

**Clare Kurth**

**From:** Ann Ellingson [REDACTED]  
**Sent:** Monday, September 26, 2022 8:25 PM  
**To:** Planning Department  
**Subject:** Resolution PC 22 11 CUP 03 - PUBLIC HEARING COMMENT

Florence Planning Commission  
Public comment on:

RESOLUTION PC 22 11 CUP 03  
FLORENCE CHRISTIAN CHURCH  
FIRST STEP TEMPORARY HOUSING PROGRAM

I own neighboring property to the proposed location for 3 RVs or trailers for temporary housing at the Christian Church on Ivy Street.

I recognize the need for affordable housing and support for those that are homeless in Florence. I have empathy regarding the housing shortage and wish First Step Program success in their endeavors while exploring all options to meet their needs.

I've read the application, policies, tenant lease agreement etc., have gone to the First Step Website and followed up with a telephone call inquiring about the program. I have objections to the proposal and concerns for further consideration noted below.

- It's posted on the website, the City of Florence Code #10-10-2 Residential Uses shows that Transitional Housing is not permitted in Medium Density Residential (MDR) Zoning.
- The proposed Church site is located in an MDR zone and although this type of housing is permitted of Churches possibly churches that don't reside in MDR zones should be assessed first.
- Does the type of use meet the residential standards for development in our immediate area? What's the definition or distinction between transitional housing vs emergency housing in this instance?
- Unsightliness of 3 RV's on a lot size similar to 1 residential home in the area.
- Lack of a designated safe play area for children

I'd be much more supportive of the program if it was designed with more on site supervision, especially at night, and a sunset clause in place for RV removal. Or 1 RV instead of 3.

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By: Clare K

- A closer eye could be kept on potential noise, clients in crisis etc.
- As a neighbor, I would feel that adequate oversight would take care of any disturbances quickly vs. relying on self conduct or onus of watchful neighbors. The church does not have a pastor living onsite to provide oversight.
- Adding 3 participant families almost doubles the number of program clients with need, has there been additional paid staff positions appropriated to meet increased demands of the program not just additional housing?
- Co-occurrence of mental health issues, skills deficit and substance use accompany the homeless.
- Grants and donations alone don't ensure sustainability of a grass roots program.

The success of the Presbyterian Church site in part, can be attributed to its different impact to the surrounding neighborhood with direct access to Highway 101, a wooded area buffering noise and sight, and a neighboring RV park compared to the proposed Ivy Street location. Placement on Ivy Street highly impacts surrounding residential neighbors with more traffic, noise, unsightliness and increased risk for minor crimes.

Traditional RV sites are much more compatible for this type of use and should be exhausted rather than a gravel parking lot in a MD residential neighborhood. I do hope church members keep in mind the impacts of such housing on their surrounding neighbors and only exercise their options for transitional housing if appropriate and good fit for all.

We've purchased our homes or reside here because of the older, quiet established residential neighborhood it is. Surrounding aesthetics and safety are important. I did not purchase a home to live next to 3 temporary RV's in a parking lot (I can only hope temporary!). Does the church have a plan for landscaping or a playground to accommodate the young children? What efforts are currently happening to continue development on the earmarked property south of town for such housing? if utilities installation can be afforded at Ivy Street why not apply those funds to that property one step closer to the goal.

In my opinion the proposal is inequitable to the surrounding tax paying homeowners. It impacts our resale value and quality of the existing neighborhood with congestion, unsightliness or potential for nuisances that can accompany this type of housing exception. Without best practices of onsite supervision, support programs or solid neighborhood buy in, I don't believe this site to be the best fit for your endeavor.

Thank you for the opportunity to express my concerns regarding this proposal.

Best regards,

Ann Ellingson



