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Date: August 13, 2014

To: Planning Commission

From: Cary Teague, Community Development Director

Re: 3330 66th Street (Beacon Interfaith Housing Collaborative)

The staff report for this project was included in July 23rd Planning Commission packet. Please refer to that document. Please revise the Comprehensive Plan Amendment language from the previous report to re-locate the “affordable housing” to be separated from the hospital uses as follows:

Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
<p>RM Regional Medical</p>	<p>Hospitals, senior housing*, affordable housing, medical and dental offices and clinics, and laboratories for performing medical or dental research, diagnostic testing, analytical or clinical work, having a direct relationship to the providing of health services. General office uses and and affordable housing are permitted.</p> <p>* Senior housing may include: independent living, assisted living, memory care, and skilled nursing.</p>	<p>Form-based design standards for building placement, massing and street-level treatment.</p> <p>Pedestrian circulation and open space amenities should be provided for larger sites.</p>	<p>12-80 senior residential and affordable dwelling units per acre.</p> <p>Floor to Area Ratio - Per current Zoning Code: maximum of 1.0 for medical office uses. Density for senior housing and affordable housing shall be based on proximity to hospitals, proximity to low density uses, utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, and provision of public art.</p>

Jackie Hoogenakker

From: Koelmel, Dana <Dana.Koelmel@va.gov>
Sent: Friday, July 18, 2014 12:55 PM
To: Jackie Hoogenakker
Subject: Teenage Homeless Facility
Attachments: City of Edina.doc

To the city of Edina,
Attached is my letter regarding the proposed planning for the homeless teen shelter in Edina.
If this attachment cannot be opened please let me know, I will then send the letter by postal mail.
Thank you.

Dana Koelmel
Program Support Assistant
Minneapolis VA Health Care System (MVAHCS)
Pharmacy Service 119
phone: 612-467-2040
email: Dana.Koelmel@va.gov



MEMORANDUM

DATE: July 18, 2014
FROM: Dana Koelmel
SUBJ: Lot 2 Block 3 Southdale Acres Public Hearing Notice case file 2014.008
TO: City of Edina Planning Department

My name is Dana Koelmel and I am a homeowner at the Colony of Edina 6328 Colony Way. I have been hearing many negative responses to the proposed Interfaith Housing Collaborative and feel that homeowners and business around this area must be educated clearly about what this housing is for. My husband have been active with Urban Homeworks and habitat for humanity through our church St. John's Episcopal in Minneapolis so we are aware of the need for homes and facilities like this that are sponsored through different churches.

I am not against this facility being built because this will give the teenagers a safe place to be if they are not able to be at the home where their parents or other family members. This will give the teenager a place to call home especially if they are working. The teens need encouragement and safety to become an adult citizen.

This issue is bothering me because society seems to place a cap on the word "homeless" thinking that homeless citizens pose a threat and danger to society. Rumors have been going around the complex I live in (Colony at Edina) that juvenile delinquents are going to live there and that is not true.

As an employee at the Minneapolis VA Medical center we see veterans returning from their tour of duty only to become homeless and these are men and women who served our country in the military.

Over the years facilities such as nursing homes and group homes have been downgraded by society and are feared by homeowners. Many years ago citizens with downs syndrome, autism and seizure disorders were sent to medical institutes and not give a chance to work and live as normal a life as possible in society.

I am diagnosed with seizure disorder otherwise known as Epilepsy I have been discriminated against and I feel that is what we are doing with homeless teens. I want to see the homeless teens in a facility they feel safe with rules and regulations rather than trying to live on the streets begging for money and possibly get hooked into drugs or even gangs.

I have seen several teenagers begging for money at Southdale mall. At first it startled me to see the teenagers in this southwest suburb, but it opened my eyes that homelessness is happening everywhere and we need to help.

If the community could get testimonials from adults or other teens that lived in a homeless facility and explain how the shelters gave them a chance at life this could help to clear up this terrible misjudgment that so many citizens are giving this facility.

