

Palaschuk, Jordan

From: Hadrian D'Souza <haddsouza@gmail.com>
Sent: Friday, February 05, 2021 9:20 AM
Subject: [EXT] Fwd: 145 Unit Homeless Facility proposed for Holiday Inn site at 4206 Macleod Trail, Calgary, AB T2G 2R7

Follow Up Flag: Follow up
Flag Status: Completed

Categories: FOIP email sent

310 45 Ave SW,
Calgary, AB
T2S 1B4

February 5, 2021

To whom it may concern,

Subject: 145 Unit Homeless Facility proposed for Holiday Inn site at 4206 Macleod Trail, Calgary, AB T2G 2R7

My name is Hadrian D'Souza. I am a Professional Engineer registered with APEGA and I work for CNRL as an Asset Integrity engineer. I have recently moved into this wonderful community of Parkhill to begin the next chapter of my life. This includes starting a family, raising my children and planting roots in this community. I chose this community as it is one of the best rated for schools, near parks and transportation, and excellent for small businesses. I chose to move to Calgary in Dec. 2019 for similar reasons as well.

It is very disconcerting to me that this recent proposal to provide shelter for the homeless in our neighbourhood will increase the density of homeless people in our community. I am a huge proponent of supporting the homeless and have volunteered throughout my education to feed the homeless through a soup-kitchen (NightShift) in Whalley, Surrey, BC. I am keenly aware of the challenges homeless people face as well as their day to day struggle.

However, I am also aware that not all homeless people will turn their lives around. Many of them will fall back into the same routines of theft, drugs and even violent crime. This proposal to house many homeless people near my home, where I hope to raise my offspring is very off-putting. I do not think this will reflect well on the future and the vibrancy of our community. It is my strong opinion that it will have the opposite effect and be detrimental to our society. I have seen with my own eyes how Whalley, to the best of everyone's efforts, became a hub of unwanted activities.

My concern is very real - families moving out of the community, schools being downgraded, businesses closed and real estate values dropping. I think that while concentration of resources may work well, it may backfire in situations such as this. Our community already has the Dream Centre (4510 McLeod Trail SW) as well as the John Howard Society Halfway House (4502 Builders Road SE) near us. I ask the City Planners, City Councillors and the Parkhill/Stanley Park Community Association whether such development is warranted? Can it not be conducted elsewhere?

Under this proposal, is the reward to our community that much greater than the risk ? I left Surrey in 2013 and 8 years later, efforts are still being made to change what was allowed to happen in the years prior. I would ask you all to re-consider this matter with utmost importance placed on the future of our community.

With best regards,

Hadrian D'Souza, M. Eng., P. Eng.
780-717-0418

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Margaret
Last name (required)	Francis
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Change of Land Use for Holiday Inn Located at 4206 Macleod Trail S
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I wish to speak as a resident of this area, on the actual reasons we have higher crime in our area and its not from the Dream Centre or its proposed 145 unit resident housing request for the Holiday Inn at this location.

Hello,

This is a message I sent to residents who were opposing the Dream Centre Plan of purchasing the Holiday Inn for Low Income Housing.

I personally am in favor of the proposed plan, however the situation of the portion of homeless that are doing criminal acts and their supporters (drug dealers, fences to buy stolen goods) are a major issue in our community and this is what is fueling the residents of our community to react so negatively to something they perceive as adding to the issue.

Its great we have centres like the Dream Centre trying to help addiction, however the City NEEDS to address the issue of the criminal homeless in the inner city and in neighbourhoods like ours that are inundated (especially during the summer) with crime from this element. Repeated attempts to get the police to help out, usually ends with nothing being done. Our neighbourhood is especially plagued with homeless camps that take forever to be dealt with and then this group will move on to a nearby area and the cycle starts again. Stanley Park, the Elbow river pathways, alleys and green spaces around our neighbourhood are full of camps, needles, drunken people passed out, panhandlers etc.

We need support and perhaps the people opposed to ideas such as the Dream Centre will support them.

Hello,

I am a member of the Parkhill Stanley Park Community Association Development Committee. I am a long term resident of Parkhill (38 years), and have seen the changes that have occurred in and around our neighbourhood, especially dealing with the criminal element of some homeless and non-homeless people. I live on the ridge above Macleod Trail just down from the 7-11 and especially the last few years, have had almost every issue that other people have identified happen in and around my property. I also have had a business in Manchester and a current one in Alyth that has similar issues.

First of all I would like to point out that the proposed development at the Holiday Inn on Macleod Trail, IS NOT a homeless shelter. The plan is it to be a 145 unit, bachelor style apartment complex. It will be designated as for low income people (both male and female), that will be properly vetted before taking residence. It is targeted for vulnerable adults that have a higher risk of being homeless. The facility will be dry (no alcohol or drugs allowed), and have security on site 24 hours a day.

They are also planning an onsite restaurant and thrift store that will support jobs and income.

I have had people I know go through the Dream Centre program and they like the majority of other participants, are now leading productive full lives. In all the time the Dream Centre has been at its current site, I cannot recall a single incident from its patrons. We also have a large low income housing complex in the neighbourhood and very rarely has there been an issue from this site.

Our issues are stemming from a large population of homeless or criminal elements that congregate in and around our area. These are NOT people seeking treatment for issues, or for the most part a portion of the homeless that quietly pick bottles, and keep to themselves. These are criminal element homeless that do not want help, or just plain criminals that feed off their and others addictions. Our neighbourhood is more vulnerable to this for the following reasons:

Within a 1 km radius of 39 Ave, there is a bottle depot, liquor stores, perfect panhandling areas, temporary employment agencies, the C-train station, lots of private green spaces to camp in or do drug use, large industrial areas that are not monitored during the evening.

- Lack of support or even a plan from the city to stop the criminal element.
- Lack of reporting of crimes from residents.
- City policy to drive out homeless from downtown.
- Lack of information and facilities to help the mentally ill.

Last year at our community association AGM, I discussed the issues we are having and it was suggested we form a Block Watch. In order to start doing something about the criminal activity we would need a

large volunteer base and people willing to work on a plan to submit to the city. The people that volunteered at the meeting, all backed down, and then Covid hit. I will revisit the plan again after Covid dies down and the weather improves. The Dream Centre is on board to assist us with getting a plan done.

Some of the critical issues we are facing are:

Panhandling – most of the pan handlers are looking for money for drugs, not food or other necessities. It is getting downright dangerous at some intersections such as Glenmore and Macleod, where they perch on narrow medians and sometimes slip or stumble into traffic. Perhaps we need to look at public education and a fine for people that give to panhandlers.

Encampments – our area is plagued with encampments, some are the harmless people that want to be left alone, and do not make a mess, but they quickly attract the other. I have been told by 311 that the city is not cleaning up encampments due to Covid unless it is deemed a threat. We need to find a way to get the city to quickly clean up the encampments on public land and work with businesses to deal with them on private land. (Some businesses are even allowing homeless to camp on their property)

Property Prowling and Thefts – most are being done by criminal homeless and criminals looking for things to sell for drugs. Areas such as the 7-11 are used by “fences” that come usually early in the morning to buy up items that were stolen. Criminal gets money, calls dealer, dealer does drug deal in our neighbour hoods, criminal does drugs in our neighbourhood, repeat over and over again. Need to work with police to put an end to the drug dealing and the fencing in our neighbourhood.

Drug use – mostly because we have nice hideaways where they can do their drugs, but because they are getting their product in our neighbourhood, it’s convenient to do the drugs where they get them.

Until Covid is not an issue there is not much I can work on at this time. The biggest thing I can ask residents to do is report every crime no matter how small it is. You can call in to the police non – emergency number 403-266-1234 or file a report online (I do this a lot as I get hit a lot with crimes at my house and at my business) – Google Report a Crime – City of Calgary.

It is a bit of a pain to report even the little things, however in my many conversations with our neighbourhood police liaison, it was pointed out that the city bases police presence on statistics. The more crime statistics a neighbourhood has, the more police will be allocated to that area. It also will come in handy if we have to present proposals to City Council. At the current time, our neighbourhoods show low crime. I know that every single person I have talked to, in and around our neighbourhood have experienced the above crimes, and every single person I talked to did not submit a report.

When we are able to meet, in person or online I will post a message on our Community Association Facebook page.

Regards

Margaret Francis
Parkhill Resident.



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Enrico

Last name (required) Festa

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) LOC2020-0199 Homeless facility proposed for Holiday Inn site

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

My name is Enrico Fest, I live in Stanley Park on 46 Ave. We vehemently oppose the change of land-use of Holiday Inn for homeless and drug-changed clients in our area. The existing number of Dream Center is barely tolerable. Further increases to density will only the problems already being experienced in our neighborhood. This past year at St Anthony's Parish we've had 5 break-ins stabbing in the parking lot, assault on senior lady trying to steal her purse and vehicle. Had the Alpha House crew come and take 2 5 gallon pails of needles and drugs from the property thanks to the half-way properties on 53 and 51 west of 4th street/ The information is available at parish, senior home next door plus high needs school for children adjacent. Security cameras were destroyed at church. Four stolen cars plus truck also left in lot. We had had to endure more than our share of society ills thus far. We are able to provide far more, given opportunity in person. Ask the business along Macleod Trail east and west from 36 Avenue to Chinook and they will tell you the hell they are facing with crime thefts and break-ins.



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Amber
Last name (required)	Cannon
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Calgary Dream Centre Proposal
Date of meeting	Mar 22, 2021

Through the Chair,

My name is Amber Cannon and I am a resident of the Parkhill/Stanley Park community. When I first heard there was a proposal for the Calgary Dream Centre to build affordable housing in the community, I was ecstatic. I was encouraged to welcome a more diverse community into my neighborhood and help those are struggling during these very difficult times. Affordable housing is an initiative I support in all areas of the City of Calgary. I was also excited because, I, too, live in affordable housing in this community and I was hoping to meet and connect with more neighbors like myself.

I must regret, and this does not come as an easy thing for me, to reject this current development in the community. You see, affordable housing means having a home for people. And after multiple community engagements with the Calgary Dream Centre, their vision is not aligned with not only my beliefs about affordable housing, but that of the Federal Advisory Council on Poverty along with the City of Calgary's own Enough for All strategy.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As for my own belief on affordable housing. I have the belief that I have every right as any person who owns a home, owns a condo, or rents an apartment in our city. I can have my friends and relatives over to my home, cook them a meal, share a glass of wine on a special occasion, and have the food that is dietary necessary and culturally appropriate for me.

In regards to the National Advisory Council on Poverty, and Opportunity for All, Cana-

ISC:

1/2

Unrestricted

Mar 3, 2021

5:01:46 PM



Public Submission

City Clerk's Office

da's First Poverty Reduction Strategy, their definition of poverty is the condition of a person who is deprived of the resources, means, choices, and power necessary to acquire and maintain a basic level of living standards and to facilitate integration and participation in society.

Following that, the City of Calgary's own definition of poverty in the Enough for All Strategy is: "The Condition in which people are without the supports, means and choices needed to attain and maintain a basic standard of living."

I attended two engagement sessions with the Calgary Dream Centre, and I consistently heard that their proposal is to give tenants a hotel room to live in, consisting of a mini fridge and a microwave and they must maintain sobriety while they live in the facility. I am well aware that there are people who have addiction issues, but to treat people as if they have addiction issues and expect people who don't have these issues to maintain sobriety is setting people who need affordable h

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Daisy
Last name (required)	Lieu
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0199
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I oppose an additional 145 single short-term residents being housed at the Holiday Inn in Parkhill/Stanley Park. I feel this will deteriorate our community and surrounding communities, while decreasing the level of safety for the citizens.



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Douglas
Last name (required)	Ayotte
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOCO2020-0199
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

re 145 Unit Dream Centre Expansion at Holiday Inn Site
My wife & I are opposed to the Dream Centre Expansion for many reasons: It is too many single, transient men with serious addiction & criminal history living within a short distance of our Elboya community. Future plans to re-vitalize the area & make it safe for everyone will be impossible if this facility is approved. Our community & surrounding areas are already under stress and to add this type of facility at the Holiday Inn sight is outrageous & scary. Stanley Park is close by and certainly doesn't need the added exposure this temporary housing would add. Surely this location is not even remotely appropriate for the number & type of temporary people that would be housed.



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Michelle
Last name (required)	Rye-Banner
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0199
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am AGAINST the proposed 145 until Dream Centre Expansion at the Holiday Inn Site. I have been living in Parkhill for over 16 years and own my home. My parents also live in Parkhill. It has increasingly become more of a "walk-through" neighborhood; seeing a high concentration of homeless males with a history of criminal conduct and substance abuse. We already must put bars in our doors and lock all of our gates and car doors every night or we incur theft. Our cars are prowled every single night, we can see the men on cameras. Our SUV was stolen from outside our house. We have reported stolen bikes (3) and gas cans and other items from our garages as well as has our cars rifled through. Our garage door and gates are constantly being bent and distorted when trying to be opened. My parents have had their locked mini-van stolen from in front of the house, a backpack stolen from a trunk of a locked car, the window was smashed... multiple bikes have been stolen, and neighbours have stated that purses and other household items have gone missing while they are in their back yards. Not to mention the multiple condoms and needles found on the road by Princess Oblesky Park. It is not comfortable to walk outside with my 3 year old most days.

We already have a cluster of these facilities: The John Howard Society Residence, Dream Centre #1, Dream Centre #2. Adding 100 – 200 more single males of this demographic will further destabilize our community and put further drain on our

ISC:

1/2

Unrestricted

Mar 8, 2021

2:32:32 PM



Public Submission

City Clerk's Office

already, stretched thin, police services.



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Sarah
Last name (required)	Williams
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0199 Holiday Inn in Parkhill/Stanley Park Zoning Application
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

My family and I are deeply concerned around the proposed zoning change to convert the Holiday Inn to an expanded dream centre location. Even with the current transitional housing facilities near our home we have encountered many issues due to it's proximity and are concerned we will continue to see an increase in crime and theft. We have personally experienced a vehicle break in, a garage break in as well as multiple encounters with those under the influence of drugs/alcohol. It has gotten so bad that my husband has stopped taking the train due to the crime and drug use at the platform. We have had to call the police due to people overdosing in the park behind our home who were unresponsive, and have witnessed scary incidents on our walks around our neighborhood to the point that I am no longer comfortable to walk around alone. While we understand there is a need for these facilities, we feel strongly that they should be spaced out in multiple areas and allowing this rezoning would create an unfair and dangerous concentration of these housing facilities in our area.



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Jia

Last name (required) Li

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) oppose an additional 145 single residents of at holiday inn in Parkhill

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

oppose an additional 145 single shorterm residents of at holiday inn in Parkhill/stanley-park. My 2 girls are studying in Rideau Park School and we lived close by. 2 girls are walking home themselves everyday. I feel very risky if the 145 unit drem centre expansion would be build in Holiday Inn in Parkhill area. This will raise the risk and danger to our kids and women living close by. I am strongly opposed to this proposal. Please cancel and discard this plan. 145 unit does not mean too much to the city, but you could pick some other areas with no school close by or far from south downtown. Thanks for considering it

ISC:

1/1

Unrestricted

Mar 9, 2021

10:05:55 AM

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Polinda
Last name (required)	So
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0199

Date of meeting

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Refer to LOC2020-0199 I strongly disagree to convert and make the Holiday Inn proposal for the homeless 145 Unit Dream Centre expansion. We have enough homeless centres around our surrounding areas. Does the City Council intend to build a homeless enterprise in our area. This is highly unfair for the owners of these community area especially for the women and young who are susceptible to crime and violence .



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Drew

Last name (required) Marr

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) 145 Unit Dream Centre Expansion

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I recently received information from concerned residents of Stanley Park Neighbourhood regarding a re-zoning proposal of the Holiday Inn site. The letter indicates a 145 unit expansion of the Dream Centre on Macleod Trail, housing residents for 3-6 months referred from addiction treatment facilities. Facilities like this aide individuals in re-building their lives and are necessary in our city. I am glad they are available for those who need them. However, concentrating similar individuals in any neighbourhood can normalize behaviour and pose some level of danger in this demographic. It might make it harder for individuals to re-integrate to a healthy society and could also pose dangers to residents of the neighbouring communities. It sounds like this proposal is being made from convenience instead of consideration of local families, the community and their concerns, safety being a prominent one. We want a community that is safe for or wives, mothers and children to move freely about in and this proposal does not give them an encouraging feeling. Perhaps there is another city location that would better suit the needs of the individuals living in it and integrate with the community more easily. I trust city officials will not intentionally create a harmful environment for residents and provide thorough and transparent justification for the decision that is made. Thank you for your time and consideration.

ISC:

1/1

Unrestricted

Mar 9, 2021

11:37:33 AM



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	mark
Last name (required)	Larsen
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	March 22 Combined Meeting of Council Agenda
Date of meeting	Feb 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Dear sirs;</p> <p>I am absolutely opposed to the expansion of the dream center. I live in Parkhill and our facility has been broken into so many times over the last decade I am tiring of it. And it seems to be worsening and the perpetrators increasingly brazen. People who need this type of facility have my empathy, but not enough to ruin where I live. Parkhill has done its part. Spread these facilities around the city and quit rendering individual neighborhoods unsafe.</p>



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Stephen

Last name (required) Farner

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) loc2020-0199

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I respectfully submit that I and my family do not want the 145 unit Dream Centre expansion at Holiday Inn Site to expand. We appreciate City Council's solicitation regarding input from neighbors of this proposed expanded facility. The current situation in our neighborhood is very concerning as our children are at risk. We have had an increase in crime and vagrancy in this area and quite frankly we are considering moving. Its a shame that the city and council members don't seem to have a reasonable plan for our inner city neighborhoods, resulting in the respectful families having to move out of the inner city for safety concerns. Sheldon Chumier (sp) was not a good situation either. The forward plan of this activity and others are changing Calgary downtown and not for the better. Please choose wisely.
 Steve Farner and family



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Benjamin
Last name (required)	So
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0199

Date of meeting

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I strongly disagree to expand 145 more unit at Holiday Inn Site. It has been 3 homeless centres in our neighborhood and we don't need more . There has been a lot of problems like drugs dealing, damage property and stolen. I found a lot of needles in our lots
---	--

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Priscilla
Last name (required)	So
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Refer to LOC2020-0199
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Refer to LOC2020-0199. I am opposed to the Dream Centre expansion to make the Holiday Inn proposal for the homeless 145 unit facility. This is not fair for the people who live in our community.



