point in time the services provided by the Hospitality Center are desperately needed due to the lack of housing for the homeless and the state of the economy.

We support the continuation of their use permit and their mission. Do not let the negative voices of a few overshadow the voices of the majority that support MCHC.

Sincerely,

A handwritten signature in red ink, appearing to read "Arlene and Jim Moorehead", is written over a faint, larger handwritten signature.

Arlene and Jim Moorehead



Cynthia Wall, LCSW
LCS 11193
PO Box 2082, Ft. Bragg CA 95437
707/964-5229
www.CynthiaWall.com

REC'D OCT 01 2017

REC'D OCT 01 2017

29 September 2017

To: City Council of Fort Bragg

I am a social worker in private practice who works with the ill and dying, and those who are struggling with financial devastation often of circumstances not of their creation. Providing comfort and support to family members during crises, it has been a constant that there will be a warm bed, place to get clean, to eat, and be safe.

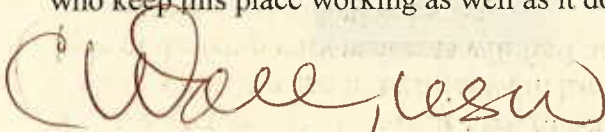
With the very recent addition of Lara Anderson as the manager of the shelter in Ft. Bragg, a layer of professionalism and true social work has been added. This increases the odds that at least some of the temporary residents will find full-time residency, services to help them with their mental health and addiction issues.

I visit the front room and kitchen when making donations of clean clothing and food, and always find the residents friendly, the environs spotless, and a feeling of safety and order. Imagine how it will be for these same people without a safe shelter.

Without this service and provision of care, our town will be much the worse for wear. And our safety net for keeping crimes of desperation will be removed. We have a working system that is being monitored, funded, and constantly improved. Let's support them and the direction they are heading.

I am writing in support for the Mendocino Coast Hospitality Center, for the 18 negotiated agreements to the alleged Use Permit Violations against Hospitality House.

Please consider the full-hearted support that our community gives to this service. We need to encourage more donations, understanding, and recognition of the administration and workers who keep this place working as well as it does.


Cynthia Wall, LCSW



September 29, 2017

City Council of the City of Fort Bragg
416 N. Franklin Street
Fort Bragg, CA 95437

RECEIVED
OCT 02 2017
CITY OF FORT BRAGG
CITY CLERK

Dear Mayor Peters,

It has come to my attention that there will be a meeting on October 3rd to hear an appeal to the negotiated agreements regarding the alleged Use Permit Violations that were served by the city on the Mendocino Coast Hospitality Center (MCHC). Since I will be away from the coast on the date of this meeting, I wish to have my feelings on the matter entered into the record. Hence this letter.

The MCHC has been serving the disenfranchised and homeless population of this community for 30 years or so. They, as you are well aware, provide shelter (up to their permitted limit), showers, clothing and meals 365 days a year to people in need of these services. Additionally, they provide food, clothing and showers to those they are unable to house. What other organization provides these services on our north coast? I would think that the City Council and Planning Commission of Fort Bragg would bend over backwards to see that MCHC and these services continue to operate. They, at the request of the County of Mendocino, have also taken on the MediCal based Mental Health Services that have been privatized by the county. Perhaps you wish that the county had asked the City of Fort Bragg to find a way to provide this MediCal service. Perhaps you wish that the services provided by MCHC were a function of the City of Fort Bragg. If not, why are you making it so difficult for MCHC to continue to provide and improve the services they offer those who seek their help?

There are and always will be those in any community who are dissatisfied and register their complaints. It's easy to complain. Do these people reach out to help make things better? Do they volunteer to work with the people or organization they complain about? Do they help to make our coastal community a better, more compassionate place in which to live? Or do they just find fault and take up valuable time and resources with appeals and protests...

Two attorneys for the City of Fort Bragg and one attorney from Disability Rights, California worked together to negotiate and agree to 18 terms of the alleged violations submitted to MCHC concerning Use Permit Violations. The Planning Commission for Fort Bragg, the City of Fort Bragg and MCHC accepted the negotiated agreements. Now the appeal. It seems that the wise decision would be to support the agreed upon negotiated agreement and put this whole situation to rest. Mendocino Coast Hospitality Center is taking a major burden off the shoulders of the City of Fort Bragg. Be thankful they exist.