Sincerely,
Dana Koelmel

Cary Teague

From: Lynette Lamb <llamb@macalester.edu>
Sent: Friday, July 25, 2014 12:12 PM
To: Cary Teague
Subject: 66 West project

July 25, 2014

Cary Teague

Edina Community Development Director

Dear Mr. Teague:

I am a longtime member of Edina Community Lutheran Church, one of the partners promoting 66 West, and I also was one of the 170 people supporting that project who came to your meeting last Wednesday night. All of us were very disappointed to be turned away that night, and to be honest it really felt like last-minute political maneuvering rather than a sincere mistake. I hope you'll prove me wrong.

I am writing you today to urge your support for this proposed affordable housing development designed for 3330 W. 66th Street.

Today there are many homeless young people in the southwestern suburbs, kids with no place to go. My daughter, who attends Perpich Arts High School in Golden Valley, knows of several fellow students—some from Edina—who are living in their cars or on their friends' couches because for various reasons they've been forced to leave their homes. I know there are more kids—attending Edina, Eden Prairie, and Hopkins High School, among others—that are in the same dire situation.

These kids need a safe place to live, a place where they can receive the kind of educational and vocational support provided by Beacon Interfaith Housing Collaborative—the nonprofit that would run 66 West. This particular location, near jobs and mass transit, is a perfect one for this small youth housing development.

Edina, as you may know, doesn't enjoy the most stellar reputation for welcoming all citizens, regardless of financial means. As the Edina community development director, I'm sure you care about the welfare of *all* members of your community and surrounding ones—especially the young people. I hope you and your colleagues will step up to support this important initiative in Edina.

Sincerely,

Lynette Lamb



July 27, 2014

Cary Teague
Community Development Director
Edina City Hall
4801 W.50th St.
Edina, MN 55424

Dear Mr. Teague,

Along with 170 fellow citizens who turned out in support of the **66 West Supportive Teen Housing** project, I was present in the Edina Council City Chambers this past Wednesday, July 23 when it was decided to re-schedule this public hearing on the project to August 13 because of an administrative error on the City's part. I came prepared to give testimony in support of **66 West Supportive Teen Housing** project to the Edina Planning Commission.

Thankfully, Planning Commission member, Susan Lee, recommended that those of us who came prepared to give testimony in support of the project, but cannot participate at the public hearing of August 13, 2014 be given the opportunity to ensure our concerns became part of the public record. We were asked to send our testimony to you as Edina's Director of Community Planning. The Commission voted "yes" to this recommendation. Acting in good faith, I have enclosed my prepared testimony believing you will make this available for each City Planning Commission member to read before a vote is taken on August 13.

Sincerely,



Cathleen R. Godsall, LSW
5601 Johnson Dr. Edina, MN 55436

Enclosure: **66 West Supportive Teen Housing** Testimony from Cathleen R. Godsall

July 23, 2014

Good evening members of the Edina Planning Commission. Thank you for your commitment to public service and most especially thank you for the time you have spent as you thoughtfully consider making affordable, supportive housing for homeless teens in our western suburbs a priority!

While our state legislative support of this issue is reflected in the passing of a funding bill that funnels \$100 million for affordable housing to all parts of Minnesota, our local suburban community is where we all have to come together to make this a reality and make a difference in the lives of our next generation.

The **66th West Apartments Supportive Housing** project focuses on teens (18-21 y/o) who find themselves needing safe, affordable housing while they work and stay in school in order to become productive adult citizens. For 22 years our family has enjoyed the blessings of a living in the safe, welcoming, educationally progressive community of Edina. I realize that my 25 and 26 y/o adult children would have been at a significant loss to build their emerging professional lives without a supportive functioning family, safe housing and access to good schooling in their teen years. As a concerned neighbor, I believe the **66th West Apartments Supportive Housing** project is needed and attainable!

As a licensed social worker I know what a challenge affordable, accessible, safe housing is for those 200 homeless teens in our west suburbs on any given day. Being able to help my fellow citizens enjoy the safety and comfort of a home and access to good school systems matters deeply to me. Affordable, safe housing is the foundation for keeping our communities stay vibrant and healthy!