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Sima
Last name (required)	Veiner
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Loc2020-0199
Date of meeting	Mar 22, 2021

I would like to voice my concerns about my neighborhood of Parkhill being overwhelmed by social services for prior offenders. More specifically, I am very concerned about the Calgary Dream Centre expanding their reach by taking over the Holiday Inn on Macleod Trail. With the Dream Centre, the John Howard Society and the Safe Injection site at the Sheldon Shumir Centre all within 2 km of our home, my little neighborhood of Parkhill has become a destination for increased crime, illegal drugs use and disruption.

I have personally experienced such negative effects and have had to call the police to my home. Also, my husband's vehicle has been broken in to. My neighbour's vehicle has been broken into, as well as their garage. I cannot throw out my trash too early before pickup as it gone through and often tossed into the alley. I have found illegal drug paraphernalia discarded within blocks of my house, and have seen men drop their pants and shoot up in the park where the neighbourhood kids play. Furthermore, and sadly I no longer feel safe walking in my own area after dark.

Comments - please refrain from providing personal information in

I am a supporter of social services and I believe in affordable housing, but grouping too many such services in one area, let alone close to Stanley Park and places that children gather, is not acceptable. Our community does not have high density residential to dilute or absorb the effects this project will have. So, while our city needs these types of projects they should be more evenly distributed throughout, and not so highly

ISC:

1/2

Unrestricted

Mar 9, 2021

8:48:29 PM



Public Submission

City Clerk's Office

this field (maximum 2500
characters)

concentrated in such a small community such as this. Furthermore, I believe the City should be focusing on gentrifying this part of Macleod Trail and encouraging new business and positive developments that draw tax payers to the area, not that which keeps them from it! The proposed development is certain to halt all positive growth and development.

I am strongly opposed to changing the current land use zoning, and kindly request that you forward my email to the City Clerk for the city council zoning vote. Please confirm that you will represent my concerns and that my email will be forwarded to be written into record for the vote.

Please feel free to contact me if you have any questions.

Thank you for your prompt attention,

Sincerely,
Sima Veiner
3834 1 Street SW
403-809-5789

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Jill
Last name (required)	Strueby
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Dream Centre Expansion - LOC2020-0199
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am writing as a concerned citizen with property in the vicinity to put on the record that I oppose the Dream Centre Expansion.

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	David
Last name (required)	MacKenzie
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Loc2020-0199
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Council should be insisting the dream center expand geographically throughout the city. There is already a significant population of this demographic directly south of this proposed re zoning at another dream center location. Numerous businesses and personal residences have invested large sums to be located in the surrounding communities. Approval of this application would add to an already challenging and growing homeless and criminal element that is getting continually worse every year!
I'm not in favour of approving this application.



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Jane
Last name (required)	Heffel
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0199 Holiday Inn in Parkhill/Stanley Park
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I have recently become aware of a new proposed "affordable housing" facility in the old Holiday Inn location at 4206 Macleod Trail South. As a resident living within 8 blocks of both this facility and the original Dream Centre with two children living at home I am concerned about adding another large number of transient men to an already oversaturated area. We have experienced trouble with transient people wandering behind our house during daylight hours, our vehicle has been broken into and I don't think adding another 145 clients to the area is a good idea. I do support the concept of rehabilitation and I recognize that we need to provide space for this, but I think this area has enough. I am worried about the stretch of Macleod trail from 39th St C-Train station to 45th St will deteriorate further. Macleod Trail is already a fairly unsightly area and I do not allow my children to walk there and I think this could make it worse. I do not support the approval of this facility. Thank you.



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Roberta
Last name (required)	White
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Dream Center / Holiday Inn Macleod Trail
Date of meeting	Mar 22, 2021

To whom it may concern,

I live in the neighborhood of Parkhill in a Condo and have for 17+ years.

While I am sympathetic to a point for these individuals and their quest to turn their life around, we already have one of the highest crime rates in the City. My condo building has been broken into several times a year and is increasing year over year at an alarming rate – last Friday night being the last one. Vehicles in our parkade have been broken into multiple times over the last 17 years with smashing of windows and petty theft in almost every vehicle and storage unit in the parkade. We have secured our building over and over again at the expense of the owners, thus including fixing broken exit and entrance doors and glass in what our Security consultant and the Calgary Police Service calls a secure building but the criminals are getting smarter. We have gone to the excess of hiring a Security consultant to assess how to keep our building secure and the residents having a peace of mind. The largest concern is having criminals actually get in and get to any of our units. As a single female in this building I become less and less safe in my neighborhood and building.

The city already has a dream center a couple blocks away on Macleod Trail and the John Howard house even closer to the proposed Holiday Inn site. I believe the surrounding neighborhood has already done our share of accommodating

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

ISC:

1/2

Unrestricted

Mar 10, 2021

2:48:15 PM



Public Submission

City Clerk's Office

this cause. I strongly oppose the proposed repurpose of land application (Dream Center / Holiday Inn Macleod Trail) alongside hundreds of residents and businesses who can no longer afford this deterioration of community - both mentally and financially.

Sincerely,



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Terry
Last name (required)	Lim
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Dream Center - old holiday inn on macleod
Date of meeting	Mar 22, 2021

Dear city council
As a concerned citizen living in elboya I have given great thought to the notion of the homeless in our city and the new proposed development of another dream center. As a health care professional I feel the addition of this new center along with the original dream center a few blocks away will place a huge burden of the residents surrounding this portion of Calgary. Since the inception of the dream center at 42nd crime rates have risen in our area. I have had my vehicle broken into several times over the last few years and have had individuals prowling through our backyard looking for opportunities. Placing another dream center will increase this flow of negative behaviour.

I would like city council to know that I do not say this lightly. I was the former director of the CUPS dental clinic for several year and have worked with the homeless and underprivileged.

I am against this development. You simply cannot put more transient men into such a small area. Can you not spread the centres around the city? This will have the effect of spreading out potential issues. It is wholly unfair to the residents of this community to subjugate them to another shelter. We have enough crime.

I am definitely not against the shelters. But diversify them around the city so that no one community has to bear the burden.

ISC:

1/2

Unrestricted

Mar 10, 2021

2:37:23 PM



Public Submission

City Clerk's Office

Dr. Terry J Lim, DMD Certified Specialist in Prosthodontics



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Gilles
Last name (required)	Corpart
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0199
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am opposed to an additional 145 single short-term residents of this demographic being housed at the Holiday Inn in Parkhill/Stanley Park. I am a resident of the area and believe that the crime rate is already too high. I am concerned with the safety and security issues in the area. There are already two facilities in the area (John Howard Soc. Residence and Dream Centre) and I hope that the city council will find another district of the city for that project.



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Andrew

Last name (required) Kondi

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Proposed Dream Centre

Date of meeting

To whom it may concern:

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I live in the neighborhood of Parkhill/Rideau and have for 30+ years, my office is located at 4615 Manhattan Road SE and has been for 40 years +. Both my offices and home are within blocks of the Holiday Inn Macleod Trail. While I am sympathetic to a point for these individuals and their quest to turn their life around, we (Manchester area) have already one of the highest crime rates in the City. My company's vehicles have been broken into 7 times in the last year with smashing of windows/cutting of fences and in fact 2 weeks ago Police were called and responded to a break and enter to steal old motors for copper worth \$15 - \$20 dollars causing over \$700 in damages. The adjacent business has been broken into at least 3 times (all petty theft at this point). My neighborhood (Rideau/Parkhill) is experiencing similar weekly throughout the neighborhood - bike and on foot thefts primarily are on the rise at a staggering pace. The city already has a dream center a couple blocks away on Macleod Trail and the John Howard house even closer to the proposed Holiday Inn site. I believe the surrounding neighborhood has already done our share of accommodating this cause. I vehemently oppose the proposed repurpose of land application alongside hundreds of residents and businesses who can longer afford this deterioration of our neighborhoods both mentally and financially.



Public Submission

City Clerk's Office

Sincerely,



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Henry
Last name (required)	Rye
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	145 Unit Dream Centre Expansion at Holiday Inn Site (Macleod Trail and 42 A
Date of meeting	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	We disagree with the proposed change of use to this property. As a resident of Parkhill which is one block west of the site we are concerned about increased crime and vagrants in our community. Our community already suffers from property damage and theft and this proposal will increase these issues. Please do not approve this change of use. Thanks



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Terry
Last name (required)	Lim
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	New dream center
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I would like to express my concern regarding the new dream center. I realize that this city needs facilities such as this but why do the neighborhoods of Manchester elbow park Stanley park elboya parkland etc have to have two facilities in such close proximity. Crime is an issue in these areas as well as public safety. I realize these temporary tenants are citizens as well but the concentration of many in a small area such as this can only lead to confrontational issues from within and between surrounding neighborhoods. Put the second dream center elsewhere. Surely this is a common sense proposal to do so in another neighborhood. We should not be asked to accept this in place of the rest of the city.



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Amanda
Last name (required)	Ierfino
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0199
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a female resident of parkhill/stanley park I am concerned about adding a further 100-145 single rooms for the dream center expansion. I feel like this further destabilizes our neighborhood and further impacts our safety - especially as a female. I have a dog and I am already uncomfortable taking her for walks as it is. I urge you to reconsider the expansion of this facility so close to the existing facility. I believe these facilities are important to the rehabilitation of these folks however creating such a dense population will only serve to further the crime and safety issues we already have in our community

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Ken
Last name (required)	Knight
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Dream Centre Expansion at Holiday Inn Site
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As homeowners in the Parkhill neighbourhood, we oppose the development of the former Holiday Inn site on Macleod Trail into an additional facility for transient individuals. This will increase the concentration of these types of facilities in a single area adjacent to a desirable residential area, rather than being distributed around the city. We already have the current Dream Centre (125 individuals) and the John Howard Society Residence (32 individuals) in the area. The latest addition of the "Covid Hotel" in the Days Inn on Macleod Trail has already resulted in a deterioration of the area - the property's upkeep is failing and there is constant emergency vehicle traffic to the site.

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Christine
Last name (required)	Smith
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0199
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I oppose the additional 145 short-term residents expansion of the dream centre. I believe this area has become dangerous for females and I avoid walking near or around Manchester at this time. I believe it is important to support those who need support however it should be spread out throughout the city to decentralize activity. Thank you.

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Kelly
Last name (required)	Nadeau
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0199 - Zoning application - Dream Centre
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello City Council,

The zoning application for The Holiday Inn proposed by the Dream Centre should not be approved by Council.

- There is an on-going increase of break-ins, criminal activities and encampments in our neighbourhood of Upper West Erlton, with little or no police presence. This problem will only increase if the zoning is changed.
- This proposal does not meet the needs of women, children, and families.

Take care,

Kelly Nadeau & Brenda Abel-Nadeau
16 Erlton Terrace SW



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Gillian
Last name (required)	Steward
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0199 Zoning application re Holiday Inn on Macleod Trail
Date of meeting	Mar 22, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>I live in Parkhill and support the application that would see the Holiday Inn turned into affordable housing.</p> <p>Everyone needs a place to live. Accessible, affordable housing is good for the individual who needs it and the community at large.</p> <p>The proposed site is near public transit, within walking distance of social agencies and potential employers and close to greenspace that is good for the body and soul.</p> <p>I have lived in this neighbourhood for 30 years and do not feel the least bit threatened by the proposed development. I hope it goes ahead.</p>

ISC:

1/1

Unrestricted

Mar 11, 2021

1:19:05 PM



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Barbara

Last name (required) Killick

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Land Use Amendment in Manchester Industrial LOC2020-0199

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I oppose this disingenuous application :

1. Impact of too many similar social agencies in close proximity - Dream Centre and John Howard Society already provide accommodation for 157 men Another 145 units primarily for men within one block is overloadi so close to residential communities.
2. Background and Planning Evaluation document misleading. Information focuses solely on area east of Macleod Trail SE. Surrounding developments are described as strip malls, with retail and commercial uses. No mention of close proximity of communities of Park Hill, Stanley Park and Elboya located west of Macleod Trail SE, Houses and condos clearly visible from proposed site No data provided in the community population table It is as if adjacent communities do not exist.
3. East Village- lessons learned. This type of planning happened in the East Village. The negative impacts of placing so many social agencies in close proximity were there for all to see as it became a "no go" area. In recent years, considerable time and effort from CMLC, with funding from Council, has made this area livable and walkable again.
4. Inaccurate description of project- This will be transitional housing not long term affordable housing.. Tenants will be month to month, stays anticipated to be 3-6 months. Accomadation not suitable for families.Single rooms with no kitchens just hotplates.
5. Safety and security already a problem in community and on LRT . Groups wander around all hours of the day and night. Presence is not imagination but recorded on Ring cameras.They break into parked vehicles and trucks especially to steal tools.

ISC:

1/2

Unrestricted

Mar 11, 2021

1:25:42 PM



Public Submission

City Clerk's Office

Garages broken into, garbage dumped out. . The Dream Centre accepts no responsibility for this behaviour. Says there is no evidence of a connection. Likewise, no evidence that there is not but this behaviour has certainly escalated since they moved in around the corner

Conclusion -I support affordable long term housing where families can become part of the community rather than passing through. Community Association says it supports redevelopment that complements existing community and quality of life of residents. This project does not do that. Would like to see a proper ARP prepared for Manchester that addresses relationship with adjacent communities.

From: JJ JJ <jjkeepsintouch@gmail.com>
Sent: Thursday, March 11, 2021 3:15 PM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: [EXT] LOC2020-0199 March 22, 2021 rezoning application

Regarding LOC2020-0199 – Holiday Inn rezoning to multi residential on McLeod Trail and 42nd Avenue S.W. Calgary

Please make my comments part of the record and have them read into the record during the application on March 22, 2021 at the Combined Meeting of Council
I have read and agree with the FOIP information provided on the city website.

Dear Councillors

I am a long term resident (25 years) of Stanley Park who lives near the Dream Centre Church and the proposed second Dream Centre Church in the current Holiday Inn on MacLeod Trail. I oppose the proposed facility for 2 related reasons:

1. It is not properly described as a multi residential project; and
2. There is a cluster of similar facilities in the same block which will further entrench an already unbearable situation in our community.

Reason #1

It has been difficult for the community to obtain clear, forthright, accurate and consistent information from the Dream Centre Church about the intended use and residents of the proposed facility, but after 2 meetings with the community we have learned as follows:

The proposed facility is NOT long term stable affordable housing

- There will be 145 single rooms.
- The residents will be month to month tenants.
- Residents are expected to stay 3 to 6 months.
- It is transitional housing so the men can “get back on their feet”.
- There will be no kitchens: only a hotplate or toaster oven.
- Meals will be provided in a cafeteria.

Addiction with Rehabilitation and Treatment Focus

- They are attempting to remain “sober” and their tenancy will be terminated if they are not (contrary to residential tenancy rules).
- They require assistance with job skills and obtaining employment.
- They will be receiving job training skills (sheltered work) in the facility.
- They will require the services of the social workers, psychologists and Chaplains from the Dream Centre Church ½ block away.

Residents will be primarily single males

- There will be no families or women with children.

- The Dream Centre Church will not commit to the number of single women residing in the facility.
- Of the 371 residents the Dream Centre Church currently serves, only 12% are women.
- Their aspirational goal is 30% women but they will not make a commitment.

The above description of the proposed facility cannot properly be referred to as long term affordable multi residential housing. This is a transitional, post-treatment centre for primarily males with substance abuse issues and no home to return to after treatment. There ought to be special zoning or licencing for such a facility. It is not properly characterized as multi residential (affordable) as if the residents will be a random group of low income families and individuals who hope to become long term residents in our community. That is not the plan. This proposed facility is much needed in Calgary but this is not a good site because of the other similar facilities in the same block. It is contrary to good city planning to have a cluster of these facilities in one area.

Reason #2

This first concern is related to my second reason for opposing the facility: this small area in our community already has 2 large, similar facilities. Within the same block there is:

- John Howard Society Residence – 32 male residents from Federal penitentiaries - 2 to 3 month stays - (men convicted of most serious crimes)
- Dream Center Church #1 - 125 male residents - 2 to 3 month stays (referred to the program by the Courts when crimes are related to substance abuse)
- Dream Center Church #2 – 145 single residents (new one being proposed) 3 to 6 months stays (primarily men referred from addiction treatment facilities for transitional housing-no home to return to)

The result of these facilities along with the proposed facility, would be over 300 single men with substance abuse and criminal conduct histories in one block. As the duration of the stays are short, this means over 1000 different men will come and go from our community in any given year. This has already had a negative impact on our community and adding yet another facility will further entrench the issues we are already contending with. Those issues are:

- One of the highest crime rates in the City in the Manchester and Manchester Industrial areas – including murders
- The high crime rates have spilled over to Parkhill/Stanley Park
- Fencing of stolen property behind the 7-11 and Husky Station
- Drug dealing in several areas
- Homeless encampments in the bushes behind our houses that became so large last year that the City's specialized team had to disband it part way through the summer
- Homeless encampments in Stanley Park
- Male addicts using drugs at the LRT station pretending to wait for the train
- Lots sitting empty or totally underdeveloped on McLeod Trail for over 20 years
- Several "massage parlours" along that strip of McLeod Trail.

I am not stating that all of these problems in our community are the result of the current Dream Centre Church and the Bedford House facilities, but they have contributed. The residents of these facilities are introduced to the area and when they complete the program or are asked to leave, they often remain in the area where they are familiar with the community. A different kind of community gets formed that

causes problems for many of the other residents. I and other women in the community have stopped using the LRT and services along McLeod Trail because of safety concerns. It is a rare sight to see a woman or young person walk in that area. It is not fair to create an area where half the population is afraid within their own neighbourhood.

When others look at this area along McLeod Trail they see a run down commercial area but please keep in mind that our homes are directly behind those rundown commercial buildings – we see, hear and feel that area intensely - that is our home and community.

I appreciate your consideration of this information.