Sincerely,



C. Gwen Jacobson
P.O. Box 1459
Mendocino, CA 95460
937-2432

RECEIVED

OCT 02 2017

CITY OF FORT BRAGG
CITY CLERK

Wendy Pollock and Barry Cusick
45341 Mar Vista Drive
P.O.Box 24
Mendocino, CA 95460
wendp@mcn.org
bcusick@mcn.org
707-813-8430

October 1, 2017

Ft. Bragg City Council Members
Ft. Bragg, CA 95467

Dear Mayor Lindy Peters,

We have great concerns as the to future of the Hospitality House on N. McPherson.

We are owners of the property across the street - El Yucca Market and Parents and Friends space on McPherson Street and offices around the corner on 306 Redwood.

In our experience we had had no issues nor complaints about our neighbor across the street. Our property has always been respected.

Hospitality services a HUGE need in our community, and does it in a way that considers the entire community. The services they provide are vital - both to their resident clients and the citizens hungry and in need of a meal.

As you know, in August the Ft. Bragg Planning Commission approved of their permit with agreed upon conditions.

Support this decision of your peers for the continuation of their needed services.

Just imagine a community without the Hospitality House - sad and unacceptable!!

Sincerely yours,



Wendy Pollock and Barry Cusick

Lemos, June

From: Jade Tippet <jade@mcn.org>
Sent: Sunday, October 1, 2017 9:07 PM
To: Peters, Lindy
Cc: Turner, Dave; Lee, Will; Cimolino, Michael; Norvell, Bernie; Jones, Marie; 'Lynelle Johnson'; sheriff@mendocinosheriff.com
Subject: Hospitality House Modified Use Permit Appeal
Attachments: Hospitality House Support 2017-8-23.pdf

Mr. Mayor and Members of the City Council,

Please find attached my letter in support of Hospitality House's Modified Use Permit, both for your information and for the official record. I thank you in advance for your careful attention to this difficult situation our community is facing.

In addition, Mr. Mayor, as a citizen and registered voter in Fort Bragg, I would like to request that the City Council formally endorse Measure B for this November's ballot. The problem of homelessness in our community is greatly exacerbated by the utter lack of appropriate mental health services for the "walking wounded" I see on our streets. Coast Hospital CEO Bob Edwards spoke out last Thursday evening in the Hospital Board meeting in support of Measure B, noting the impact that holding mentally ill indigents in the Coast Hospital Emergency Room for three days has on medical services on the Coast. The community needs to come together and recognize that it's just us who are impacted by this problem, and that we are going to have to work together and, unfortunately, contribute financially to have any chance of making it better.

Thank you again.

--j

Jade Tippet
236 Park Street
Fort Bragg, CA 95437
[707.489.4986](tel:707.489.4986) (Cell)

"Once in a while,
You get shown the light,
In the strangest of places
If you look at it right."
-- Robert Hunter



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James Jade Tippet
236 Park Street
Fort Bragg, CA 95437

October 1, 2017

Fort Bragg City Council
City of Fort Bragg
416 N. Franklin Street
Fort Bragg, CA 95437

RE: Hospitality House Use Permit Modification (USP 9-03/17)

Gentlepeople:

I am writing in support of Hospitality House and urge the Planning Commission and the City Council to approve the Modified Permit as negotiated.

As a new resident and homeowner in Fort Bragg, I have been aware since my arrival of the unfortunate number of homeless and itinerant individuals on the streets of Fort Bragg proper.

I am also aware that the City, as a community as well as a municipal administration, has consigned to Hospitality House the task of providing meals, emergency housing, and support services for this homeless population, a daunting and thankless task at best.

I have become aware through conversations with residents and business owners that the presence of so many itinerant and often emotionally damaged people in the central business district presents challenges to residents, owners, the public health and the goal of making the Central Business District an attractive opportunity for tourists.

From what I can gather, this Use Permit Modification before the Planning Commission is the result of complaints that Hospitality House has on occasion exceeded the parameters of its Use Permit, as well as impacts on the immediate community of the McPherson Street facility. I have read the Permit, including modifications, as posted with the meeting agenda, as well as skimming the 50 pages of letters both supporting and opposing the application.

