

April 6, 2012

Jerry T. Weaver
Director, Planning Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519

**SUBJECT: P&Z COMMISSION RESOLUTION No. 2011-016
(BROTHER FRANCIS SHELTER, CONDITIONAL USE CASE 2003-013)
STATUS REPORT**

Dear Mr. Weaver:

Catholic Social Services and Cook Inlet Housing Authority, owner of the Brother Francis Shelter (BFS), respectfully submit this status report pursuant to Planning and Zoning Commission (PZC) Resolution No. 2011-016 adopted on June 6, 2011. As you may recall, part B of this Resolution approved disposition of Condition 8 of the BFS Conditional Use Permit granted in PZC Resolution 2003-010 subject to the following two items:

- (1) The Municipality of Anchorage (MOA) evaluates transit and engineering aspects of the adjoining road area and reports its findings to the PZC; and
- (2) BFS and CSS provide a report to PZC within one year describing the extent to which community concerns have been addressed, and specifically the effectiveness of the Memorandum of Agreement entered into between CSS and the Fairview Community Council (FVCC).

With respect to item (1), we understand the MOA is providing its report to PZC under separate cover. On January 20, 2012, CSS representatives Susan Bomalaski, Executive Director; Dewayne Harris, Brother Francis Shelter Program Director; and a concerned Fairview resident that owns property adjacent to BFS met with Lance Wilber, director of the MOA's Public Transportation Department, to discuss pedestrian and traffic concerns. As a result of this meeting, we understand Mr. Wilbur agreed to look into (1) moving the bus stop on 4th Avenue near Karluk Street closer to the crosswalk; (2) establishing a pullout for buses in front of Brother Francis Shelter; and (3) putting a flashing sign or similar safety signage at the crosswalk. We also understand Stephanie Mormillo, MOA Traffic Engineer, will be joining with Mr. Wilber in this report as requested by PZC under this item.

With respect to item (2), BFS/CSS continue to conduct daily trash patrols (weather permitting) that follow the established routes around the facility, its neighbors and surrounding property owners, as presented to PZC at last year's meeting. BFS/CSS will again participate in the annual citywide spring cleanup in conjunction with FVCC.

BFS has again this year adopted the People Mover bus stop in front of BFS and has a shelter client volunteer to change the bag and pick up any litter daily. Also as presented at last

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year's meeting, BFS/CSS continue to request BFS clients use trash receptacles and respect surrounding owners' properties.

BFS staff continues to promote safety for clients crossing the streets or when traveling during times when traffic is heavy or lighting is an issue for drivers and pedestrians alike. BFS/CSS takes these responsibilities seriously and addresses them at periodic meetings with guests at BFS.

As presented at last year's PZC meeting, the Memorandum of Agreement between CSS and FVCC provides a formal procedure for addressing community concerns and complaints. This procedure was used once during the past year. An adjacent property owner raised concerns about BFS clients to the FVCC. Consistent with the process outlined in the Memorandum of Agreement, FVCC provided this complaint in writing to CSS Director of Community Relations and Advocacy, Ellen Krsnak, at a meeting of the FVCC on July 14, 2011. CSS representatives, Susan Bomalaski and Dewayne Harris, responded in writing at a meeting with FVCC representatives Sharon Chamard and SJ Klein on August 8, 2011. CIHA representative Maria Tagliavento was also present at this meeting. Concerns were addressed during this meeting and points of contact at BFS were identified for infractions involving camping. It was also clarified that BFS guests can only pick up trash as far into property as they feel safe, especially if the property is marked as "private." Ms. Bomalaski also offered to contact the MOA about Anchorage Safety Center releasing people into the FVCC neighborhood. This meeting was held on August 23, 2011, and several ideas for follow-up including data collection on the impact and consequences of overuse of the ASC were discussed. There was agreement that impact of anti-social behaviors on the neighborhood should be minimized.

In closing, we believe the dispute resolution process described in the Memorandum of Agreement has worked, and will continue to, as intended and has allowed both CSS and FVCC the opportunity to address concerns without having to involve third-parties at the outset.

In addition, although the Memorandum of Agreement specifies that CSS attend FVCC meetings every other month, CSS has continued to attend these meetings on a monthly basis. CSS also assisted in the FVCC Block Party held in June 2011.

Finally, we fully recognize there are general concerns regarding the Brother Francis Shelter. These include the impact of the population that chooses not to stay at BFS after doors close on the surrounding properties; that BFS occupancy rate is often high and requires operation under "emergency" overflow levels; as well as pedestrian safety issues along nearby streets, as discussed above.

There is likely no "silver bullet" to address all issues to everyone's satisfaction; however, we are completely committed to help identify and solve these concerns to the greatest extent possible. The Memorandum of Agreement between CSS and FVCC provides the proper vehicle to facilitate open communication and collaboration to solve these challenging community issues.

FVCC has signed on to this report below, and confirms the Memorandum of Agreement has been an effective tool to formally notify BFS/CSS of community concerns and complaints, and attempt to appropriately address them in a timely manner.

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We hope this report appropriately responds to PZC's request for follow-up information and will allow for final resolution of this hearing item. If you or PZC have any questions or would like additional information, please do not hesitate to contact me at (907) 222-7351.

Sincerely,

CATHOLIC SOCIAL SERVICES

Susan Bomalaski, Ph.D., LPC
Executive Director

FVCC concurrence: _____
name/title

cc: S.J. Klein, President, FVCC
Alfred Barrett, MOA Planning
Francis McLaughlin, MOA Planning
Maria Tagliavento, Cook Inlet Housing Authority
Mark Fineman, Cook Inlet Housing Authority