Lynn Jones
Lynn.jonescalgary@gmail.com



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Marah
Last name (required)	Graham
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0199 Dream Centre Expansion
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to indicate my SUPPORT for the proposed Dream Centre expansion at the Holiday Inn site. I am a homeowner who lives 2 blocks away from the Holiday Inn in Parkhill. I also support the current Dream Centre located nearby. This is an affluent area that is not any more negatively impacted by the Dream Centre than any other area would be. Having grown up with addiction in my family - I know firsthand that not all individuals can afford to be sent to premier facilities in isolated areas to get back on their feet. People deserve to be treated with dignity and respect and I think this is the perfect location for expansion of these facilities. I do not believe that people who are attempting to get their lives in order will create any additional crime. I have lived in this community for 9 years. I am a woman in my 30s. I do not think there is additional risk of violent crime. The petty crime in the area, largely vehicle and garage break-ins, is no greater in Parkhill than in the other communities I have lived in (I previously lived in Scarboro, Varsity, Connaught and West Hillhurst). Additionally, from a taxpayer and sustainability standpoint, I think existing infrastructure should be repurposed rather than demolished. We need to think creatively in repurposing existing infrastructure, particularly on city property. From an ongoing fiscal and environmental sustainability standpoint, our tax dollars should not go towards new builds when there is infrastructure that is fit for purpose. Lastly, the voices of the dissenting minority tend to be loud. I am tired of the constant negative rhetoric around major projects. I am tired of the "not in my backyard" attitude. It is rare for those of us who support allegedly controversial projects to speak up. I

ISC:

1/2

Unrestricted

Mar 11, 2021

3:21:03 PM



Public Submission

City Clerk's Office

hope that my voice and support carries more weight as a result. Perhaps my neighbours could use some grounding. They may not have witnessed closely the devastating impacts of addiction. I applaud the Dream Centre for the work that it does, and I certainly hope to see the benefits that it can produce by enabling people to get back on their feet and become contributing members of society. These facilities must go somewhere, and our neighbourhood is no more or less deserving than any other neighbourhood.

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Dan
Last name (required)	Scarth
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0199
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The Parkhill/Stanley Park area is experiencing a high degree of criminal activity. This activity is in large part due to the presence of the Dream Center and the John Howard Society Residence. The proposal to convert the Holiday Inn to a "Dream Center #2" would double the size of the problem in the area and move it closer to Parkhill. In the past three years we have had our garage broken into twice, a car window smashed and the contents stolen, and one attempted break in on the house. I am absolutely against this proposal. Going to the 39th avenue C Train station alone at night is something we just won't do anymore. It's not safe. This proposal will ruin the community and destroy property values. I understand that there is a need for such facilities, however there is no need to put them all in the same place and turn the area into a ghetto. There has to be a better location for this facility.



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Tj
Last name (required)	Lim
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Dream center and multi unit housing
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a resident of elboya I am very much against another dream center. We have one already and the number of wandering men looking for bottles, wandering in Our yards and checking our cars has risen dramatically. There is never a night where someone does not walk in the middle of the night checking doors and cars. I have had three break ins to my car i the last 5 years. Although I am empathetic to the plight of these individuals the respect for others is not there. Do not allow this to happen!

Also this idea of multi units bothers me. This is a traditional area. Calgary moves outwards. The core is traditional. I find it terrible that the driving force behind this is revenue for taxes and pandering to developers. Single family homes puts a unique and vibrancy to a community. Push for the citizens of Calgary and not your pocketbook.



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Dustin
Last name (required)	Bauer
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0199
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to indicate my SUPPORT for the proposed Dream Centre expansion at the Holiday Inn site. I live 1.5 blocks away from the Holiday Inn in Parkhill. I also support the current Dream Centre located 3 blocks away. This is an affluent area that is not any more negatively impacted by the Dream Centre than any other area would be. People deserve to be treated with dignity and respect and I think this is the perfect location for expansion of these facilities. I do not believe that people who are attempting to get their lives in order will create any additional crime. I have lived in this community for 9 years.. I do not think there is additional risk of violent crime. The petty crime in the area, largely vehicle and garage break-ins, is no greater in Parkhill than in the other communities I have lived in. Additionally, from a taxpayer and sustainability standpoint, I think existing infrastructure should be repurposed rather than demolished. We need to think creatively in repurposing existing infrastructure, particularly on city property. From an ongoing fiscal and environmental sustainability standpoint, our tax dollars should not go towards new builds when there is infrastructure that is fit for purpose. Lastly, the voices of the dissenting minority tend to be loud. I am tired of the constant negative rhetoric around major projects. I am tired of the "not in my backyard" attitude. It is rare for those of us who support allegedly controversial projects to speak up. I hope that my voice and support carries more weight as a result. Perhaps my neighbours could use some grounding. They may not have witnessed

ISC:

1/2

Unrestricted

Mar 12, 2021

2:14:34 PM



Public Submission

City Clerk's Office

closely the devastating impacts of addiction. I applaud the Dream Centre for the work that it does, and I certainly hope to see the benefits that it can produce by enabling people to get back on their feet and become contributing members of society. These facilities must go somewhere, and our neighbourhood is no more or less deserving than any other neighbourhood.



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Gordon

Last name (required) Heinsen

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) LOC2020-0199 - Proposed rezoning of 4206 Macleod Trail South

Date of meeting Mar 22, 2021

The proposal to rezone the Holiday Inn site at 4206 Macleod Trail South does not provide stable long term housing. It only allows 3 to 6 month tenancies, only to single persons, predominately male, with no provisions for long term occupancy for singles, male or female, or families of any size. Community can not be sustained using this housing model as short term tenancies do not allow for the development of personal connection to the community.

The Calgary Dream Centre proposed occupancy model restricts how tenants may use the accommodation. Individual rooms (they are rooms, not suites) will not include a kitchen, relying on communal dining. The use of alcohol or cannabis will not be permitted inside the property because of management philosophy. Stores offering alcohol and cannabis are located across the street. The next convenient place for residents of this proposed facility to consume same will be Stanley Park. The CDC housing model is not that of a conventional apartment building and more like that of an addiction recovery centre.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This housing type is unsuitable for the neighbourhood and will add to existing issues. Without overlying planning guidelines plus each side of Macleod Trail belonging to separate communities and different Wards the area along this thoroughfare, as it presently exists, lacks a sense of community ownership. Parkhill/StanleyPark has not been well served by the City of Calgary for some time. For example, the 42nd Avenue con-

ISC:

1/2

Unrestricted

Mar 12, 2021

1:59:25 PM



Public Submission

City Clerk's Office

crete barrier divided the community and more recently the addition of the 3 metre wide bike path (without community input) required ripping out the boulevard trees, and leaving an ugly scar. Short term housing for a group of difficult to house individuals will add to this lack of a sense of community ownership and add to the sense of community destabilization.

"The Holiday Inn facility should not proceed as proposed by the Dream Centre. If the Holiday Inn is to become affordable housing, it should be for a diverse group of people, including families, on a long-term basis. A home where residents will become community members rather than residents in another temporary support shelter."



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Solange

Last name (required) Brochu

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) LOC2020-0199 Dream Center expansion at Holiday Inn

Date of meeting

Dear City Council
LOC2020-0199

I am a resident of the Elboya community since 2011. I reside at 507 Brunswick Avenue.

I am very concern of this expansion project because I see on a regular basis the impact the actual Dream Center already has. I find it aberrant for the City to even consider this project so close to an active and young community.

With this pandemic we realized early on the primordial importance of parks and green spaces in our city. One of them being Stanley Park. The delicate balance of safely using recreational space (pool, tennis, bike path, baseball , fire pit, skating rink...) for families can be easily jeopardized and in so many ways already is. Just finding bathrooms, garbage bins , fire pit or pic-nic tables that have not been vandalized in some ways is becoming problematic.

Young and old men under influence " crash " on benches, collapsing on grass, hide behind buildings, burn found furniture in fire pits..... where are they all coming from ? What can be done ? Even early morning on my way to work on bike path I witness those behaviours. I walk my dog late afternoon in Stanley Park and here we go again. Driving on 42 Avenue turning left on McLeod Trail certain morning is an hazardous

Comments - please refrain from providing personal information in this field (maximum 2500)

ISC:

1/2

Unrestricted

Mar 12, 2021

4:42:16 PM



Public Submission

City Clerk's Office

characters)

challenge, again middle age men crossing slowly sometimes on green light and collapsing on the grass on Husky station property or begging at A&W. Somedays it is the provocative yelling at women cycling or being harassed when simply walking dogs

The safety of the children and teenagers walking to school 4x / day is my most important reason why I am against this project. Last year I helped a 12 year old boy on my street that was terrorized because a man was following him and throwing rocks at him. This bizarre individual was latter seen yelling to himself insanities at the park at the end of my street and I report the incident to the police.

Back alleys becoming perfect hide out or an invasion of privacy when yelling at people in their backyard.

Substance abuse is an enormous problem in most of big cities but the fact that the proximity of so many liquor stores, cannabis dispensaries, Pawn Shop encourage consumption and delinquent behaviours but most of all it defy the purpose of the agency trying so hard to help them. A location where the tentations are less accessible would be mush more suitable and logical. Just think about all the families of those struggling individuals that work probably for so long to encourage them gettin

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	David
Last name (required)	Haydt
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0199
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am opposed to the proposed Dream Center expansion at the Holiday Inn Site.

From: [Morella De Castro](#)
To: [Public Submissions](#)
Subject: [EXT] Oppose to 145 unit Dream Centre Expansion
Date: Thursday, March 11, 2021 2:10:51 PM

As a concerned resident of the Parkhill community (3826 1st SW), I strongly oppose to the expansion of the Dream Centre. Our community sees plenty of vagrants on the alleys and streets, and adding more transient men does not help to the quiet enjoyment of our homes and the safety of our daily lives. We experience plenty of vandalism and break-ins and do not need to add to more. The Dream Centre should find a new location away from communities and more in industrial sites were women and children will not be at risk from having this centres in close proximity.

I have read the FOIP information in your website and agree to it.

Sincerely

Morella De Castro
403-616-9186



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Jennifer
Last name (required)	Oh
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0199
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello,
I am a homeowner and resident in the Parkhill community. Although I can appreciate the need for facilities such as the one proposed by the Dream Centre (at the Holiday Inn on Macleod Trail), I do not agree with the conversion of land use and do not support this particular project. The Dream Centre already has an existing location in the vicinity and adding this location will more than double the number of mostly male residents. On February 4, 2021 a meeting was held regarding this project. I agree with all the concerns noted in these minutes that were provided through letters to Council. I would elaborate that safety for me, my family and everyone in the area is my main objection to this project. As a female who uses the 39th Avenue C-train station (adjacent to Holiday Inn), I already have safety concerns walking home towards Parkhill on a regular workday in broad daylight. If this facility were to house 145 residents who are mostly male, I will no longer feel safe to walk alone to/from the C-train station, and in turn will use an alternative mode of transportation. I will also avoid going to businesses in this particular area again from the perspective of safety. e.g. gas station, restaurants, etc. Thank you for your time. Jennifer



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Deb
Last name (required)	Atkinson
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0199
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As the victim of a home invasion last year while my daughter and I were sleeping, I have strong reservations about the expansion of the Dream Center within a short walking distance of our neighbourhood. The home invasion has caused ongoing emotional distress and resulted in physical property damage. I understand the perpetrators were from the population the Dream Center expansion aims to support (criminal history/addicts/homeless). I recognize the importance of social resources and rehabilitation, but these facilities need to be balanced across the city in various communities, not all concentrated inner city. Our community already has a cluster of facilities with the John Howard Society, Dream Center #1 and Dream Center #2, among others. While I support the good work the Dream Center does, I ask City Council considers locations of these types of facilities are distributed on a more equitable basis across Calgary. I oppose the the re-zoning application for the 145 unit Dream Centre Expansion at the Holiday Inn site per LOC2020-0199.



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) German

Last name (required) Markowski

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Land Use Amendment in Manchester Industrial (Ward 9) LOC2020-0199, Item 2

Date of meeting Mar 22, 2021

Hello to City Council and the Clerk.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I would consider myself a concerned citizen of the city of Calgary and a resident of the Elboya and Stanley park area. In recent times there has been an increasing demand for low income housing and affordable housing not even including the impact of Covid on the average resident. Special care needs to be put into supervision and support as well safe and a healthy environment for those who wish it to be. Unfortunately the proposed case of rezoning the Holiday Inn would impact the surrounding areas to such an extent that the residents who currently live in the surrounding areas of Manchester Industrial would likely find themselves in that same proposed facility in a short span of time. As most studies find, the rise in crime rates in surrounding areas due to the existence of a supportive housing due to the fact that "residents of supportive housing units are more prone towards criminal activity" than perhaps the residents who could afford the traditional market rates. As a factor of the low income inherent nature of support facilities, they introduce a certain element of mentally ill, alcoholic and economically destitute, would encourage higher crime rates which are already seen Manchester industrial (Statistical Report, 2020) as well as seeing an unprecedented spike in "Social Disorder" in the Manchester Industrial (Community Crime and Disorder Statistics, 2021). Establishing a center for affordable housing in these specific districts would increase the crime rates to unprecedented levels once again and establish a wave of crimes that would plague the area surrounding it. As a study of all support facilities in

ISC:

1/2

Unrestricted

Mar 14, 2021

5:29:38 PM



Public Submission

City Clerk's Office

Denver confirmed "large facilities with 53 or more residents, rates of reported violent and total crime increased significantly within 500 feet of the sites after they opened"(Galster, 2002).The people it claims to help - low income and those hard hit by covid - would then be subjected an increasingly toxic environment ridden with crime. If the center is established it will hurt the people most hard hit more than it would help.

Respectfully,
German

Galster, G., Pettit, K., Santiago, A., & Tatian, P. (2002). The Impact of Supportive Housing on Neighborhood Crime Rates. *Journal of Urban Affairs*, 24(3), 289–315
Attached
2021 Community Crime and Disorder Statistics. n.d.).Retrieved March 14, 2021, from <https://www.calgary.ca/cps/statistics/calgary-police-statistical-reports.html>
3rd Quarter 2020 Statistical Report.(n

From: [Stanley Park](#)
To: [Public Submissions](#)
Subject: [EXT] Regarding Loc2020-0199
Date: Friday, March 12, 2021 12:08:26 PM

From Jaspal Janz
stanleyparkcalgary@gmail.com

Regarding LOC2020-0199 – Holiday Inn rezoning to multi residential on McLeod Trail/ 42nd Avenue SW Calgary

I have read and agree with the FOIP information on the Calgary city website.

Please make my comments part of the record and provide them to the Councilors for the application on March 22, 2021 at the Combined Meeting of Council

Dear Councillors

I live in Stanley Park and I do not agree with the re-zoning for the second Dream Centre at the Holiday Inn on MacLeod Trail. There are too many of these “homes” in our area already. There is a Half Way house with 32 men from federal prisons and a Dream Centre with 125 men from drug court living within 1 block of each other. Adding another 145 men with drug and alcohol problems will cause more problems in this area. I am concerned that this stretch on McLeod Trail will become “East Hastings”. It is close to impossible to change an area once it gets to this point. It ends up costing the City millions of dollars to try and fix it. It is much smarter not to create the problem in the first place. These types of homes should be spread evenly around the City so as not to create permanent problems for other neighbours.

It destabilized a community to have that many single males with drug and alcohol issues in one area.

Mayor Nenshi is correct when he says the problem with the injection site at the Sheldon Chumir is that there is only one place available and too many people need to attend to that site to use it. The same type of problem is happening in our neighbourhood because these type of homes are being stacked together. This is not good for the residents who live in these homes and it is not good for the other neighbours.

We already have problems with used needles being discarded in the park and bushes and drug users hanging out at the LRT, Husky Station and 7-11.

Thank you.

THE IMPACT OF SUPPORTIVE HOUSING ON NEIGHBORHOOD CRIME RATES

GEORGE GALSTER*
Wayne State University

KATHRYN PETTIT
The Urban Institute

ANNA SANTIAGO
Wayne State University

PETER TATIAN
The Urban Institute

ABSTRACT: *Quantitative and qualitative methods are employed to investigate the extent to which proximity to 14 supportive housing facilities opening in Denver from 1992 to 1995 affects crime rates. The econometric specification provides pre- and post- controls for selection bias as well as a spatial autocorrelation correction. Focus groups with homeowners living near supportive housing provide richer context for interpreting the econometric results. The findings suggest that developers paying close attention to facility scale and siting can avoid negative neighborhood impacts and render their supportive housing invisible to neighbors. Implications for structuring local regulations and public education regarding supportive housing facilities follow.*

The imperative for increasing the supply of housing for Americans with special needs has become increasingly clear over the past several decades, as the effects of the AIDS epidemic, rising homelessness, and changes in approaches to serving the mentally ill and non-violent offenders have manifested themselves. A consensus has emerged that not only did many with special needs require affordable housing, but they also require supervision and a package of support services tailored to their needs, perhaps but not necessarily delivered in conjunction with the housing (Dear & Wolch, 1987, Mechanic & Rochefort, 1990, Newman, 1992). Supportive housing facilities were the result.

**Direct correspondence to: George Galster, CULMA, Wayne State University, 3198 FAB, 656 West Kirby Street, Detroit, MI 48202. E-mail: aa3571@wayne.edu*

JOURNAL OF URBAN AFFAIRS, Volume 24, Number 3, pages 289–315.

Copyright © 2002 Urban Affairs Association

All rights of reproduction in any form reserved.

ISSN: 0735-2166.

Supportive housing is a broad term that refers to programs that provide support services to special needs populations in conjunction with some form of housing assistance, be it in small group homes, larger institutions, or independent apartments. The special needs populations for which supportive housing has been supplied cover a wide spectrum of groups, including the homeless, chronically mentally ill, recovering substance abusers, developmentally and physically disabled, frail elderly, non-violent offenders, and AIDS victims and other terminally ill people. It has been shown that these programs can have substantial beneficial effects on the persons receiving assistance by giving them the support they need to live in ordinary, residential neighborhoods providing enhanced educational, social, and economic opportunities (Metraux, Culhane, & Hadley, 2000; Ridgeway & Rapp, 1998).

Prior to the 1980s, supportive housing facilities were subsidized primarily by states or private philanthropies. The one longstanding exception was housing for the frail elderly, which was financed under the HUD Section 202 program initially authorized in 1954. The dramatic growth in the homeless population during the 1980s, however, led to the passage of the Stewart B. McKinney Act in 1987 (amended in 1988 and 1990) and, for the first time, the availability of significant federal resources for housing and services programs for homeless persons. During the Clinton administration, supportive housing was emphasized heavily (Fuchs & McAllister, 1996). Innovations in the field were encouraged by the HUD Supportive Housing Program Competition beginning in 1994. HUD's goal was to establish a programmatic continuum along which the needs of various categories of homeless and disabled individuals could be met effectively (U.S. Department of HUD, 1995). Supportive housing became the mainstay of this effort in communities across the country (Guhathakurta & Mushkatel, 2000). At the present time, the main public sector sources of governmental funding for supportive housing include state supplements to the Supplementary Security Income (SSI) program, two optional programs under Medicaid (Targeted Case Management and Rehabilitative Services), the Social Services Block Grant, the HUD 811 Program, and a broad range of McKinney Act programs (e.g., Projects for Assistance in Transition from Homelessness, Shelter Plus Care).

