



On behalf of the Collister Neighborhood Association Board and Members

5th of November 2021

**Boise Planning and Zoning**

150 North Capitol Blvd.

Boise, ID 83702

Dear Boise Planning and Zoning,

We are writing to you on behalf of the Collister Neighborhood Association to share the concerns of our community members in regards to the proposed location of the Interfaith Sanctuary Shelter facility. In the spring of 2021 we conducted a neighborhood survey to determine the stance that our members wanted us to take on this shelter location. Of the almost 400 out of the approximately 6,500 Collister adult residents who participated, **84%** of those asked us to **oppose** this shelter.

When discussing the proposed shelter site with our community members their reasons for opposition varied. Many are concerned with the safety of their children. Others are worried about overburdening our already strained emergency services. Many share concern for the homeless population and potential dangers. Does it make sense to have a homeless shelter on a busy street like State Street? Does that create a large risk for pedestrian and vehicular accidents? Will the facility be able to safely support the needs of such a diverse population; elderly and medically fragile, family, mental health, and substance abuse? The daily programming offered by IFS is not sufficient to support the diverse and large populations they are attempting to serve. This leaves much of their guests vulnerable, as well as the community around them.

Also problematic is the site location is zoned C-2 & R-1C. This is clearly a densely residential neighborhood. There is a reason to limit types of development in this area, especially something as high

impact as shelter. As peer cities lead the way in shelter placement, Boise is the only city pursuing residential placement. We can learn and do better.

As a neighborhood, we feel there has not been sufficient consideration given to the direct neighborhood impacts, nor clear plans to address specific concerns. We appreciated the opportunity to participate in the Shelter Better Task Force, and the opportunity to look for solutions. Ultimately there was not sufficient time to fully explore other options. As there are additional monies available through various federal programs, Boise has the unique opportunity to fund diverse shelters and types of programs to truly Shelter Better. Be the innovative city we all know Boise is and support all aspects of shelter, from emergency shelter to exit strategies, and create a system for all members of the Boise community.

Ultimately, your job is to evaluate if this shelter meets the criteria for a CUP application. We believe it does not on several fronts. Included is a slide deck that addresses specific concerns regarding each of the CUP criteria. It is apparent that pursuing the IFS State Street location would lead to bad outcomes for our neighborhood members, their families and ultimately even lead to bad outcomes for the homeless population themselves. We strongly urge you to deny this CUP.

Sincerely,

**Hillary Takahashi**

president@collister.org





Hillary Takahashi, President

# Collister Neighborhood Survey Results

- ❑ CNA conducted a Neighborhood Survey Mid-March through Beginning -April
  - ❑ The Survey was open for several weeks
  - ❑ It involved online and in-person voting
  - ❑ CNA required proof of residence
  - ❑ Approximately 390 out of ~ 6,500 Collister Adults participated in the survey
    - ❑ This was one of the largest surveys in Collister history
- ❑ The Results are as Follows
  - ❑ The Collister Neighborhood Association should officially **SUPPORT** the Interfaith Sanctuary project at 4306 W State Street. **50 Votes (13%)**
  - ❑ The Collister Neighborhood Association should officially **OPPOSE** the Interfaith Sanctuary project at 4306 W State Street. **329 Votes (84%)**
  - ❑ The Collister Neighborhood Association should remain **NEUTRAL** in regards to the Interfaith Sanctuary project at 4306 W State Street. **11 Votes (3%)**

# The Location is Compatible with Other General Uses in the Neighborhood

- ❑ As we have many support services (Shelter, PSH, LIH) in this area, Compatible Use Criteria and P&Z Code create a concentration of these services
  - ❑ This unfairly overburdens an area with these institutions
- ❑ There is an intrinsic notion that there is a carrying capacity for any given neighborhood. This would put us over that capacity. Research indicates you begin breaching that carrying capacity at 20% poverty.

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**We are at an aggregate 25%, parts up to 35% poverty**

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# The Location is Compatible with Other General Uses in the Neighborhood

	City, State	Shelter	Shelter Capacity (bed count <sup>1</sup> )	Residential Buffer
Primary Peer Cities <sup>2</sup>	Spokane, WA	House of Charity	100	90 ft to LIH, 266 ft to PSH, 469 ft to market rate
	Reno, NV	Nevada Cares Campus	704	220 ft to first, 990 ft to second
	Lincoln, NE	People's City Mission	304	1,600 ft
	Little Rock, AR <sup>3</sup>	Little Rock Compassion Center - Men's	200	50 ft
	Little Rock, AR <sup>3</sup>	Little Rock Compassion Center - Women's	40	350 ft
	Greensboro, NC	Weaver House	125	320 ft to student housing building (property adjoins)
	Des Moines, IA	Central Iowa Shelter & Service	207	200 ft
	<i>Average residential buffer distance (nearest residence)</i>			
	Boise, Idaho	Proposed IFS State St location	220	None

1. Bed count includes overflow capacity and co-located transitional or publicly supported housing
2. Peer Cities identified in the Week 4 handout Our Path Home generated are used here
3. The Little Rock, AR shelter is split across two sites, and will be opening an additional 75 bed family center soon.