Before declaring my support for Hospitality House's negotiated Use Permit Modification, let me say that I was homeless in the past, some 40 years ago, and it was the caring of people, including strangers, that allowed me to rebuild my life. Homelessness today is different from 40 years ago. The epidemic of economic depression and malaise, self-medication, loss of mental health and support services have all contributed to a more or less permanent population of emotionally damaged individuals who have to a greater or lesser extent accepted their fate of living day to day, with no idea about where they will be or how they will survive tomorrow.

Phone: 707.463.3741 • Mobile: 707.489.4986 • Email: jade@mcn.org

Many cities and communities have taken the stance that “if we make it hard for them here, they will go somewhere else,” forgetting or ignoring the fact that for other cities or communities, theirs is somebody else’s “someplace else”. With a climate as livable as Fort Bragg’s, making the lives of the homeless difficult is only inviting a backlash, something some of our businesses, unfortunately, are discovering. The first principal to the solution to the homelessness epidemic is not making their lives difficult so they go away, but treatment, redirection and integration. There will be no “final solution” to the homeless epidemic, short of a major economic re-adjustment in favor of those toward the bottom of the economic ladder. But there are processes and strategies to mitigate the impact of the homeless population on the community while providing services that empower homeless people to rebuild their lives.

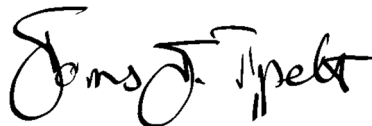
Hospitality House’s services are integral, but not sufficient, in addressing the homeless population in our community. The glaring absence of any CBD restroom facilities, after the restrooms at Town Hall are locked in the evening, is a direct cause of many of the incidents of urination and defecation. Given the choice between ignominiously soiling one’s pants, or dropping them, the choice is obvious. The City of Fort Bragg needs to site and install one or more 24/7 public restrooms in the CBD, one preferably within easy walking distance of Hospitality House.

In the long term, additional strategies need to be developed. Measure B on the November Ballot would provide funds for mental health services so desperately needed by the homeless population. Many cities are using public service, “on the spot” day labor as a way to help homeless individuals regain a work ethic and sense of self-efficacy. Medical “street workers” who bring basic medical services to the homeless where they are is another way of beginning the process of restoring dignity. Employing recently homeless individuals in recovery, to operate as street counselors, guides and mediators is another.

In the short term, Fort Bragg needs to re-affirm its commitment to Hospitality House. For the longer term, Fort Bragg needs to conduct an open minded investigation toward creating a comprehensive approach to homelessness in our community. As a community issue, they will not be going away, and we need to recognize that what is good for them in the long term may also be best for us.

Please approve this Permit Modification. Also, please initiate a comprehensive review toward developing a system-wide approach to homelessness in Fort Bragg.

Sincerely,

A handwritten signature in black ink, appearing to read "James Jade Tippet", with a stylized, cursive script.

James Jade Tippet

Marie Jones
Fort Bragg Community Development

Please attach to the agenda for the Hospitality House appeal on Oct 3 2017

In March of this year, I inherited the Larry Spring Museum of Common Sense Physics at 225 E. Redwood along with an empty lot and the house at 311 N. McPherson. My feeling is that the work of Larry Spring — meaning his curious nature and spirit of inquiry — is an important element of Fort Bragg's cultural fabric, and should be honored in an animated and sustainable manner.

Among other ideas, I had hoped that the eventual sale of the house on McPherson could partially fund activities in the lot adjoining the Museum such as a small maker fair that could engage kids with building versions of Larry Spring's solar motors. Artists, makers and parents alike have received this idea enthusiastically, however, the caveat 'you'd better do something about that corner' (also voiced by my real estate agent) has always put an ugly stop to the conversation.

I think we all know about 'that corner' but it bears repeating. Transients waiting for meals at Hospitality House monopolize the benches at Redwood and McPherson. One such transient has repeatedly harassed and stolen from my tenants at 311 N McPherson and is suspected of setting fire to the barns at the same address. Every time I pass by him — which I have to do at least twice a day when I'm in town — this man tries to menacingly stare me down. When not on the benches, he glares into the Museum from the parking lot beside Flo Beds. When I enquired about a restraining order against this man, I was told that it would cost me \$450 PLUS I would have to serve it myself or pay to have someone serve it to him. It boggles my mind that I have to pay for protection from someone who poses a danger, but more practically, I cannot afford the cost of protection.