Concurrent with increasing governmental emphasis on supportive housing, the public's unease with living in close proximity to individuals who are served by these facilities has become apparent. In many cases, this unease has manifested itself in the form of strident community opposition to the siting of supportive housing. Researchers and practitioners commonly refer to this as NIMBY (Not in My Backyard) (Dear, Takahashi, & Wilton, 1996; Freudenberg & Pastor, 1992; Takahashi & Dear, 1997). Community groups, especially wealthy, white homeowners, have become increasingly sophisticated and effective in their ability to affect decisions regarding the siting of supportive housing facilities (Graham & Logan, 1990; Pendall, 1999; Seltzer, 1984; Takahashi & Dear, 1997; Wenocur & Belcher, 1990).

The dominant fears motivating such NIMBY-style opposition are clear: property value erosion and crime (Rocha & Dear, 1989). The National Law Center (1997) polled 89 supportive housing programs from around the nation and found that 41% had experienced NIMBY opposition from either prospective neighbors or their local governments prior to beginning their operations. The most prevalent reasons for this opposition were anticipated loss of property values (64%) and a potential increase in crime (61%). Other sources of opposition stemmed from expectations of increased traffic and parking problems (39%), an unsightly facility (21%), and greater noise (18%). Concerns over supervision of residents were voiced in a few additional cases.

Our study probes the issue of neighborhood opposition to supportive housing based on fear of crime. We undertake quantitative and qualitative investigations of a range of supportive housing facilities opening in Denver during the early 1990s. We consider separately those facilities likely to be considered most feared because of crime. These facilities include those serv-

ing non-violent offenders, the mentally ill, and recovering substance abusers. We also examined separately those facilities serving the developmentally disabled and frail elderly (whose crime impact may be much less). We also compare larger and smaller facilities. Our goals are to ascertain whether: 1) rates of various sorts of reported crimes increased in the vicinity of these facilities after they opened (controlling for pre-opening trends and other factors), 2) crime impacts varied by type or scale of facility, and 3) neighbors of supportive housing facilities perceived them as generators of crime and, if so, why.

The analysis shows that our supportive housing sites were developed in areas with comparatively high rates for all types of crimes. For the sample as a whole, and for facilities housing more threatening clientele, there were no statistically significant increases in the rates of any categories of reported crime (total, violent, property, disorderly conduct, or criminal mischief offenses); these figures were based upon crimes that occurred within 2,000 feet of a supportive housing facility after it was developed. However, the sample of larger facilities evinced statistically significant increases in total and violent crime reports within 500 feet and criminal mischief within 501 to 1,000 feet after opening. The weight of the statistical and focus group evidence suggests that it was not the residents of these large facilities who were perpetrators of crime. Rather, the evidence suggests that large facilities attracted more crime because they provided a mass of prospective victims and/or eroded the collective efficacy of the neighborhood.

Our article is organized as follows. The first section reviews the literature examining the neighborhood impacts of supportive housing facilities. The following section presents an overview of the supportive housing delivery and regulatory system in Denver as a context for our analyses. We describe the character of supportive housing programs and local polices designed to minimize any harmful neighborhood impacts. We then turn to our quantitative analysis. We present our econometric model, corrections for standard and spatial econometric problems, analysis sample of supportive housing facilities and crime data, and statistical results. Our qualitative analysis follows, wherein we describe our focus groups and the key insights they produced. Finally, we deduce implications from our work for supportive housing developers and public policy makers.

THE LITERATURE ON NEIGHBORHOOD IMPACTS OF SUPPORTIVE HOUSING

Clientele, Quality of Life, and Property Values

Care must be taken when discussing the impacts of supportive housing because the term can refer to a wide variety of clientele. It is clear from opinion polls that residents make important distinctions on the basis of the clientele proposed for a new facility and adjust their reaction accordingly. Criminal offenders, substance abusers, and mentally ill typically elicit the strongest opposition (Takahashi & Dear, 1997). The National Law Center survey of supportive housing providers (1997) found that the likelihood of community opposition was greatest when the facility was developed for adult recovering substance abusers (50% of the cases met opposition), followed by those developed for adults with severe mental illness (37%).

The resistance to supportive housing facilities results from two types of processes—both economic and non-economic—though in practice the two are often not easily separable (Kaufman & Smith, 1999; Lake, 1993). Moreover, the nature and relative importance of these two elements likely vary according to the clientele of the supportive housing in question.

The primary economic reason for opposing supportive housing relates to the alleged negative externalities generated by these facilities, which are capitalized in property values within

the neighborhood (Grieson & White, 1989). Some of these externalities are independent of the special needs type being served. For instance, any multi-unit development can create unwanted traffic noise and congestion. Another source is inferior management of the facility, which results in poor upkeep of the building and grounds and inadequate supervision and monitoring of tenant behaviors. Other externalities likely are clientele specific. Supportive housing may introduce different racial and ethnic groups or lower socio-economic status populations into a neighborhood. And, as we shall explore more fully, residents of the new facility may be more prone to criminal activity, especially if they are males, members of certain racial or ethnic groups, convicted felons, or recovering substance abusers. All of these effects, it is argued by opponents, will lower the quality of life and be negatively evaluated by the housing market, resulting in psychic and pecuniary losses for property owners in the area.

By the end of the 1980s, at least a dozen scholarly studies investigated this claim for the case of group homes for the chronically mentally ill. The common conclusion was that there was no sizable or statistically significant impact (Mental Health Law Project, 1988). The same conclusion was reached in property value impact studies of group homes for the developmentally disabled (Wolpert, 1978), for children (Knowles & Baba, 1973), and for other types of facilities serving a wide range of clienteles (Farber, 1986; Hargreaves, Callanan, & Maskell, 1998; Wickware & Goodale, 1979). Some studies of the period even concluded that there was a positive property value impact from supportive housing of various types located in lower-valued neighborhoods (Boydell, Trainor, & Pierri, 1989; Dear, 1977; Farber, 1986; Hargreaves, Callanan, & Maskell, 1998; Wagner & Mitchell, 1980). However, Gabriel and Wolch (1984) provide a contrary finding. Recently, however, this conventional wisdom of no harmful impact has been shaken by several, more methodologically sophisticated statistical studies, which have concluded that, with certain circumstances and kinds of developments, supportive housing for the chronically mentally ill can create harmful effects on proximate property values (Colwell, Dehring, & Lash, 2000; Galster & Williams, 1994; Lyons & Loverage, 1993).

Subsidized Housing and Neighborhood Crime Impacts

The primary non-economic process that generates opposition to supportive housing facilities is their perceived relationship to crime in the neighborhood (National Law Center, 1997; Takahashi & Dear, 1997). Though there is no established body of theory explaining how supportive housing might influence crime, it is reasonable to posit that both direct and indirect links are possible.

The direct link is conventionally articulated by opponents: residents of supportive housing facilities are more prone toward criminal activity than would be occupants of the structure were it developed to serve more traditional markets. The plausibility of this direct link depends upon the facility's clientele. The residents of a hospice or elderly care center, for example, may pose little crime risk. However, if the residents of the supportive housing facility in question were chronically mentally ill, recovering alcoholics or drug addicts, or criminal offenders, these traits indeed may be predictive of a higher future propensity toward some types of criminal behaviors, or at a minimum some form of disorderly conduct. Given that the routine activity spaces of these residents may be locally constrained due to limited income and the nature of their special needs, this alleged criminal activity would then be manifested in the immediate environs.

One indirect link between supportive housing and neighborhood crime may transpire through its effects on collective efficacy. Collective efficacy at the neighborhood level refers to the social cohesion present among neighbors and their capacity to enforce norms of civil, lawful behavior through informal social controls. The ability of neighborhoods to actualize the val-

ues that residents share and uphold effective social control has been cited as a key vehicle for deterring crime (Sampson, Raudenbush, & Earls, 1997). Factors that hinder the generation of collective efficacy within neighborhoods include the presence of high levels of social isolation and alienation, concentrated economic disadvantage, and on-going demographic and residential change. Relative to the typical resident, supportive housing residents, especially if they are disabled in some fashion, may be more difficult for the community to enlist as an instrument of collective efficacy. Heumann's (1996) study of mixing mentally ill and recovering substance abusers amid elderly residents of an apartment complex gives an illustration of the eroding collective efficacy hypothesis.

Another indirect link may occur because the clientele of the supportive housing facility is particularly prone to victimization. Developmentally disabled or frail elderly residents may be attractive targets for criminals. Or, a group home for troubled teenagers may be targeted by a violent gang because it houses members of a rival group. This indirect mechanism suggests that, while crime rates may rise in the vicinity of supportive housing, the victims will primarily be residents of the facility and not its neighbors.

Given the public salience of the issue, it is surprising that no empirical studies have systematically investigated the impact of supportive housing facilities on neighboring crime rates. Previous studies of the relationship between subsidized housing and local crime rates have focused only on conventional public housing developments, with one notable exception. Research on crime in and around public housing may be characterized as dated, fragmented, and controversial. Holzman's (1996) review of criminological research on public housing in the United States describes the huge knowledge gap that currently exists. Holzman (1996) states that "investigators seeking background material on crime in public housing have had to chiefly rely on a small number of studies done prior to 1981" and "most of this research amounts to only snapshots of a relatively few, densely populated localities" (p. 362).

Several studies have found higher crime rates in conventional public housing and neighborhoods with public housing (Brill & Associates, 1975, 1976, 1977a, 1977b, 1977c; Newman, 1972; Roncek, Bell, & Francik, 1981). However, others found evidence that levels of crime in and around public housing were exaggerated or site-specific (e.g., Farley, 1982; Holzman, Hyatt, & Dempster, 2001). Moreover, research on drug trafficking and public housing (Dunworth & Saiger, 1993; Harrell & Gouvis, 1994) has challenged the direction of causality. Are crime rates higher in neighborhoods where public housing is located because the latter causes more crime, or is public housing systematically located in areas that already have higher crime rates? Because of inadequate statistical methodologies, no consensus has yet emerged about the degree to which public housing acts as an independent factor tending to increase the level of crime in the neighborhoods in which it is located.

The impact of other forms of subsidized housing on crime has previously been analyzed only by Goetz, Lam, and Heitlinger (1996). This exceptional study analyzed the effect on monthly rates of reported crime emanating from 14 multi-family, low-income housing projects that were purchased and rehabilitated by Community Development Corporations in central neighborhoods of Minneapolis from 1986 to 1994. To overcome the ambiguity about causation, they employed statistical models comparing crime reports pre- and post-opening of the subsidized housing. They found that, in aggregate, there was a significantly lower level of crime calls (both for total and violent crime) from these properties after their conversion to subsidized housing, though there was a slightly higher trend in crime afterward. When analyzed individually, eight developments showed no change, five showed a decrease, and two showed a slight increase in calls to police. Only one of the 14 projects evaluated, however, represented a supportive housing facility: a 25-unit, single-room occupancy hotel with a homeless transitional facility. Its development had no measurable impact on crime.

Clearly, no generalizations can be drawn from the Goetz, Lam, and Heitlinger (1996) study or from previous research on conventional public housing about the impacts of developing supportive housing sites on crime rates in surrounding areas. Our research aims to begin filling this vital gap in the literature.

THE RESEARCH CONTEXT: SUPPORTIVE HOUSING IN DENVER

The Supportive Housing Delivery System

Supportive housing is delivered by a wide range of organizations in Denver. According to the Denver Community Development Agency's (n.d.) most recent *Housing Resource Directory*, 22 non-profit and for-profit organizations provided emergency, crisis, or transitional housing and another 21 provided special needs housing in the metropolitan area. What constitutes supportive housing is clearly specified. Denver's Large Residential Care Use Ordinance makes four distinctions within the general supportive housing rubric (City and County of Denver, 1998b).

- Small Special Care Home. A residential care facility which is the primary residence of less than nine unrelated persons who live as a single housekeeping unit and receive more than 12 hours per day of on-premises treatment, supervision, custodial care or special care due to physical condition or illness, mental condition or illness, or behavioral or disciplinary problems.
- Large Special Care Home. A residential care facility as above, which is the primary residence of nine or more unrelated persons.
- Community Corrections Facility. A structure that provides residence to three or more persons who have been placed in a community corrections program requiring correctional supervision, including programs to facilitate transition to a less-structured residential arrangement.
- Homeless Shelter. A facility that primarily provides overnight accommodations for homeless people and is operated in a way that encourages short-term occupancy.

Between 1987 and 1997, 146 supportive housing sites were occupied within Denver. The locations of these sites are presented in Figure 1. It demonstrates a distinct clustering of sites in the near south side and east-central areas of Denver, near the downtown-capitol district. The distribution of supportive housing facilities across neighborhood home value ranges is considerably more uniform, however. Thirty-nine percent were located in tracts having values in the lowest third of the 1990 median home value distribution, 24% were in the middle third, and 37% were in the highest third.

Forty-two percent of the supportive housing facilities are classified as Small Special Care Homes, 44% as Large Special Care Homes, 9% as Adult Community Corrections Facilities, 3% as Homeless Shelters, and 2% are combinations of the above. Almost two-thirds are operated by non-profit agencies. Typically the facilities are of small scale: 42% house less than nine residents; 18% house between 10 and 19 residents; 30% house between 20 and 100 residents; and 10% house over 100 residents.

The growth of the industry in Denver during the past two decades is evident. Only 22% of the facilities were developed prior to 1980, 41% from 1980 through 1989, and 37% from 1989 through 1997. According to our key informants in Denver, the most significant local event stimulating the expansion of supportive housing has been the Goebel case (*Goebel et al., v. Colorado Department of Institutions et al.*, 1981) in which chronically mentally ill plaintiffs

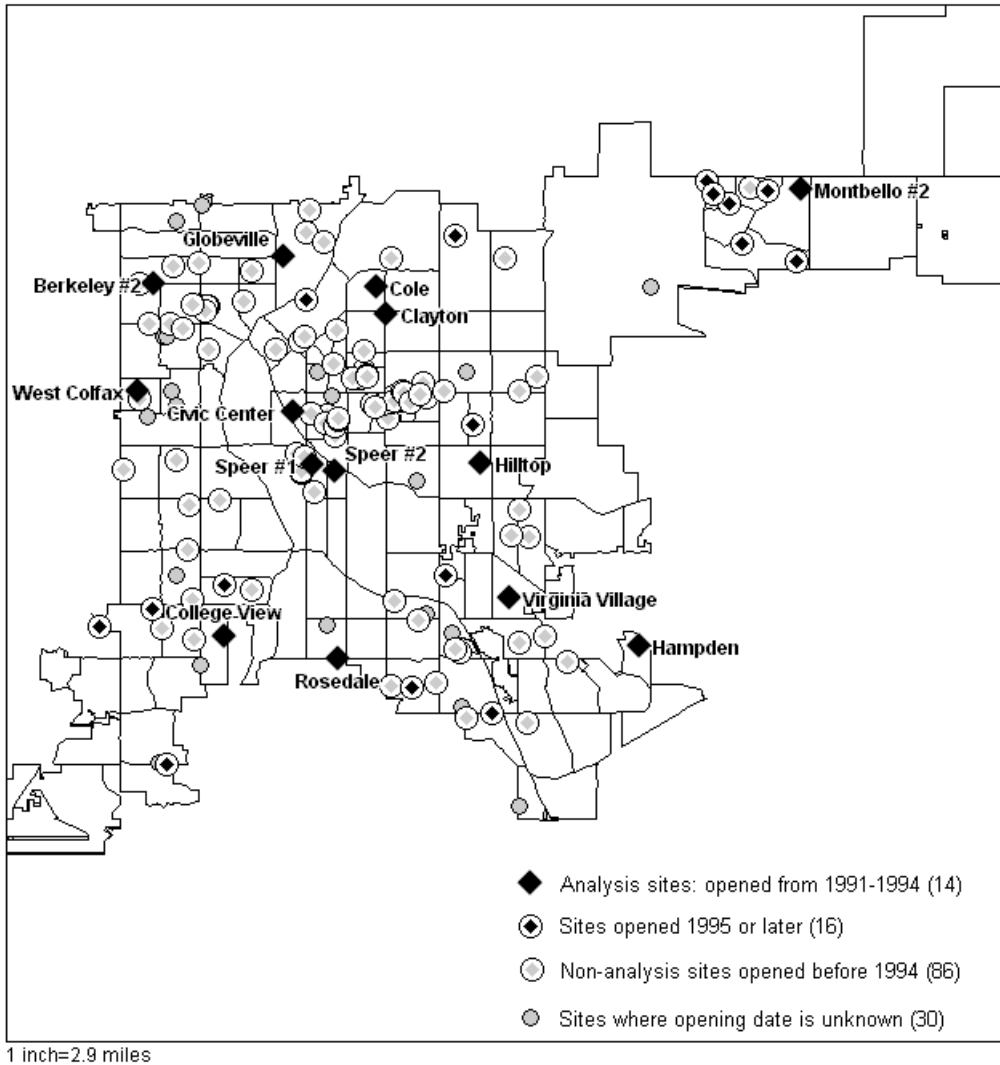


FIGURE 1
Supportive Housing Sites

sued governmental service providers for supplying inadequate care. The settlement required, among other things, that Denver provide \$150,000 annually for supportive housing services from 1994 through 1996 and develop affordable and appropriate housing for 250 chronically mentally ill persons. This housing was to range from small group homes to independent apartments (Lindsay, 1998; Pankratz, 1998).

Legal Restrictions on the Siting of Supportive Housing in Denver

Not surprising given the aforementioned acceleration in the pace of supportive housing facility development, there have been highly visible and contentious debates in Denver over site

selection. These debates ultimately resulted in the 1993 passage by city council of the Large Residential Care Use Ordinance (R.M.C. 59–80(2), later amended). This law sought to ameliorate concerns related to the facilities of both supportive housing advocates and host neighborhoods (City and County of Denver, 1998a, 1998b). For the former, the law affirmed the need for housing special care populations in non-institutionalized, non-concentrated residential settings located throughout Denver. The purpose of the policy was to aid their integration into the mainstream of society. For the latter, the law affirmed the importance of maintaining viable neighborhoods and the potential validity of neighborhood concerns. These goals were facilitated by specifying minimum separation requirements among facilities, by limiting the size and scale of facilities, and by establishing a mechanism of consultation between the developer and the host neighborhood that was mediated by city officials.