- ❑ The site is zoned C-2 & R-1C
- ❑ CUP for shelter is not allowed in R-1C zoning
- ❑ As Boise peer cities open shelters, **none**, are in a residential area
- ❑ Boise is currently looking at requiring a 300' buffer for future shelter sites

# The Proposed Use Will Not Place an Undue Burden on Transportation and Other Public Facilities in the Vicinity

- ❑ Emergency Response: the increase in calls will overwhelm an area that currently doesn't meet the Blueprint Boise 4 minute response criteria
- ❑ Collister Library!, 7,955 sq. ft., 16 Computer Workstations, already highly utilized
- ❑ Taft Elementary: Title 1 School in attendance area of shelter
  - ❑ The current school for children who are guests at IFS is Garfield
  - ❑ McKinney-Vento Act dictates that those students experiencing homelessness have the right to continue attending the school of origin or enroll in any public school that non-homeless students who live in the same attendance area are eligible to attend, according to the students' best interest.
- ❑ Traffic on State Street
  - ❑ According to ACHD traffic counts, over 30,000/day vehicles pass through that area of State St.

# The Site is Large Enough to Accommodate the Proposed Use

Upon evaluation of Peer City Shelter Sites, the average square footage per guest was 253 sq. ft. With the Reno facility being the outlier, removing them, the sq. ft. per guest increases to 285 sq.ft. per guest

**IFS is only 136 sq. ft. per Shelter Guest**

	City, State	Shelter	Shelter Capacity (bed count <sup>1</sup> )	Shelter Building Size (square ft)	Building Area per Shelter Guest (square ft)
Primary Peer Cities <sup>2</sup>	Spokane, WA	House of Charity	100	28,666	287
	Reno, NV	Nevada Cares Campus	704	45,900	65
	Lincoln, NE	People's City Mission	304	71,870	236
	Little Rock, AR <sup>3</sup>	Little Rock Compassion Center - Men's	200	70,346	352
	Little Rock, AR <sup>3</sup>	Little Rock Compassion Center - Women's	40	13,200	330
	Greensboro, NC	Weaver House	125	36,004	288
	Des Moines, IA	Central Iowa Shelter & Service	207	44,490	215
	<i>Primary Peer City Average Shelter Square Footage per Guest</i>				253
	Boise, Idaho	Proposed IFS State St location	220	30,000	136

1. Bed count includes overflow capacity and co-located transitional or publicly supported housing

2. Peer Cities identified in the Week 4 handout Our Path Home generated are used here

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# The Proposed Use, if it complies with all conditions imposed, will not adversely affect other property of the vicinity

- ❑ Calls to Service
  - ❑ Interfaith Sanctuary had the highest Fire/EMS repeat calls 2017-2020 according to CPTED data, 143-176/per year, roughly 3/week. The proposed State Street locations has 4 calls per year
  - ❑ The need for the call itself and the response to the call (noise pollution, traffic disturbance etc) are direct adverse effects to the neighborhood and businesses in the vicinity
- ❑ Detritus
  - ❑ Cooper's Court, this area requires consistent and regular clean -up. Flying Pie, Corona Village and Burger & Brew as well as the neighborhood will have to unfairly address this problem on a daily basis to ensure the safety and cleanliness of their businesses, with the potential of business loss

# The Proposed Use, if it complies with all conditions imposed, will not adversely affect other property of the vicinity

- ❑ Property values
  - ❑ Decreases will disproportionately affect those below the poverty level limiting their potential selling, asset and buying power
- ❑ Negative Impacts on Public Facilities
  - ❑ Willow Park
  - ❑ Collister Library!
  - ❑ The Greenbelt
  - ❑ Schools
- ❑ Parking
  - ❑ The proposed facility has insufficient parking, leading vehicles to park throughout the neighborhoods

# The Proposed Use is in Compliance with the Comprehensive Plan

- ❑ Blueprint Boise Commitments in Jeopardy
  - ❑ Stable Neighborhoods and Mixed-Use Activity Centers
    - ❑ Parks & Schools
    - ❑ The Greenbelt
    - ❑ Collister Library!
    - ❑ CNA, VPNA, SNA
    - ❑ Increase in Emergency Calls and Responses
  - ❑ Predictable Development Pattern
    - ❑ Could hurt potential URD investment in this area along the State St. corridor
    - ❑ Hurst existing home values
  - ❑ A Safe, Healthy and Caring Community
    - ❑ Existing density of PSH, LIH and Shelter: Caring Threshold
    - ❑ Increase in Emergency Calls and Responses

# Other Neighborhood Views

- ❑ The 3% who voted for CNA to take a neutral stance, it was not the place of the neighborhood to take any type of position on this matter
- ❑ The 13% who support the proposed IFS Shelter location had various reasons
  - ❑ Some felt this was an excellent location
    - ❑ Bus line, proximity to services
    - ❑ Some felt there were solutions that could be found to address their concerns
    - ❑ Neighborhood-IFS-City Collaboration:
      - ❑ Trash
      - ❑ Parking
      - ❑ Behavior & Drug problems
  - ❑ The unsheltered population will not move to the State St. area
  - ❑ Although community impact criteria are important, they are not the only criteria that needs to be considered

# Closing Statements

Upon reviewing the CUP criteria it is evident the Interfaith Sanctuary proposed State St. location fails to meet the threshold for approval. The location is incompatible with the surrounding neighborhood and will have a significant negative impact on the area and businesses. Additionally it places an extreme burden on local facilities and neighborhoods. This area has several existing other PSH, LIH and Shelter locations and we have more than met the 'giving threshold' of an area. Massachusetts recently announced it was opening 4 new emergency shelter sites to add 200 beds instead of a single large one<sup>1</sup>. We appreciate the urgency and need of shelter(s) for the diverse needs of people experiencing homelessness. Unfortunately that urgency does not supercede CUP criteria, and it certainly does not dictate the placement of a very large shelter in a residential setting. We hope the City will help to find and expedite better options and shelter best practices so we have the facilities to help and support this vulnerable population.

1. <https://www.wbur.org/news/2020/10/16/homeless-shelters-winter-coronavirus-covid-boston>