AGENDA ITEM SUMMARY
City Council

City of Fort Collins

STAFF

Beth Yonce, Social Sustainability Department Director
Brittany Depew, Homelessness Lead Specialist
Ingrid Decker, Legal

SUBJECT

Second Reading of Ordinance No. 113, 2022, Suspending Certain Provisions of the City's Land Use Code and Building Code to Permit Temporary Use of City Property at 117 North Mason Street as a Homeless Shelter.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on October 25, 2022, suspends certain provisions of the City's Land Use Code to allow the temporary use of 117 North Mason Street as a men's overflow shelter site from November 2022 – April 2023.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

BACKGROUND / DISCUSSION

The Seasonal Overflow Shelter (SOS) program creates additional overnight shelter capacity to eliminate people being turned away from shelter due to space constraints. Last year, the overflow location identified was the City-owned building at 212 West Mountain Avenue. This year, City staff and shelter providers explored other options and made the decision to utilize the City-owned building at 117 North Mason Street for the 2022-2023 winter shelter season. This location was identified as the most viable option due to size, location, and availability.

The City is intending to enter into a lease with Fort Collins Rescue Mission for the use of the 117 North Mason Street property as a shelter. The building will be used as a secondary overflow site when the Rescue Mission's primary location (316 Jefferson Street) is over capacity.

The parameters for use of the property will be the same as last year, including the shelter being operated by Fort Collins Rescue Mission with staff present during all open hours, serving men experiencing homelessness overnight-only, having additional support from a third-party security firm, having space for up to 44 men, and operating from November 2022 – April 2023.

While a homeless shelter is a permitted use under the current zoning for the property (Downtown – Civic), the City's Land Use Code (LUC) requires review by the Planning & Zoning Board and requires development standards that would also be applied to the property as part of the review process. The temporary nature

of the proposed use of 117 North Mason Street for this season's overflow shelter, combined with the urgent need to finalize operational plans for the SOS season, are the reasons staff is seeking approval to expedite the process of securing an overflow shelter site.

This item would waive LUC requirements so that additional shelter for people experiencing homelessness can be provided as close to the start of the SOS season, November 1, as possible. Building code requirements essential to protect life and safety for the guests staying in the shelter will *not* be waived.

The projected opening date is November 11, ten days after second reading of this Ordinance.

CITY FINANCIAL IMPACTS

The City will donate use of the building to Fort Collins Rescue Mission to operate a temporary overnight homeless shelter from November 2022 – April 2023, with a one-time upfront payment requested to cover the cost of carpet replacement.

The City may also utilize a portion of its Seasonal Overflow Shelter budget (ARPA funds) to help cover costs related to shelter operations, inclement weather sheltering, and security services.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

Not applicable.

PUBLIC OUTREACH

The following communications have occurred or will occur:

- Virtual neighborhood meeting on October 19.
- Direct outreach to businesses in nearest proximity to this location, to be conducted by City staff and/or collaborative partners (between October and early November).
- Mid-season check in with businesses in nearest proximity, to be conducted by City staff and/or collaborative partners.
- Post-season debrief with nearest businesses and neighbors.

ATTACHMENTS

First Reading attachments not included.

1. Ordinance for Consideration