Currently, the Large Residential Care Uses Ordinance contains the following provisions designed to minimize adverse neighborhood impacts (City and County of Denver, 1998a, 1998b):

- Developers of all supportive housing facilities (including small special care homes) must: meet with a zoning department staff person prior to submitting an application, send a copy of the development application and their contact information to the neighborhood organization(s) whose boundaries encompass or are within 700 feet of the proposed site, designate a contact person who will be available to respond to community concerns on an ongoing basis, and be willing to participate in a meeting with the organization and city officials if requested.
- Proposed sites must have all necessary licenses, at least one staff person on-site, adequate parking, and exterior modifications that are harmonious with the existing neighborhood; the zoning for the site must conform with permissible zones specified for the particular supportive housing type.
- Large residential care use facilities must be located a minimum of 2000 feet from another like facility, and no more than two other like facilities for that use can exist within a 4000 foot radius. A 10% exception to these spacing rules can be granted by the zoning administrator if it would not substantially or permanently injure the surrounding neighborhood.
- Large Special Care Homes in most zones are restricted to being developed in structures existing on or before May 24, 1993, and are limited to a maximum of 40 residents.
- Community Corrections Facilities must be located more than 1,500 feet from a school and/or residential district, cannot exceed one resident per 200 square feet of gross floor area, and can house a maximum of 60 residents (40 in some zones).
- Homeless Shelters must be located more than 500 feet from a school and cannot have more than 200 beds.

The ordinance gives Denver's zoning administrator the power to approve, approve with conditions, or deny a permit for supportive housing. Permits are reviewed semi-annually. The administrator investigates citizen complaints about a supportive care facility and, if necessary, a conciliation meeting among the conflicting parties is arranged. The administrator is empowered to issue a cease and desist order and issue a summons and complaint into court.

These regulatory restrictions on supportive housing in Denver thus provide a comprehensive attempt to avoid any adverse siting consequences. Whether these regulations were needed and whether they have been successful is the subject of the empirical investigations reported in the next sections.

QUANTITATIVE ANALYSIS

Challenges in the Statistical Analysis of Supportive Housing and Neighborhood Crime

The analyst faces two fundamental challenges when trying to ascertain whether there is cross-sectional variation in crime rates that can be associated with proximity to a supportive housing site: providing adequate control variables and discerning directions of causation. The analyst must control both for the crime-influencing idiosyncrasies of the neighborhood in which supportive housing is developed and the city-wide factors in the economy, policing, and community relations that may affect broader crime trends over time. Without such controls, a cross-sectional study will be unable to avoid spurious correlation between supportive housing and neighborhood crime. For example, one candidate for such an important omitted variable is the presence of a (possibly large) apartment building in the area into which some special needs households are placed at a later date after the building is rehabilitated. In such a case the statistics could not distinguish between the crime impacts of proximity to an apartment building and proximity to a supportive housing development. Analogously, a time-series study of crime trends near supportive housing must control for crime trends across the entire city before a convincing story of neighborhood externalities can be told.

The second challenge is distinguishing direction of causation: whether supportive housing sites lead to subsequent increases in neighborhood crime or whether supportive sites are systematically located in areas having higher crime in the first place. There are four primary reasons why the latter causal pattern is possible, which are related to behaviors of the public agency developers and owners of the supportive facility and the nature of the local real estate market. First, the public authority or non-profit organization developing a supportive housing facility will be encouraged to maximize its scarce resources by acquiring the least-expensive properties (vacant land or existing structures) available. Second, if new construction of supportive housing is contemplated, the location of vacant, appropriately zoned parcels will likely constrain choices. Third, if rehabilitation of structures for use as supportive housing is contemplated, minimization of expected lifetime development costs of the structure implies choices of certain building types that likely are concentrated in specific types of neighborhoods (Harkness, Newman, Galster, & Reschovsky, 1997). Fourth, potential opposition to the development may be less in more socially disorganized neighborhoods (Graham & Logan, 1990; Pendall, 1999). All these reasons imply that the particular neighborhoods in which supportive housing facilities are developed are not likely representative and may systematically be associated with higher-crime rates before the development occurs. This means that simple econometric specifications analyzing a cross section of neighborhood crime rates and proximity to supportive housing will discern a positive correlation, but can make no inferences about direction of causality.

Our approach meets these challenges by employing a pre- and post-econometric design involving localized fixed effects derived from the specification originated by Galster (Galster, Smith, & Tatian, 1999; Santiago, Galster, & Tatian, 2001). We allow for areas delineated by three concentric rings around supportive housing sites to have their own idiosyncratic levels and trends of crime both before and after the sites are developed. After controlling for metro-wide changes in crime rates, by comparing these localized fixed effects before and after the development of supportive housing sites, we can distinguish cause and effect unambiguously. The complete specification of our model follows.

An Econometric Model for Analyzing Determinants of Local Crime Rates

Because our model is both innovative and complicated, a non-technical overview is in order. Our regressions are designed to estimate the level and trend of neighborhood crime both before and after a supportive housing site is opened. The model projects the pre-development level and trend of crime in the neighborhood into the post-development period, while adjusting for changes in citywide crime trends. This procedure enables us to estimate the extent of crime that would have occurred had the site not been developed. Comparison of this counter-factual estimate with the actual level and trend of crime post-development provides our test of impact.

In order to get clean pre- and post-development crime estimates, we need to choose sites meeting two criteria. First, there must be enough years of crime data both before and after development to accurately measure trends. Inasmuch as we only had crime data for 1990 to 1997 and wished to have at least two years of observations both before and after a supportive housing facility opened, our sample of sites was restricted to those that opened between 1992 and 1995. Second, only the first supportive housing development in a neighborhood can be analyzed; consequently, pre-test data were gathered before any supportive housing had been developed there.

These two criteria guided our application of a Geographic Information System (GIS) to specify three types of geographic areas within Denver that form our units of analysis, as amplified in the next section. One set of neighborhoods consisted of 2,000-foot diameter circular areas centered on supportive housing sites meeting both criteria above, which are called analysis sites. A second set consisted of census tracts or parts thereof with no proximate supportive sites, which are used in the analysis as observations to control for the citywide crime trend. The third set comprised all other areas and is not employed in the analysis.

For each year in our sample, addresses of individual crimes by category as reported to the Denver police are geo-coded and accumulated by each area delineated above. Corresponding population estimates for each area are also generated by GIS through the aggregation of data for constituent census block groups. Merging the information permits the computation of annual reported crime rates for each neighborhood, which become the values of our dependent variable.

Delineation of Neighborhood Units of Observation and Crime Rates through GIS

Our GIS-defined geographic units of observation are unconventional and need detailed explanation. Using MapInfo, we parsed the space comprising the city and county of Denver into three mutually exclusive categories. Category 1 consisted of circular areas with a radius of 2,000 feet centered on supportive housing sites that were approved by Denver zoning regulators: 1) before 1991, 2) after 1995, or 3) during 1991 to 1994 and with at least one other such site within 1,000 feet at the time of approval. Category 2 consisted of areas with a radius of 2,000 feet centered on supportive housing sites that were approved by Denver zoning regulators during 1991 to 1994 and had no other such sites within 1,000 feet at the time of approval. Category 3 consisted of the remaining parts of census tracts that did not fall within either Category 1 or Category 2. Because we only had data on when a supportive housing facility was given zoning approval, not when they began operation, we assumed opening occurred within 12 months of approval.

For our statistical analysis we only used areas from categories 2 and 3. Category 1 areas did not permit us to employ our pre/post design, inasmuch as: 1) we only had crime data for 1990 to 1997 and wished to have at least two years of crime data both before and after a supportive housing facility opened, and 2) because the pre-development for the supportive housing facility in question already was contaminated by the presence of another such proximate

facility. Category 3 areas allowed us to control for Denver-wide trends in crime that were unaffected by proximity to any supportive housing sites. Category 2 areas provided the raw material for our impact tests.

To obtain a finer-grained portrait of the spatial extent of any impacts within Category 2 neighborhoods we delineated three smaller geographic areas centered on each of our supportive housing sites used in the analysis: a circular area within a 500 foot radius and two concentric rings with widths defined by 501 to 1,000 feet and 1,001 to 2,000 feet distances from the site. Each ring was used as a separate unit of observation.

For all Category 2 and 3 areas we measured the annual number of various types of crime reported to the police, based on the geo-coded addresses of each incident. To standardize these counts by population in the conventional fashion, we divided the total crimes reported in the area by a population total, calculated from 1990 census block group level data using MapInfo. Two primarily non-residential areas were excluded as units of observation.

Model Specification

Our econometric model tested for the presence of any crime impacts associated with being a certain distance from an operating supportive housing site. In symbolic terms:

$$\begin{aligned} \text{Crime}_{it} = & c + [\text{Year}_t][b] + [\text{Area}_j][m] + p \text{SpaceLag} + d \text{CRAll}_{500} + e \text{CRAll}_{1K} \\ & + f \text{CRAll}_{2K} + g \text{CPost}_{500} + h \text{CPost}_{1K} + j \text{CPost}_{2K} + q \text{Time}_{500} \\ & + r \text{Time}_{1k} + s \text{Time}_{2k} + t \text{TrPost}_{500} + u \text{TrPost}_{1k} + v \text{TrPost}_{2k} + \epsilon \end{aligned}$$

Where the components of the model are defined and their purpose explained as follows:

Crime _{it}	Annual rate of reported Type I crimes of type <i>i</i> per 100 residents during year <i>t</i> in specified geographic area
<i>c</i>	Constant term to be estimated by regression
[Year _{<i>t</i>}]	Vector of dummy variables indicating each year <i>t</i> ; a measure of intertemporal variations in crime for all areas in Denver
[Area _{<i>j</i>}]	Vector of dummy variables denoting each of <i>j</i> – 1 Category 3 census tracts and Category 2 impact areas (or subsections thereof); a fixed-effect measure of the average level of crime during the 1990 to 1997 period reflecting the time-invariant idiosyncrasies in each
CRAll _{<i>x</i>}	Dummy variable equaling one if within <i>x</i> feet of any Category 2 sites, zero otherwise; a fixed-effect measure of the average level of crime during the 1990 to 1997 period in distance ring <i>x</i> around all sites used in analysis
CPost _{<i>x</i>}	Dummy variable equaling one if within <i>x</i> feet of any Category 2 sites after supportive housing facilities in question in operation, zero otherwise; a fixed-effect measure of the average level of crime during the post-opening period in distance ring <i>x</i> around all sites used in the analysis
Time _{<i>x</i>}	Trend variable for distance ring <i>x</i> around all Category 2 sites; equals one if crime measured in first year of study period (1990) and observation is for distance ring <i>x</i> , equals 2 if crime measured in second year of study period, and crime is in distance ring <i>x</i> , etc.; zero otherwise; a measure of crime trends during the entire 1990 to 1997 period within distance rings <i>x</i> of all supportive housing sites used in the analysis.

- TrPost_x Post-opening crime trend variable for distance ring x around all Category 2 sites; equals one if observation occurs in first year after site was occupied, equals two if observation in second year after site was occupied, etc., and zero otherwise; a measure of crime trends during the post-opening period within distance rings x of all supportive housing sites used in the analysis.
- SpaceLag A spatial lag variable with a distance cutoff of 15,000 feet; corrects for spatial autocorrelation (see below).
- ϵ A random error term with statistical properties discussed below

All lower case letters in the equation (c, d, etc.) represent coefficients to be estimated.

The key tests of impact involve the coefficients of the CPost_x and TrPost_x variables. Should they prove positive (and statistically significant), it would imply that the set of supportive housing sites analyzed had a consistent impact increasing either the level and/or the trend of the type of crime being measured in the distance range x . Note that this impact is measured by comparing it to what would have been manifested in those same sites had conditions prior to the opening of these facilities persisted (as shown by the coefficients of the CRall and Time variables), controlling for city-wide crime trends (as shown by the Year variables).

To better grasp the intuition of these econometric tests, consider Figure 2, which portrays hypothetical crime data over time in the neighborhood of a hypothetical supportive housing site and citywide in areas not near any such sites. Suppose that before the supportive housing site is opened, the crime rate in its surrounding neighborhood was higher than elsewhere (shown by positive CRall coefficient), though its trend (Time coefficient) was no different from other areas (coefficients for the Year dummies). If the supportive site increases crime nearby, one or more of the following will be observed. The neighborhood trend of crime (B-B') may increase absolutely compared to its pre-development trend (A-B); the coefficient of TrPost then will be positive. The neighborhood trend may continue (A-B-B''), but represent a relative increase if the citywide trend were to evince a decrease (C'-C''); again the coefficient of TrPost will be positive so long as the neighborhood trend post-development is significantly greater than B-BB'''. Finally, the neighborhood trend of crime post-development may mimic citywide trends (A-A'') but be shifted up above its pre-development level, the coefficient of CPost then will be positive.

Econometric Issues

The superior statistical properties of ordinary least squares regression are present only when the error term (ϵ) above has finite and constant variance and is serially uncorrelated (Intriligator, 1978). Because our dataset of neighborhood crime rates represent a time-series of cross-sectional observations of varying size, we had strong reason to suspect that these assumptions would be violated. Diagnostic tests indicated both autocorrelation and heteroskedasticity problems. Because the source of the problem was known (i.e., related to the fact that we were looking at a fixed set of geographic areas over a period of several years), Hsiao (1986) shows that both conditions will be corrected when we include our aforementioned [Area_{*i*}] dummy variables. As an additional correction for heteroskedasticity, we used a weighted least squares procedure wherein the observations were weighted proportional to the total 1990 Census population in the neighborhood for which the crime reporting rate was calculated.

Another econometric problem is *spatial dependence*, sometimes known as *spatial autocorrelation* (Pace, Barry, & Sirmans, 1998). It is analogous to serial correlation and refers to the possibility that the observed value of the dependent variable is not independent of the values of other areas nearby in geographic space. If left uncorrected, such spatial dependence would

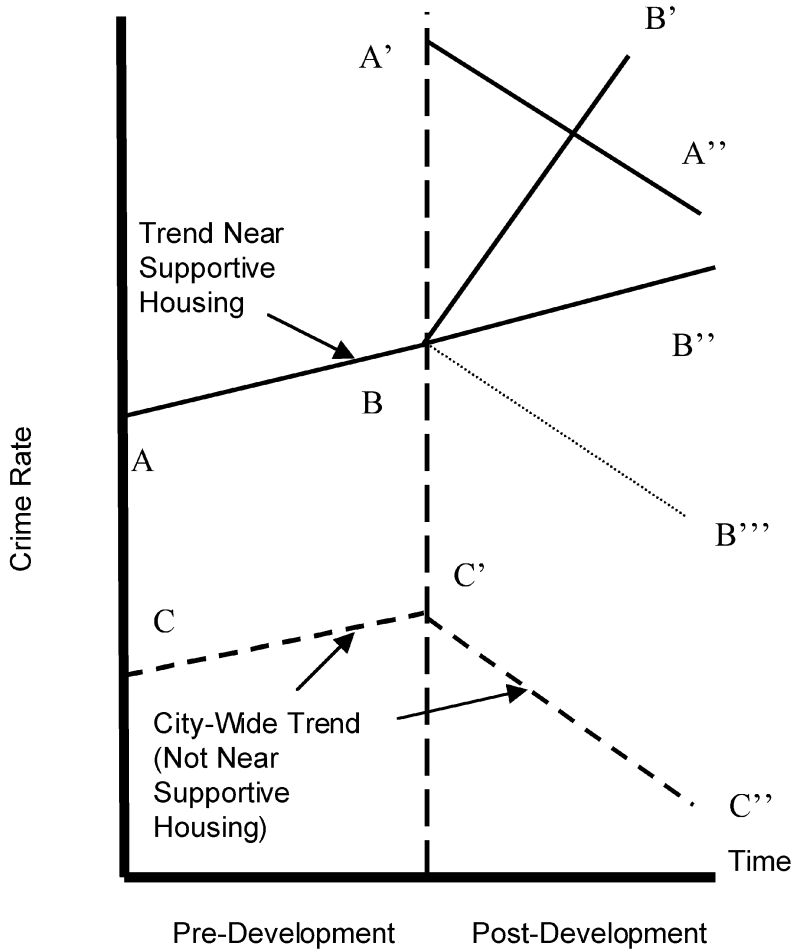


FIGURE 2
Illustration of Three Potential Types of Negative Crime Impacts from Supportive Housing

lead to biased parameter estimates and misleading t-tests for statistical significance levels of parameters.

Several researchers have explored the use of spatial statistics to analyze crime data (Anselin, 1992; Bailey & Gatrell, 1995; Griffith, 1987). However, no studies to date on subsidized housing and crime have employed spatial statistical techniques to diagnose spatial autocorrelation and to control for this effect in constructing a multivariate predictive model. To correct this problem, we calculated the spatial lag of the dependent variable and included it in our model as an independent variable. The spatial lag is an average of all of the observations of the dependent variable within a certain distance from the reference observation, weighted by the inverse of the distance between observations:

$$\text{SpaceLag}(\text{Crime}_{it}) = \frac{\sum_j [(1/D_{ijt})/\sum_j 1/D_{ijt}] \text{Crime}_{jt}}$$

Where: Crime_{it} is the crime rate in the i th area during period t for which we are calculating the spatial lag, D_{ij} is the distance between the centroids of areas i and j , and Crime_{jt} is one of

the set of all areas $j \neq i$, within range assumed to influence the given area. We tried distance cutoffs of 10,000, 12,500, and 15,000 feet, settling on the last as it yielded the greatest improvement of the regression's explanatory power.

Supportive Housing Data Employed

We obtained data on the location and characteristics of the 146 supportive housing sites operating as of December 1997, from the Denver Zoning Commission and the Colorado Department of Health and Environment. We identified the supportive housing locations by geocoding the addresses of the sites. We were able to geocode 90% of the records to an exact street address and an additional 10% to a ZIP + 4 area centroid.

We conducted our econometric analysis of crime impacts on a subset of 14 the supportive housing sites, what we call analysis sites, that defined the centers of the 2,000-foot diameter Category 2 areas noted above. These 14 sites were the only ones meeting the aforementioned criteria for inclusion. Their locations are shown in Figure 1, and corresponding descriptive information is presented in Table 1.

Note that seven of the analysis sites are Small Special Care facilities, six are Large Special Care Facilities (with three housing 100 residents or more), and one is a large Community Corrections Facility. We estimate our crime impact model for various subsets of these sites. One subset includes the three types of facilities deemed a priori to be perceived as most threatening to the neighborhood: the substance rehabilitation, mental health, and community correctional facilities; the remaining 10 non-threatening sites are another subset. The seven large facilities (with a minimum of 53 residents) and the seven small facilities (with a maximum of eight residents) constitute two more subsets differing in scale.

