

IMPORTANT meeting on July 1st at 7:15pm at the Geneva Woods Picnic Spot on Locarno!

Potential Negative Impacts on the Geneva Woods Subdivision from Turning the Golden Lion Hotel into a Homeless Shelter or Treatment Center

- ❖ Reduction in property values (8% to 17% per studies)
- ❖ Lots of foot traffic through the neighborhood. Persons coming to the Golden Lion from Tudor will traverse our neighborhood via the Helen Louise McDowell Sanctuary, and will deviate into our neighborhood from 36th avenue. Increased foot traffic will have the following effects:
 - **Litter** – Where homeless persons exist in Anchorage, they are not held accountable by the Municipality to clean up after themselves whatsoever. Accordingly, litter abounds wherever they go, and it is left for others to clean up after the homeless persons. Increased foot traffic through our neighborhood will bring increased litter.
 - **Theft** – Bikes, propane cylinders, mail, packages on doorsteps, anything else in view, and vehicle break-ins. We have already had these types of theft in our neighborhood to some degree. Increased presence and traffic of the Anchorage homeless population will make matters worse, potentially far worse.
 - **Harassment of and Less Safety for Residents:**
 - Senior Citizens – Our neighborhood is older, dating to the 60s. Some residents have been here for 40 to 50 years. We have lots of senior citizens who take walks on our streets who would be very vulnerable to harassment or assault from increased homeless traffic through our neighborhood. Large portions of GW senior citizens are single or widowed women who take daily walks on our streets to maintain their health and fitness. Can they feel safe to continue their daily walks with increased homeless foot traffic?
 - Children - There is also turnover in our neighborhood, bring young families with small children. These children freely play outside in our neighborhood with limited close supervision required. They will not be able to do so with an increased threat of harmful interactions from homeless passing through the neighborhood.
- ❖ The combination of the above factors will cause turnover in ownership. Lower home values, increased litter, reduced safety and proliferation of theft would lead to reduced pride of ownership and less property maintenance, which in turn would lead to a further reduction in property values. A nice neighborhood can go into a death spiral and become a not-so-nice neighborhood in only a few years.
- ❖ A tightly controlled and properly operated lockdown type treatment facility might mitigate or eliminate these negative impacts, but this would require inviolable guarantees from the Municipality memorialized in some form of a restricted deed to prevent future problematic changes in operations.

**BRING YOUR CHAIR, WEAR YOUR MASK
AND PRACTICE SOCIAL DISTANCING !!!**

★ TUDOR AREA COMMUNITY COUNCIL RESIDENTS. WE HAVE BEEN INVITED TO THIS MEETING OF THE GENEVA WOODS HOA. PLEASE BE RESPECTFUL OF THEIR RULES. THANKS TOD BUTLER