To be clear, I am not suggesting that everyone who uses Hospitality House's services is problematic — that would be hugely reductive. However, the belief that everyone who uses Hospitality House's services has 'just fallen on hard times' is equally as naïve. Those who gather at McPherson and Redwood seem to lack the ability and/or the supports to make positive change. A month ago, I asked a group of drunken transients who were camping in my lot to leave because they were spreading garbage and keeping the tenant at 311 N McPherson up with their yelling and partying. I was told by one of them that 'he knows Dave Turner' as if this would make a difference. The last time I asked someone to leave I was repeatedly harassed.

While I realize that those on the corner are not all from Hospitality House and that Hospitality House cannot control people's behavior outside of their premises. However, the city of Fort Bragg could offer a partial (albeit a band aide) solution to the problem. It seems that bus stops with shelters for example, the one by

Safeway, have no loitering signs. Is it possible to do the same at the stops at Redwood and McPherson and to make sure that it is enforced? This would go a long way in showing female business owners in the area that they've been heard about their concerns for their personal safety. While I haven't yet looked into permitting or legalities around my ideas for the lot adjoining the Larry Spring Museum, the absence of transients, menace, garbage etc., at the corner would make the idea a lot more attractive to potential participants, funders and collaborators.

Thank you for your time,

Anne Maureen McKeating

The Larry Spring Museum of Common Sense Physics

Lemos, June

From: Rachel Binah1 <rachel@mcn.org>
Sent: Sunday, October 1, 2017 2:44 PM
To: Peters, Lindy; Lee, Will; Turner, Dave; Cimolino, Michael; Norvell, Bernie
Cc: Jones, Marie; Ruffing, Linda
Subject: Hospitality House Use Permit

To: Fort Bragg City Council Members
c/o Marie Jones, Community Development Director

As the hub of most commerce and services for the entire Mendocino Coast, what happens in Fort Bragg does not stay in Fort Bragg. It has an effect on my business — and those of other owners of stores/shops, galleries or professional public or private services in Fort Bragg — even though we may not live within the city limits. That's only one reason why people like me, who live outside the voting area, are concerned about what happens in *our* city. It effects all of us on the coast.

I am a strong supporter of the Mendocino Coast Hospitality Center. I am writing to urge you, as a City Council Member to vote to support and approve the **Hospitality House Use Permit conditions** passed by the Fort Bragg Planning Commission at its August 23rd meeting.

The Center serves families, as well as individuals — both physically able-bodied, as well as disabled. Sometimes, their guests are all men, sometimes women & men who need to be separated, and sometimes, they have families with children. Occasionally, a newborn is brought by a woman with no family support. In order to serve this diverse and constantly changing group, they must have enough beds to reconfigure the 24 people allowed. Therefore I am asking you to please approve the language that both city staff and Planning Commissioners agreed upon at the August 23rd hearing which was that it should be 24 people, not beds.

Without the compassionate support of volunteers, the homeless situation in Fort Bragg would be much worse. A major concern is that the city's economic liability, the over-use of resources and services -- at the hospital and police department as well as other places — without this extraordinary support facility, would be severely effected. If Hospitality House is not allowed to feed and house these people, who will and where? Costs to Fort Bragg might include: more begging, loitering, theft, other destructive crimes, public health issues and potentially more negative impacts on city resources.

Thank you for your consideration.
Sincerely,

Rachel Binah
Post Office Box 464
Little River, California 95456
707-937-3227
rachel@mcn.org

Lemos, June

From: Sally Welty <welty@mcn.org>
Sent: Sunday, October 1, 2017 3:48 PM
To: Jones, Marie
Subject: Hospitality House

Fort Bragg City Council Members
C/O Marie Jones
Community Development Director

Dear Fort Bragg City Council,

This letter is in support of the Hospitality House and all the necessary services it provides to make our community a better place to live. We believe that the Hospitality House provides a safe haven for the most needy in our community, offering them a place where they can heal and become productive citizens. This helps with the economics, impact on the hospital, and safety of our city. Without the services of the Hospitality House, there would be a much greater liability to the city of Fort Bragg.

We are all so lucky to have a bed and a meal for ourselves and our families. Let us join together and work with the only organization that is doing something about these universal problems.

Please, vote to support and approve the Use Permit that the Planning Commission approved on August 23rd.. We fear, if that doesn't happen, we will all come to regret it.

Thank you very much for your time and consideration.

Sincerely,

Sally and Lee Welty