As a final aid to the interpretation of results, consider the nature of our analysis sample in light of the aforementioned 1993 Denver ordinance. All of the seven large facilities in our

TABLE 1
Characteristics of Supportive Housing Sites for Crime Impacts Analysis

Neighborhood	Program type	Zoning	Approval Year	Number of Beds	Other Supportive Housing within 2000 feet**	
					Sites	Units
Berkeley #2	Personal Care Boarding Home*	R2	1993	116	1	8
Civic Center	Substance Rehabilitation	B4	1991	70	1	6
Clayton	Hospice	R2	1993	8	1	8
Cole	Personal Care Boarding Home*	R2	1994	4	0	0
College View	Personal Care Boarding Home*	R1	1994	7	0	0
Globeville	Community Correctional Facility/Adult	I2	1993	60	0	0
Hampden	Personal Care Boarding Home*	R2	1993	60	0	0
Hilltop	Developmental Disabilities	R0	1992	8	0	0
Montbello #2	Children's Home	R1	1992	8	0	0
Rosedale	Personal Care Boarding Home*	R5	1993	164	0	0
Speer #1	Mental Health	R3	1993	6	5	66
Speer #2	Personal Care Boarding Home*	R3	1993	53	0	0
Virginia Village	Personal Care Boarding Home*	R1	1992	4	0	0
West Colfax	Personal Care Boarding Home*	B8-G	1991	100	1	24

Note. *For physically compromised, often elderly clients; **additional sites opening after the given analysis site opened.

analysis were approved before the ordinance went into effect, and all exceeded by large margins the 40-resident scale limitation subsequently imposed by that ordinance (see Table 1). Thus, analysis of the large facilities constitutes a test of the efficacy of the ordinance's facility scale limitations. However, given that our pre/post method forced us to impose the same spatial separation requirements as the ordinance to qualify as an analysis site, our results apply only to supportive housing sites that met spacing requirements equivalent to those imposed by the ordinance.

Crime Rate Data Employed

The Denver Police Department provided databases of crimes reported to them from 1990 to 1997. Each annual database of 45,000 to 54,000 records includes the date, type of crime, and the state plane coordinates where the reported crime took place. We converted the state plane coordinates to latitude and longitude for our mapping and spatial lag distance calculations using MapInfo. Crime reports were assigned to the following categories for our analysis: violent, property, criminal mischief, disorderly conduct, and total (which included the foregoing plus other).

We recognize the unavoidable ambiguity arising from the use of reported crime data. The data reflect both the (reputed) commission of a crime and an official police report filed regarding such. Clearly, not all crimes may be reported, and not all that is reported necessarily represents an arrest or an action that would produce a conviction in a court of law. This potential lack of correspondence is likely to be less serious for certain types of violent or property crimes, but may be significant when considering criminal mischief and disorderly conduct offenses. We, therefore, note that the observed variation in reported crimes across different parts of the city and across different crime categories may be partially due to variations in reporting rates and the veracity of reports, as well as actual commissions of bona fide crimes.

As explained above, after estimating populations for the same set of areas for which we tallied crime reports we computed reported crime rates by category and year. As can be seen in Table 2, the total reported crime rate in Denver rose from 10 crimes per 100 residents in 1990 to 11.6 crimes in 1993 and then declined for the next four years to 9.6 crimes in 1997. Property crime, which comprises the majority of all crimes, also followed this pattern. Criminal mischief, which describes low-level property damage, also peaked in 1993. The downward trend in violent crime did not begin until 1995, two years after the property crime shift. The level of disorderly conduct, which includes disturbing the peace and emitting loud noises on public property, remained steady at 0.2 crimes per 100 residents for the eight years of analysis.

Figures 3 and 4 show the variations across census tracts that are masked by the citywide figures shown in Table 2. Violent crime reached 6.7 crimes per 100 residents in the highest

TABLE 2

Denver Reported Crime Rates per 100 residents

	1990	1991	1992	1993	1994	1995	1996	1997
Total Crimes	10.0	10.3	11.5	11.6	10.8	10.5	10.5	9.6
Property	6.6	6.5	7.5	7.5	6.8	6.7	6.6	5.9
Violent	0.8	1.0	1.0	1.0	1.0	0.9	0.8	0.7
Criminal Mischief	1.2	1.3	1.4	1.4	1.3	1.2	1.2	1.1
Disorderly Conduct	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Other	1.1	1.2	1.3	1.4	1.5	1.6	1.8	1.7

Source: Denver Police Department.

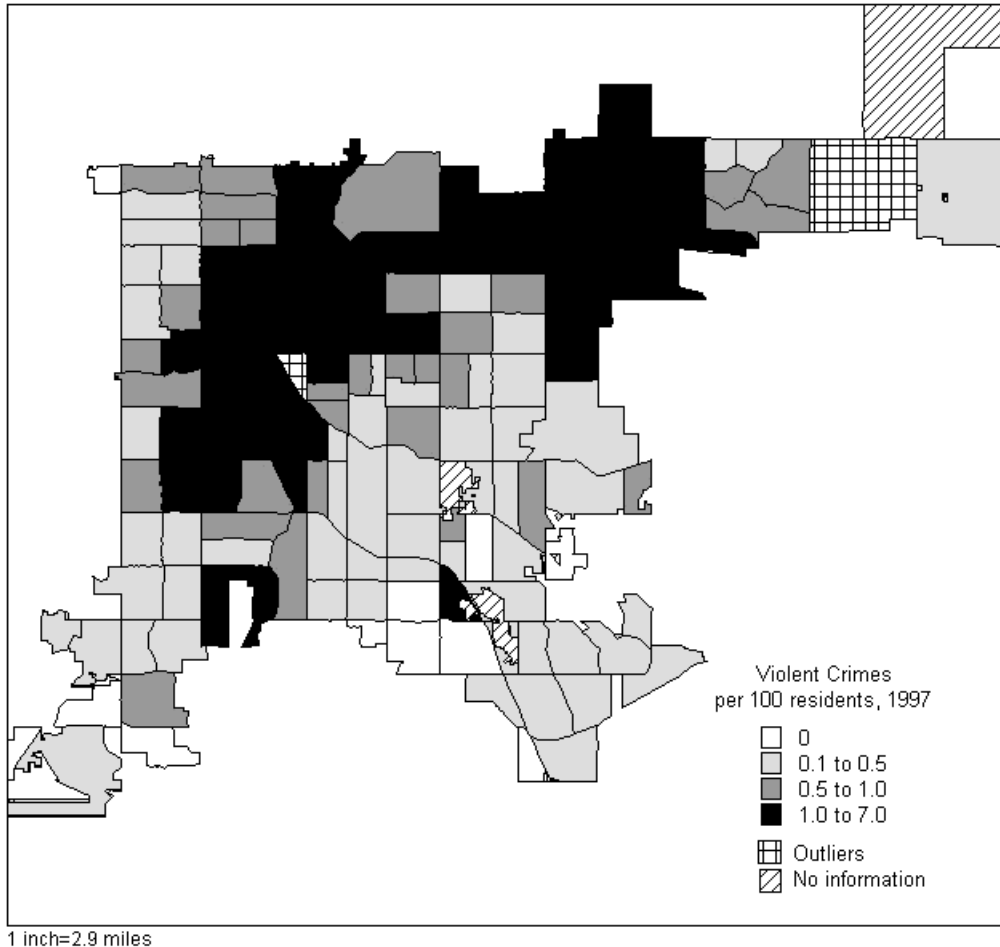


FIGURE 3
Violent Crimes per 100 Residents, 1997, Denver

crime area, and did not occur at all in some tracts. One tract experienced 59 property crimes per 100 residents, while other neighborhoods only had one. The violent and property crimes reveal the same pattern of higher crime along the northern edge and the center west, which follows the general pattern of the Denver areas with higher concentrations of poor and minority households.

There was no minimum level of crime reports used to qualify a geographic area for inclusion in the sample, because zero represented a valid observation. We, therefore, used all the aforementioned Category 2 and 3 areas, with a few minor exceptions. This yielded a sample *N* of 1,272 (159 geographic areas measured annually for eight years) as units of analysis for the econometric model estimation.

Statistical Estimates of Crime Impacts

Overall, the model performed extremely well. The adjusted R-squares ranged from a low of 0.60 in the model for disorderly conduct, the least frequently reported crime, to a high of

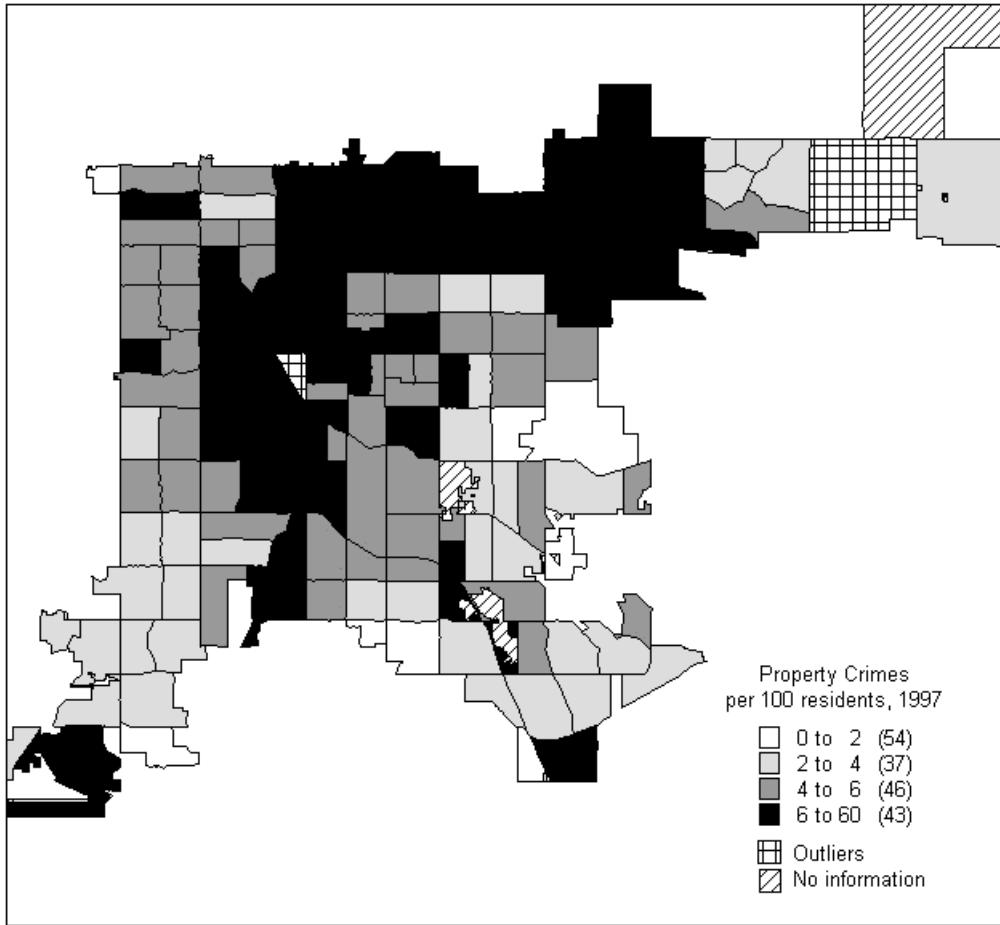


FIGURE 4
Property Crimes per 100 Residents, 1997, Denver

0.93 for the model for total crime. The results for the key impact variables are reported in Table 3. As additional parameter estimates are numerous and have no bearing on our conclusions (such as for the fixed-effect dummy variables for each geographic unit of analysis), they are omitted from Table 3.

Crime Patterns Before Supportive Housing Sites are in Operation

There was a systematic tendency for our analysis sample of supportive housing sites to be developed in areas already evincing comparatively higher crimes than other neighborhoods. The rates of property crime, violent crime, criminal mischief, and total crime (within 501 to 1,000 feet the areas where these facilities were placed) were 42 to 48% higher, on average, than those in other areas. However, crime rates within 500 feet of our analysis sites were no different. In the case of disorderly conduct, the differences were even more dramatic: in the 501 to 1,000 feet range of our analysis sites they were twice as high, and in the 1,001 to

TABLE 3
Regression Coefficients of Neighborhood Crime Impact Variables, by Crime Type

Impact Variables	Type of Reported Crime														
	Total			Property			Violent			Criminal Mischief			Disorderly Conduct		
	Full Sample	Threatening Clientele	Large Facilities	Full Sample	Threatening Clientele	Large Facilities	Full Sample	Threatening Clientele	Large Facilities	Full Sample	Threatening Clientele	Large Facilities	Full Sample	Threatening Clientele	Large Facilities
Level of Crime:															
CPost 0–500 ft.	2.24 [2.92]	-0.63 [10.51]	2.61 [4.10]	1.93 [2.34]	-2.32 [8.52]	2.56 [3.32]	0.23 [0.32]	0.32 [1.06]	0.20 [0.41]	0.17 [0.48]	0.84 [1.64]	0.05 [0.65]	-0.02 [0.15]	0.15 [0.51]	-0.04 [0.20]
CPost 501–1,000 ft.	-0.60 [1.67]	-2.58 [4.28]	0.42 [2.31]	0.37 [1.34]	3.23 [3.47]	1.29 [1.88]	-0.32 [0.19]*	-1.10 [0.43]**	-0.04 [0.23]	0.40 [0.27]	1.07 [0.67]	0.73 [0.37]††	0.1 [0.09]	-0.41 [0.21]**	0.17 [0.11]†
CPost 1,001–2,000 ft.	-0.66 [0.88]	1.17 [1.81]	-1.04 [1.23]	-0.45 [0.70]	0.29 [1.46]	-0.86 [0.99]	0.11 [0.10]	0.54 [0.18]††	0.18 [0.12]	-0.31 [0.14]	-0.44 [0.28]*	-0.54 [0.20]**	0.03 [0.04]	0.03 [0.09]	0.03 [0.06]
Trend of Crime:															
TrPost 0–500 ft.	1.55 [0.91]†	-0.37 [4.75]	2.74 [1.61]††	0.76 [0.92]	0.69 [3.85]	1.67 [1.30]	0.20 [0.13]†	-0.13 [0.48]	0.28 [0.16]††	0.23 [0.19]	-0.28 [0.74]	0.31 [0.26]	0.06 [0.06]	0.12 [0.23]	0.07 [0.08]
TrPost 501–1,000 ft.	0.28 [0.45]	1.49 [1.67]	1.15 [0.90]	-0.08 [0.53]	1.45 [1.36]	0.19 [0.73]	0.01 [0.07]	-0.31 [0.17]*	0.06 [0.08]	-0.06 [0.11]	0.13 [0.26]	-0.02 [0.14]	-0.02 0.03	0.14 [0.08]†	0.01 [0.04]
TrPost 1,001–2,000 ft.	-0.25 [0.41]	-1.48 [0.72]**	-0.20 [0.49]	-0.42 [0.29]	-1.37 [0.59]**	-0.38 [0.40]	-0.04 [.04]	-0.18 [0.07]	-0.08 [0.05]*	-0.03 [0.06]	-0.22 [0.11]**	-0.04 0.08	-0.02 [0.02]	-0.10 [0.04]**	-0.04 [0.02]*
Adjusted R-squared	0.93	0.93	0.93	0.91	0.91	0.91	0.87	0.90	0.89	0.83	0.86	0.84	0.60	0.64	0.62
Dependent Variable Mean	9.27	9.23	9.16	6.09	6.09	6.06	0.69	0.67	0.65	1.14	1.13	1.13	0.19	0.19	0.19

Note: standard errors shown parenthetically; all regressions control for other factors as shown in text
 † = p < .10; †† = p < .05; ††† = p < .01; one-tailed tests
 * = fails two-tailed test at p < .05
 ** = p < .05; two-tailed test

2,000 feet range they were 60 to 75% higher than in other areas. These results strongly confirm our hypothesis that there are strong forces leading to the self-selection of sites into areas evincing higher crime initially. The implication is that simple, cross-sectional regressions relating locations of supportive housing sites and neighborhood crime rates will likely overstate the causal impact of the former because they fail to control for the self-selection bias unless they employ the pre/post specification used here.

Moreover, there were clear spatial patterns in several rates of reported crimes. The coefficient of our spatial lag variable was strongly positive and statistically significant ($p < .01$) for violent crime and criminal mischief, and less so for disorderly conduct and property crime ($p < .10$). This shows that there is a strong correlation between these crime rates in nearby (up to 15,000 feet) neighborhoods, a finding that has been observed before (Anselin, 1992; Bailey & Gatrell, 1995; Griffith, 1987; Morenoff, Sampson, & Raudenbush, 2001). It also indicates that cross-sectional regression studies of crime that do not control for such spatial autocorrelation may face serious econometric problems.

Crime Impacts After Supportive Housing Sites are in Operation

The regressions showed no statistically significant evidence that the levels of reported crime rates of any category increased within any distance of a supportive housing facility after it began operating. See the coefficients of CPost in the full sample columns of Table 3. However, we observed a modestly statistically significant ($p < .10$, one-tailed test) upsurge in the trend of reported violent and total crimes within 500 feet after this set of supportive housing facilities began operating. (See the coefficients for TrPost₅₀₀ in the full sample columns of Table 3.)

To probe this provocative finding further, we stratified our sample of supportive housing facilities on the basis of two criteria: clientele and scale. Statistical tests surprisingly showed that the stratum with threatening clientele (community corrections, mental health, and recovering substance abuse facilities) was not the source of the aforementioned aggregate patterns. See the threatening clientele columns in Table 3.

Rather, it was the set of seven large facilities, each housing 53 or more residents that was associated with the negative crime impacts. See the large facilities columns in Table 3. The magnitudes and statistical significance of the post-opening trend variables within 500 feet were much greater for this stratum than for the sample as a whole. Indeed, they suggest that total crime reports near these large supportive housing facilities increased by about 30% of the sample mean each year after opening; the comparable figure for violent crime reports was 40%. Moreover, these large facilities evinced a higher rate of criminal mischief reports within 501 to 1,000 feet after opening, although this was likely a statistical anomaly because this is offset by an apparent reduction in such reports within 1,001 to 2,000 feet.

We emphasize that our method cannot definitively determine whether the statistical pattern is caused by: 1) proximity to large supportive facilities or some spurious factor; 2) the criminal behaviors of residents in these facilities, 3) neighbors of these facilities, who may be more likely to call the police than other households who witness the same behaviors, and/or 4) criminals being attracted to these facilities' environs. We argue that the weight of the evidence suggests that the latter is the most plausible explanation.

First, our pre/post model makes it very likely that some aspect of the presence of a large supportive housing site in the area is contributing to this effect, not spurious events. Additional support is provided by the finding that the coefficients for the post-opening crime trend variables grew progressively smaller in magnitude and statistical significance when one moved farther away from the site (see Table 3). This is consistent with the existence of highly localized negative externalities created in the vicinity of large supportive housing facilities.

Second, one would hypothesize that if it were the supportive housing residents themselves perpetrating crimes, the set of facilities housing the most threatening clientele would have evinced the greatest impacts. However, even with the contrary finding we cannot reject this possibility completely, for it may be that all sorts of clientele become more difficult to supervise and manage behaviorally in larger facilities.

Third, if it were the case that neighbors of larger facilities merely grew more prone to report crimes or purported crimes, then we would not expect such a large impact on violent crime. Arguably, violent crime has the least reporting error.

We believe that the evidence is most consistent with the hypothesis that larger supportive housing facilities attract criminals, for either of two reasons: lower collective efficacy and/or more victims. Neighbors may sense that they cannot possibly exercise effective informal social controls over public spaces around such a massive facility, so their vital sense of collective efficacy is eroded (Morenoff, Sampson, & Raudenbush, 2001; Sampson, Raudenbush, & Earls, 1997). Moreover, criminals may be attracted near the site because they see a large mass of potential victims and/or low collective efficacy in the area. To explore the causal connections further we employed data derived from a series of focus group discussions with homeowners residing in close proximity to supportive housing.

Qualitative Analysis

The use of focus groups has a long-standing history in the social sciences as a tool to provide in-depth information for evaluative purposes (Hayes & Tatham, 1989; Krueger, 1994; Stewart & Shamdasani, 1990). Through focus groups we attempted to ascertain whether neighbors were aware of proximate supportive housing and, if so, how they assessed its impact on local crime rates. Moreover, we hoped to glean insights useful in interpreting the results of the econometric models and potentially identifying factors that we were not able to account for statistically.

We engaged in in-depth discussions with focus groups of neighbors of supportive housing about a wide variety of topics related to their neighborhoods. While the focus groups allowed us to capture any comments about supportive housing sites or clients, it is important to note that these topics emerged in the discussion only if focus group participants themselves raised them. The discussion guide was designed not to question the presence or consequences of supportive housing programs to avoid triggering a socially destructive experimenter effect.

Focus Group Methodology

The nine geographic areas from which focus group participants were drawn represented a cross-section of neighborhoods where supportive housing sites were approved between 1989 and 1995. They are located in all parts of Denver, and constitute a wide array of supportive housing facilities as well as neighborhood economic and racial-ethnic profiles. We limited focus group participation to homeowners who had resided in the neighborhood for two or more years. Only addresses of homeowners could be identified using property tax roll records.

A recruitment letter in both English and Spanish was mailed to all homeowners living within 1,400 feet of the selected supportive housing site. The recruitment letter described the project as a study on the quality of life in American neighborhoods; no mention of supportive housing was made. When necessary, we used a screening form returned by prospective participants to generate focus groups that were representative of the demographic characteristics of the neighborhood.

Four main topic areas were addressed in the discussion guide. The first contained questions on what makes for a good place to live and residents' feelings regarding how their neighborhood reflected this definition. The second set of questions elicited participant opinions regard-

ing current neighborhood residents, social networks and the presence or absence of community cohesion. The third topic area included questions on perceived changes in the neighborhood during the last five years. Participants were asked to identify the changes that had occurred and to provide explanations. Finally, participants were asked to describe any perceived changes in neighborhood residents. These questions were used to assess any perceived changes in both the characteristics of neighborhood residents as well as the tenor of neighborhood interaction. If supportive housing facilities or clients were mentioned at any point in the discussion, additional probes were utilized.

Each focus group was conducted using a two-member interviewing team consisting of a facilitator and a recorder. The facilitator led the group discussion, and the recorder kept detailed notes regarding the content of the discussion. Facilitators and recorders were assigned to mirror the racial and ethnic composition of the focus group. Upon completion of the group discussion, both the facilitator and recorder wrote up their notes and impressions of the session. These notes were subsequently analyzed to check for inter-rater reliability. The focus group discussions were fully transcribed and analyzed to identify the key themes. Analytical files based on these key themes were then created and analyzed using content analysis to identify any contextual information that would facilitate interpretation of the quantitative results.

Key Insights of the Focus Groups Regarding the Crime Impacts of Supportive Housing

Analysis of our focus group data leaves no doubt about the importance homeowners place on safety and the potential impact on crime that supportive housing may have. The most salient finding from the focus groups was the great importance of public safety and all groups cited instances where public safety was threatened by incidents in their neighborhoods. However, the link between threats to public safety and supportive housing was not generally made. Although homeowners in five of the nine groups were aware of the supportive facilities located in their neighborhoods, a number of homeowners were adamant in their acceptance of both the facilities and their residents. Several focus groups attested to this acceptance, most clearly represented by the comment of a homeowner in a high income, white-occupied neighborhood: “At the time it [the home for Cerebral Palsy children] went in, we were very concerned . . . but there’s been no problems. The house is right across the street from us. It’s been there for eight years.”

There were only three instances where feared or perceived criminal behavior of any sort was linked directly to supportive housing, and there was no pattern linking these comments to larger facilities. One comment made by a homeowner from a near-downtown, predominantly renter-occupied neighborhood with many supportive housing facilities revealed:

The city doesn’t show much respect for the schools. They put a halfway home for criminals right across the street from the Catholic elementary school. I don’t have anything against halfway homes but I don’t think that they should be across the street from an elementary school.

Another homeowner in an upper-income, racially diverse neighborhood asserted that a fear of violent behavior emanating from supportive facilities was justified, given what occurred in an adjacent neighborhood:

[They] had a home for criminal-rehab type of people. That is what I feel does not belong in a neighborhood. I feel that [facility] should never be allowed, and by virtue of the fact that there was one [in the neighborhood], a young lady was killed.

The foregoing raises an intriguing issue: if public safety is salient to homeowners, if they know instances when public safety is less than satisfactory, and if most of them know about the existence of a supportive facility nearby, why did they not make more of the link between crime and supportive housing, given our strong statistical results? We consider three, non-mutually exclusive potential explanations.

First, in a regime of overall declining crime rates (as was the case in Denver), deleterious crime impacts associated with a supportive housing facility may have less salience for neighbors. Participants in all but one of the focus groups agreed that crime had fallen in their neighborhood over the past few years. It may be the case that, in such a context, neighbors are less worried that crime did not fall as fast as it likely would have in the absence of proximate supportive housing.

Second, in many of the neighborhoods that were examined there are likely other, more visible geographic loci of criminal activity besides supportive housing facilities about which to express concerns. For example, poorly managed rental properties were sometimes blamed for eroding public safety. In the words of a participant living in a working class, heavily Hispanic-occupied neighborhood: "There are some rental properties that are not controlled, and too many people move in. There were sometimes five families living there, with lots of partying and drug dealers."

Ironically, other forms of subsidized housing were also mentioned as a source of crime. Several participants from a working class, predominantly black-occupied area cited a Section 8 home as the center of gang activity, noise, and fast street life in their neighborhood. A participant in an upper income, racially diverse area echoed this theme: "There's been crack houses set up in some of these Section 8 houses."

A main thoroughfare with multiple entertainment venues was seen as an importer of crime into the area, as revealed by several comments from homeowners living in an upper income, racially diverse area. One commented, "When I came here my friends asked if I was afraid. Even now, they say, 'You're just two blocks away from Colfax Avenue.'" Another said, "I don't like what happens with people coming off Colfax and pulling up in front of my house. It's not traffic, it's prostitution. There's a motel down the street that has given us a lot of problems. I called the police the other night." One homeowner maintained, "There was some unfortunate [crack cocaine] traffic associated with the bars and abandoned bars."

In addition to the above-mentioned problems, homeowners residing in three of the neighborhoods proximate to large supportive housing facilities identified absentee landlords, high densities, substance abuse, gangs, unsupervised teens, transients, and the influx of non-English speaking immigrants as factors contributing to crime and safety concerns in their neighborhoods, not supportive housing. These homeowner comments suggest that a potential causal link between supportive housing and crime may be obscured if there are other, visible candidates or significant changes occurring within the neighborhood to which residents attribute patterns of crime.

Third, there may be no actual relationship between supportive housing facilities and proximate crime rates (especially in the case of small facilities). This could be why our respondents rarely made the link. When operators of supportive facilities are able to address neighborhood quality of life issues effectively, the supportive housing facility apparently becomes virtually invisible to nearby homeowners. Indeed, in four of our nine groups the issue of supportive housing never arose, even though we knew all participants lived within 1,400 feet of such a facility. Three of these groups were located in areas housing only one small facility, but one was close to a facility housing more than 100 residents. We believe that these comments by homeowners (or, more precisely, their absence) are inconsistent with the hypothesis that supportive housing residents are major sources of crime. Unfortunately, the focus groups

did not definitively disentangle whether it was a mass of potential victims or an erosion of collective efficacy that more likely generated our observed statistical patterns. There was, however, a suggestion that homeowners in neighborhoods near large facilities perceived their own inability to maintain social control. In one neighborhood that experienced gang activity, teens hanging out, and a considerable influx of immigrants, residents expressed the following concerns regarding neighborhood social control. One resident said, “Sometimes we don’t have control over what happens in the neighborhood. You go with the flow or you leave.” Another contended, “What we need to do is be better informed about how we can be effective. Need someone to do it but there’s a sense of frustration. We feel a little helpless.”

Unfortunately, we are left to speculate about the degree to which the large supportive housing facility may have contributed to this apparent lack of collective efficacy. To our knowledge, we are the first to hypothesize a link between large-scale supportive housing facilities and crime through victimization and collective efficacy; more research is clearly warranted.

CONCLUSIONS AND POLICY IMPLICATIONS

We investigated supportive housing in Denver during a period in which the city enacted an ordinance mandating strict controls over the siting, design, size, and public notification of supportive housing developments. We analyzed a set of 14 supportive housing facilities that were approved during the early 1990s and met certain requirements regarding data adequacy and minimum separation from any extant supportive housing facilities. These facilities represented a wide range of clienteles and scale. We found for the sample as a whole, and for the subset with more threatening clientele, no statistically significant evidence that the development of these facilities led to increased rates of reported violent, property, criminal mischief, disorderly conduct, or total crimes. However, for the subset of seven large facilities with 53 or more residents, rates of reported violent and total crime increased significantly within 500 feet of the sites after they opened.

We believe that the weight of the evidence suggests, however, that it is not the residents of these large supportive housing facilities who are perpetrating these crimes, despite conventional wisdom to the contrary. There is little doubt that supportive housing residents and crime remain linked in the minds of some Denver homeowners. When our focus groups expressed concerns about supportive housing, it was typically within the context of specific types of dangerous clientele, yet we could find no evidence that facilities housing such threatening clientele (criminal offenders, recovering substance abusers, mentally ill) increased crime nearby. Several groups, who we knew to live near such clientele, voiced no concerns over any potential threats. Indeed, the topic never arose in most of our discussions. Other groups were fervent about “nice” supportive housing near them where residents “gave no problems to anyone.” Our focus group participants more often voiced vociferous complaints that poorly maintained and managed rental housing, unsavory commercial establishments, gang activity, substance abuse, unsupervised teens, and transients were the prime sources of crime, not supportive housing.

We think it more likely, therefore, that the crime impact occurs because large facilities either provide a pool of potential victims and/or make it difficult for the neighborhood to maintain collective efficacy. Though not conclusive, homeowners near such facilities offered unambiguous commentary about their lack of social control in the area. This potential connection offers a fertile realm of future research.

Were these empirical findings to have general applicability, they would hold provocative implications for developers and operators of supportive housing as well as for public policy makers holding regulatory oversight responsibilities for these facilities. We stress that what follows is merely suggestive and designed to stimulate discussion. Firm policy conclusions

can only be forwarded after additional replication in other sites. We reiterate that our study was conducted for a particular set of supportive facilities in particular neighborhood contexts located in a city where developers of supportive housing were, for a substantial part of the study period, subject to stringent regulatory requirements. Thus, generalizations from the Denver experience should not be made casually.

Implications

Our statistical and focus group findings reinforce a straightforward recommendation made by others (e.g., Hogan, 1996; National Law Center, 1997): one should pay close attention to supportive housing scale, siting, and public education. Scale emerged as the key factor, with only facilities over 53 units evincing any significant crime impacts. Ironically, such facilities would never have been approved had the Denver Large Residential Care Use Ordinance been enacted a few years earlier. Though our study does not permit the precise identification of the threshold scale where negative impacts ensue, it clearly suggests that limitations of the 40-unit range imposed in Denver seem appropriate.

As for siting, recall that our analysis was conducted for widely separated supportive housing facilities operating under a regime of strict spacing regulations. Although we can, therefore, make no claims about the consequences of a denser spatial clustering of facilities, a scattered-site supportive housing strategy involving small-scale facilities seems unlikely to produce any statistical impact on crime nor for that matter, any negative reactions from nearby homeowners. It thus behooves developers of supportive housing to identify contexts in which supportive housing facilities are likely to yield these neutral impacts for their environs, instead of behaving purely opportunistically and acquiring properties that might serendipitously present themselves on the market, regardless of scale or concentration effects.

Enhanced public education is implied by our findings because conventional fears about the crime impacts of supportive housing are not, in general, justified, as in the case of small-scale, scattered facilities in Denver (National Law Center, 1997). Our statistical results support opinion poll studies of other researchers nationwide, which show that residents' actual experiences with supportive housing nearby are much more satisfactory than they had predicted (Cook, 1997; Wahl, 1993). It also supports prior public opinion work on this issue with Denver audiences (Gould & O'Brien, 1997). The tale is cautionary, but it needs to be told.

ACKNOWLEDGMENTS: The authors wish to acknowledge many people who contributed to this research. Roger Clay, Marty Cohen, Mark Elliot, Howard Goldman, Sandra Newman and Susan Weaver provided input on study design and identified crucial issues. Chuck Funayama and Sandie Norman of the City and County of Denver provided us with data on supportive housing and crime reports. Lisa Waugh of LARASA helped organize the focus groups, and Glenda Swanson Lyle facilitated several groups. Sheila O'Leary, Charlene Wilson, Hetty Barthel, Kevin Thompson, and John Marcotte of the Urban Institute assisted with various phases of the research. Subhro Guhathakurta of Arizona State University provided insightful suggestions on an earlier draft.

The research reported herein was supported by the U.S. Department of Housing and Urban Development through a contract to the Urban Institute. The views expressed in this article do not necessarily represent those of HUD, the Urban Institute or its Board of Trustees, or Wayne State University.

REFERENCES

- Anselin, L. (1992). *Spacestat tutorial: A workbook for using Spacestat in the analysis of spatial data*. Technical Software Series S-92-1, University of California, Santa Barbara: NCGIA.

- Bailey, T., & Gatrell, A. (1995). *Interactive spatial data analysis*. Harlow, England: Longman Scientific and Technical.
- Boydell, K., Trainor, J., & Pierri, A. (1989). The effect of group homes for the mentally ill on residential property values. *Hospital and Community Psychiatry*, 40, 957–958.
- Brill, William and Associates. (1975). *Victimization, fear of crime, and altered behavior: A profile of the crime problem in four housing projects in Boston*. Washington, DC: U.S. Department of Housing and Urban Development.
- Brill, William and Associates. (1976). *Victimization, fear of crime, and altered behavior: A profile of the crime problem in William Nickerson Jr. Gardens, Los Angeles, California*. Washington, DC: U.S. Department of Housing and Urban Development.
- Brill, William and Associates. (1977a). *Victimization, fear of crime, and altered behavior: A profile of the crime problem in Capper Dwellings, Washington, DC*. Washington, DC: U.S. Department of Housing and Urban Development.
- Brill, William and Associates. (1977b). *Victimization, fear of crime, and altered behavior: A profile of the crime problem in Murphy Homes, Baltimore, Maryland*. Washington, DC: U.S. Department of Housing and Urban Development.
- Brill, William and Associates. (1977c). *Victimization, fear of crime, and altered behavior: A profile of the crime problem in Scott/Carver Homes, Dade County, Florida*. Washington, DC: U.S. Department of Housing and Urban Development.
- City and County of Denver. (1998a). *Large residential care use handbook*. Denver, CO: Author.
- City and County of Denver. (1998b). *Residential Care Uses Ordinance*. Denver, CO: Author, Department of Zoning Administration.
- Colwell, P., Dehring, C., & Lash, N. (2000). The effect of group homes on neighborhood property values. *Land Economics*, 76(4), 615–637.
- Cook, J. (1997). Neighbors' perceptions of group homes. *Community Mental Health Journal*, 33(4), 287–299.
- Dear, M. (1977). Impact of mental health facilities on property values. *Community Mental Health Journal*, 13, 150–159.
- Dear, M., & Wolch, J. (1987). *Landscapes of despair: From deinstitutionalization to homelessness*. Princeton: Princeton University Press.
- Dear, M., Takahashi, L., & Wilton, R. (1996). *Factors influencing community acceptance: Summary of the evidence*. Washington, DC: Campaign for New Community Resource Document Series.
- Denver Community Development Agency (n.d.). *Housing Resource Directory*. Denver, CO: Author.
- Dunworth, T., & Saiger, A. (1993). *Drugs and crime in public housing: A three city analysis*. Santa Monica, CA: RAND.
- Farber, S. (1986). Market segmentation and the effects on group homes for the handicapped on residential property values. *Urban Studies*, 23, 519–525.
- Farley, J. E. (1982). Has public housing gotten a bad rap? The incidence of crime in St. Louis public housing developments. *Environment & Behavior*, 14, 443–77.
- Freudenberg, W. R., & Pastor, S. K. (1992). NIMBYs and LULUs: Stalking the syndrome. *Journal of Social Issues*, 48(4), 39–61.
- Fuchs, E., & McAllister, W. (1996). *The continuum of care: A report of the new federal policy to address homelessness*. Washington, DC: U.S. Department of Housing and Urban Development.
- Gabriel, S., & Wolch, J. (1984). Spillover effects of human service facilities in a racially segmented housing market. *Journal of Urban Economics*, 16(6), 339–350.
- Galster, G., & Williams, Y. (1994). Dwellings for the severely mentally disabled and neighborhood property values: The details matter. *Land Economics*, 70(4), 466–477.
- Galster, G., Tatian, P., & Smith, R. (1999). The impact of neighbors who use Section 8 certificates on property values. *Housing Policy Debate*, 10(4), 879–917.
- Goebel v. Colorado Department of Institutions, 830 P.2d 1036, 1043–44 (1992).
- Goetz, E. G., Lam, H. K., & Heitlinger, A. (1996). *There goes the neighborhood? The impact of subsidized multi-family housing on urban neighborhoods*. Minneapolis: Center for Urban and Regional Affairs, University of Minnesota.
- Gould, M., & O'Brien, T. (1997). *Neighborhood attitudes about the placement of services and housing*

- for groups protected by the federal Fair Housing Act: Final report of a year-long study involving focus groups and a survey of neighborhood residents. Denver, CO: Center for Human Investment Policy, University of Colorado-Denver.
- Graham, L., & Logan, R. (1990). Social class and tactics: Neighborhood opposition to group homes. *The Sociological Quarterly*, 31(4), 513–529.
- Grieson, R., & White, J. (1989). The existence and capitalization of neighborhood externalities. *Journal of Urban Economics*, 25(1), 68–76.
- Griffith, D. (1987). *Spatial autocorrelation: A primer*. Washington, DC: American Association of Geographers.
- Guhathakurta, S., & Mushkatel, A. H. (2000). Does locational choice matter? A comparison of different subsidized housing programs in Phoenix, Arizona. *Urban Affairs Review*, 35(4), 520–540.
- Hargreaves, B., Callanan, J., & Maskell, G. (1998, January). Does community housing reduce neighborhood property values? Paper presented at AREUEA Annual Meeting, Chicago, IL.
- Harkness, J., Newman, S., Galster, G., & Reschovsky, J. (1997). Life-cycle costs of housing for the mentally ill. *Journal of Housing Economics*, 6, 223–247.
- Harrell, A., & Gouvis, C. (1994). *Predicting neighborhood risk of crime*. Washington, DC: The Urban Institute.
- Hayes, T. J., & Tatham, C. B. (1989). *Focus group interviews: A reader*. Chicago, IL: American Marketing Association.
- Heumann, L. (1996). Assisted living in public housing? A case study of mixing frail elderly and younger persons with chronic mental illness and substance abuse histories. *Housing Policy Debate*, 7(3), 447–472.
- Hogan, J. (1996). *Scattered-site housing: Characteristics and consequences*. Washington, DC: U.S. Department of Housing and Urban Development, Office of Policy Development and Research.
- Holzman, H. (1996). Criminological research on public housing: Toward a better understanding of people, places, and spaces. *Crime and Delinquency*, 42, 361–378.
- Holzman, H., Hyatt, R. A., & Dempster, J. (2001). Patterns of aggravated assault in public housing. *Violence Against Women*, 7(6), 662–684.
- Hsiao, C. (1986). *Analysis of panel data*. Cambridge: Cambridge University Press.
- Intriligator, M. D. (1978). *Econometric models, techniques, and applications*. Englewood Cliffs, NJ: Prentice-Hall, Inc.
- Kaufman, S., & Smith, J. (1999). Framing and reframing in land use change conflicts. *Journal of Architectural and Planning Research*, 16(2), 164–180.
- Knowles, E., & Baba, R. (1973). *The social impacts of group homes*. Green Bay, WI: University of Wisconsin-Green Bay Research Report.
- Krueger, R. A. (1994). *Focus groups: A practical guide to applied research* (2nd ed.). Thousand Oaks, CA: Sage Publications.
- Lake, R. W. (1993). Rethinking NIMBY. *Journal of the American Planning Association*, 59(1), 87–93.
- Lindsay, S. (1998, May 29). Denver ordered to provide housing for mentally ill. *Rocky Mountain News*, 4A, 7A.
- Lyons, R. F., & Loverage, S. (1993). *An hedonic estimation of the effect of federally subsidized housing on nearby residential property values*. St. Paul, MN: University of Minnesota, Dept. of Agricultural and Applied Economics, Staff Paper P93-6.
- Mechanic, D., & Rochefort, D. A. (1990). Deinstitutionalization: An appraisal of reform. *American Review of Sociology*, 16, 301–327.
- Mental Health Law Project. (1988). *The effects of group homes on neighboring property: An annotated bibliography*. Washington, DC: Author.
- Metraux, S., Culhane, D. P., & Hadley, T. (2000, November). *The impact of supportive housing on services use for homeless persons with mental illness in New York City*. Paper presented at the Association of Public Policy Analysis and Management conference, Seattle.
- Morenoff, J. D., Sampson, R. J., & Raudenbush, S. W. (2001). Neighborhood inequality, collective efficacy, and the spatial dynamics of urban violence. *Criminology*, 39(3), 517–559.

- National Law Center on Homelessness and Poverty. (1997). *Access delayed, access denied*. Washington, DC: Author.
- Newan, S. J. (1992). *The severely mentally ill homeless: Housing needs and housing policy* (Occasional Paper 12). Baltimore: The Johns Hopkins University, Institute for Policy Studies.
- Newman, O. (1972). *Defensible space*. New York, NY: The MacMillan Company.
- Pace, R., Kelly, B. R., & Sirmans, C. F. (1998). Spatial statistics and real estate. *Journal of Real Estate Finance and Business, 17*(1), 5–13.
- Pankratz, H. (1998, May 29). Denver 'failed' its mentally ill. *Denver Post, 1B, 6B*.
- Pendall, R. (1999). Opposition to housing: NIMBY and beyond. *Urban Affairs Review, 31*(1), 112–136.
- Petrila, J. (1994). An overview of judicial enforcement of the Fair Housing Amendments Act of 1988. Florida Mental Health Institute, University of South Florida Web Site. Available: <http://www.fmhi.usf.edu/institute/pubs/articles/fairjpp.html> [October 13, 1999].
- Ridgeway, P., & Rapp, C. A. (1998). *The active ingredients of effective supported housing: A research synthesis*. Lawrence, KS: University of Kansas School of Social Welfare.
- Rocha, E., & Dear, M. J. (1989). *Gaining acceptance for community-based service facilities: An annotated bibliography* (Working Paper #25, Los Angeles Homeless Project). Los Angeles: Department of Geography, University of Southern California.
- Roncek, D., Bell, R., & Francik, J. (1981). Housing projects and crime: Testing a proximity hypothesis. *Social Problems, 29*(2), 151–166.
- Sampson, R. J., Raudenbush, S. W., & Earls, F. (1997). Neighborhoods and violent crime: A multilevel study of collective efficacy. *Science, 277*, 918–924.
- Santiago, A. M., Galster, G. C., & Tatian, P. (2001). Assessing the property value impacts of the dispersed housing subsidy program in Denver. *Journal of Policy Analysis and Management, 20*(1), 65–88.
- Seltzer, M. (1984). Correlates of community opposition to community residences for mentally retarded persons. *American Journal of Mental Deficiency, 89*(1), 1–8.
- Stewart, D. W., & Shamdasani, P. N. (1990). *Focus groups: Theory and practice*. Newbury Park, CA: Sage Publications.
- Takahashi, L., & Dear, M. (1997). The changing dynamics of community opposition to human service facilities. *Journal of the American Planning Association, 63*(1), 79–93.
- Wagner, C., & Mitchell, C. (1980). *Group homes and property values: A second look*. Columbus, OH: Metropolitan Services Commission.
- Wahl, O. (1993). Community impact of group homes for mentally ill adults. *Community Mental Health Journal, 29*(3), 247–259.
- Wenocur, S., & Belcher, J. (1990). Strategies for overcoming barriers to community-based housing for the chronically mentally ill. *Community Mental Health Journal, 26*(4), 319–333.
- Wickware, S., & Goodale, T. (1979). Group homes and property values in redevelopment areas. *Plan Canada, 19*, 154–163.
- Wolpert, J. (1978). *Group homes for the mentally retarded: An investigation of neighborhood property value impacts*. Albany, NY: NY State Office of Mental Retardation and Developmental Disabilities.

From: [LYNN GRISACK](#)
To: [Public Submissions](#)
Subject: [EXT] Dream Centre Expansion. LOC2020-0199
Date: Friday, March 12, 2021 2:37:23 PM

I confirm that I have read and agree with the FOIP information on the website.

I strongly object to the expansion of the Dream Centre to the Holiday Inn Site at the corner of McLeod Trail and 42 Ave.

We already have enough problems with the Dream Centre in the area. We continue to experience stolen property, vehicle break-ins, etc. It also becomes a safety issue in the area to say nothing of the negative impact on Stanley Park with homeless encampments, drug dealing, etc.

I strongly urge the zoning of the Holiday Inn site to allow for yet a second Dream Centre in close proximity to our neighbourhood not be allowed.

Lynn Grisack
902 Lansdowne Ave. SW
Calgary, AB. T2S 1A3

Sent from my iPad

From: [LYNN GRISACK](#)
To: [Public Submissions](#)
Subject: [EXT] Proposed 145 Unit Homeless facility proposed for Holiday Inn site - 42 Ave & McLeod Trail
Date: Friday, February 05, 2021 1:40:01 PM

I received a flyer type notice in my mail box yesterday advising of this proposed homeless facility at 42 Ave and McLeod Trail. As a resident of the area, I strongly object to this proposal. There is already The Dream Centre at 45 Ave and McLeod Trail and we have significant crime in our neighbourhood with smashed vehicle windows (2 of our vehicles in the last 18 months), bicycle thefts, homeless people living in the bush along 42 Avenue close to Stanley Park with all the ensuing discarded needles, garbage etc. To double the amount of homeless people in one area, is not acceptable and I strong oppose this proposed facility.

Lynn Grisack
902 Lansdowne Ave SW
Calgary, AB

Sent from my iPad



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Ethel
Last name (required)	Nakano
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2020-0199 Short term residents at Holiday Inn in Parkhill/Stanley Park
Date of meeting	Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a female resident of nearby Erlton, I am deeply concerned about the 145 unit Dream Centre Expansion that is too close to our family neighbourhood. There is already a large cluster of rehabilitation centers in the area and in nearby downtown. Adding 100 to 145 more single males in this area will further destabilize the area. They will be temporary residents and will have no stake in improving the community. There is already a problem with crime and drug use in the inner city and adding this number of people with a criminal history will not improve the situation. The expansion to allow short-term residents with a recent criminal history will further deteriorate the area. Please DO NOT approve this expansion.

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Nadien

Last name (required) Lemermeyer

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) LOC2020-0199 145 Unit Dream Centre Expansion at Holiday Inn Site

Date of meeting Mar 22, 2020

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To City Council, the Holiday Inn facility should not proceed as proposed by the Dream Centre. As a nearby resident in the community of Erlton and frequent pedestrian to the Parkhill/ Stanley Park/Manchester neighborhoods there are already safety concerns around these areas. It also seems rather counterproductive to locate a facility to house people with a history of substance abuse in an area which has recently become part of the "Barley Belt" of Calgary. The many breweries, cidery and a winery newly established in this area have brought about greater pedestrian traffic to an area which used to have none. Manchester has started to develop some character and life in what was once a "dead zone" district and once the Stampede gets up and running again, it will also have great potential to become a neighboring popular tourist attraction area but only if people feel safe. A 145 unit for individuals with history of criminal conduct and substance abuse definitely does not seem to fit well with the current and future vision for this neighborhood.

ISC:

1/1

Unrestricted

Mar 15, 2021

9:18:04 AM



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Anthony

Last name (required) Jordan

What do you want to do? (required) Request to speak, Submit a comment

Public hearing item (required - max 75 characters) 145 Unit Dream Centre Expansion at Holiday Inn Site

Date of meeting Mar 22, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I SUPPORT the proposed addition to the Dream Centre. As a long time resident of Britannia, 37 years, I am dismayed at the reaction of the Community Association to developments like this. As a community, Calgary must take steps to try to mitigate the harms caused by substance abuse and poverty. These people should not be shuffled of to industrial areas or limited to poorer neighborhoods with little political clout. The risk of serious harm to the community is minimal. I'm sorry that there are residents who feel afraid of their neighbors, but that fear stems largely from the irrational arguments circulated to residents by those opposed. The risks, if any, from the individuals using the new addition to the Dream Centre are not increased because of the presence of the existing Centre or the small John Howard Society facility. The risks of an increase in, mostly petty, crime will be the same for whichever community has a new facility because they are risks of individual behavior, not collective actions. It is unseemly for the wealthiest and most privileged in our society to foist those risks on others.



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- ✓ I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Uwe
Last name (required)	Brandt
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Dream Center Expansion - LOC2020-0199
Date of meeting	Mar 22, 2021

I would like to voice my concern over the possible rezoning and conversion of the Holiday Inn located at 4206 Macleod Trail, Calgary, AB T2G 2R7. Specifically, the Dream Center is proposing the conversion of the Inn to a residential complex for homeless and at-risk people in need of housing. My concern is that there are already 2 facilities focusing on supporting people requiring additional support in the immediate area:

- John Howard Society (4502 Builders Road SE)
- Calgary Dream Center (4510 Macleod Trail SW)

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Having the Inn converted to meet the specific needs of the demographic targeted to be potential residents will place an additional and taxing burden on the residential neighborhoods to the west of the Macleod Trail. Increased crime, loitering, drug use, and the prevalence of drug and alcohol culture in a residential area with children are the primary issues of concern. The existing Dream Center and the John Howard Society are very important for helping Calgarian in need of the services offered to get on their feet and to prosper. However, adding the proposed facility and creating a local cluster would double the demographic and destabilize the communities. These communities already struggle with homeless people camping in the Elbow River valley, crime, loitering & bottle picking in the back alleys, and the proliferation of drug and alcohol culture.

Kind Regards,

ISC:

1/2

Unrestricted

Mar 15, 2021

10:50:30 AM



Public Submission

City Clerk's Office

From: [Chris Nedelmann](#)
To: [Public Submissions](#)
Subject: [EXT] City Council Meeting on March 22 - LOC2020-0199
Date: Saturday, March 13, 2021 4:05:13 PM

Dear Council Members,

I recently learned about the Dream Centre's proposed expansion through the purchase of the Holiday Inn at MacLeod & 42nd Avenue. I am a resident of Elboya, and am writing to express my concern about this purchase and proposed change of use.

I have carefully read the notes about this project from a recent Community Association meeting and the Information Sheet recently distributed by the City. I wholeheartedly applaud and support the goals of the Dream Centre, yet still have great concerns about executing the project at the proposed location.

Simply put, this purchase will almost double the volume of individuals with a history of criminal conduct and/or addiction living in the community. I'm not an expert in recidivism, yet it seems clear that increasing the concentration of people struggling with these issues will lead to increased crime.

This raises a number of concerns from both a safety and future development perspective.

As a father of two school-aged daughters who like to play in Stanley Park, I am uncomfortable with the number of homeless people who live in the park and the criminal activity that takes place in the area today. Potentially doubling the number of recovering people who live in the neighborhood will exacerbate this already challenging situation. My daughters would likely start avoiding their neighborhood park entirely.

My house was broken into in January 2021, my neighbor's house was broken into in March 2021, and two of my other neighbor's homes were broken into in late 2020. I don't know whether this criminal activity had anything to do with the location of the Dream Centre, but any action that potentially increases the risk of crime in our neighborhood is a step in the wrong direction. Crime is already way too high in our neighborhood. The idea that providing temporary housing for 150 former addicts and criminals won't increase neighborhood crime even more defies common sense.

From a future development perspective, this stretch of MacLeod Trail is already in blight. It is full of shops that cater to a criminal element, e.g. pawn shops, bong shops. There are a number of derelict buildings. Doubling the volume of former criminals & addicts living in the area will make this challenging situation worse. It will hurt the area's chance at revitalization. Shouldn't we be planning for a safe and prosperous community that has a variety of services for everyone, and where all of us - including women and children - can feel safe and welcome?

Furthermore, I believe Dream Centre residents and the broader community will be better served by converting the space into longer term affordable housing for families and women, or by locating the proposed transitional housing facility - that will likely serve a mostly male population - elsewhere in Calgary. Shouldn't such facilities be evenly distributed throughout the city rather than clustered in

the same area? Wouldn't Dream Centre residents have greater access to jobs and economic opportunity if they weren't competing with large numbers of people living in the same concentrated area?

In summary, Dream Centre #2 appears to be a worthwhile project. However, I believe the unintended negative consequences of locating it at MacLeod & 42nd Avenue will outweigh the purported benefits.

Thank you for the opportunity to share my concerns. I ask that my comments are included in the agenda for the March 22 Combined Meeting of Council. I have read and am in agreement with the FOIP information provided to me by City Planner Melanie Horkan.

Yours sincerely,
Chris Nedelmann
Elboya Resident
cnedelmann@gmail.com

From: [Solange Brochu](#)
To: [Public Submissions](#)
Subject: [EXT] Dream Centre Expansion at Holiday Inn Site
Date: Thursday, March 11, 2021 6:31:40 PM

Dear City Council
LOC2020-0199

I am a resident of the Elboya community since 2011. I reside at 507 Brunswick Avenue. I am very concern of this expansion project because I see on a regular basis the impact the actual Dream Center already has. I find it aberrant for the City to even consider this project so close to an active and young community.

With this pandemic we realized early on the primordial importance of parks and green spaces in our city. One of them being Stanley Park. The delicate balance of safely using recreational space (pool, tennis, bike path, baseball , fire pit, skating rink....) for families can be easily jeopardized and in so many ways already is. Just finding bathrooms, garbage bins , fire pit or pic-nic tables that have not been vandalized in some ways is becoming problematic.

Young and old men under influence “ crash “ on benches, collapsing on grass, hide behind buildings, burn found furniture in fire pits..... where are they all coming from ? What can be done ? Even early morning on my way to work on bike path I witness those behaviours. I walk my dog late afternoon in Stanley Park and here we go again. Driving on 42 Avenue turning left on McLeod Trail certain morning is an hazardous challenge, again middle age men crossing slowly sometimes on green light and collapsing on the grass on Husky station property or begging at A&W. Somedays it is the provocative yelling at women cycling or being harassed when simply walking dogs

The safety of the children and teenagers walking to school 4x / day is my most important reason why I am against this project. Last year I helped a 12 year old boy on my street that was terrorized because a man was following him and throwing rocks at him. This bizarre individual was latter seen yelling to himself insanities at the park at the end of my street and I report the incident to the police.

Back alleys becoming perfect hide out or an invasion of privacy when yelling at people in their backyard.

Substance abuse is an enormous problem in most of big cities but the fact that the proximity of so many liquor stores, cannabis dispensaries, Pawn Shop encourage consumption and delinquent behaviours but most of all it defy the purpose of the agency trying so hard to help them. A location where the tentations are less accessible would be much more suitable and logical. Just think about all the families of those struggling individuals that work probably for so long to encourage them getting help but in this pursuit, us as a society offer them this mediocre option.

Thank you,

Sincerely

Solange Brochu

solangebrochu@gmail.com

Sent from my iPad