As a member of the Outreach committee at St. Stephen's Episcopal Church, I have come to trust that Beacon Interfaith Housing Collaborative's well established record in developing affordable, supportive housing makes partnering with them the correct path to take in order to successfully provide safe, affordable, supportive teen housing in our suburbs. I ask for your support in achieving this goal and towards achieving Edina's goals of providing affordable housing.

Cathleen R. Godsall, LSW
5601 Johnson Dr.
Edina, MN 55436

To: Cary Teague, Community Development Director
City Of Edina, 4801 W. 50th Street, Edina, MN 55424

Dear Mr. Teague:

I was at the Planning Commission Meeting on Wednesday, July 23 and prepared to speak in favor of 66 West Apartments. Circumstances required that meeting be postponed until Wednesday, August 13. I am having a medical procedure August 5 and will still be in recovery and unable to attend the postponed meeting on August 13. Enclosed are 10 copies of my statement that I would have read in favor of 66 West Apartments on July 23. Please forward 1 copy each to the members of the Edina Planning Commission.

Thank you. William Bale, 5516 Vernon Avenue S., Edina A resident of Edina since 1960.
Phone: 952-920-7338

William Bale
7/30/14

7/30/14 William Bale

To all members of the Edina Planning Commission
July 30, 2014

From: William Bale, 5516 Vernon Avenue S, Edina, A resident of Edina since 1960. This is the statement

I intended to make at the July 23 Planning Commission meeting, and am now submitting it in writing due to a medical procedure that will keep me from attending the August 13 re-scheduled hearing for 66 West Supportive Teen Housing project.

Beacon Interfaith's successful plan for homeless youth is based on three components. First: a signed lease containing rules. Second: a requirement to work at a paying job and pay rent. Third: Transition counselors on site. This three part program of rules, work requirement and counseling are all designed to improve self-worth, to teach the basic aspects of money management, to create a history of steady employment, to educate as to food nutrition and hygiene and to develop confidence in one's ability to leave 66 West and strike out on his or her own. This is not a "flop-house". This is not static storage of young people sitting around all day. This is a dynamic operation. Beacon's three part program is so successful and dynamic at its youth apartments at 37th and Nicollet that the average stay is just 18 months. Applying that same program to 66 West, 130 young adults could graduate to the outside world during the first 5 years of operation. So what would you call a facility that takes in homeless youth, uses a three part program to stabilize their lives, and sends them out into the world? This project is more than an apartment building. Its not a hotel, or a rooming house. It has some aspects of a prep school, but to call it a prep school would mislead people into thinking these are fortunate youth from fortunate families. When I went to college, I had to agree to live by certain rules, I worked at a paying job to help pay the rent (it was called tuition), and I had transition counselors. Based on my experience I think this project could be called a junior college for homeless youth. A junior college offers education to those who might want to go on to college or might want to apply for certain type jobs. And I like the idea that the first junior college for homeless youth for the suburbs will be in Edina. Please Approve This Project. Thank you. William Bale 952-920-7338

Jackie Hoogenakker

From: John Marshall <jmarshall28@comcast.net>
Sent: Monday, August 04, 2014 3:37 PM
To: Jackie Hoogenakker
Subject: Case file 2014.008

Good morning,

This relates to the recently proposal to convert the existing building at 3330 W.66th Street into a 39 unit building to provide accommodation for homeless young adults.

My wife and I have lived in the Colony for over twenty years and we are strongly against this proposal - a position that, we believe, is shared by other residents to whom we have spoken.

Our reasons are :-

1. This project, if it were implemented, would not be a good fit for this area, given the existing buildings and businesses in the area and would be totally out of synch with its demographics and surroundings.
2. The characteristics of this area do not, in our view, provide the employment opportunities and recreational/social activities which the occupants of such a building would require or wish for.
3. We see no potential benefit to the City or its residents resulting from this kind of facility in the proposed location.
4. The proposed area is already very busy and heavily-trafficked - this proposal, if implemented, would only serve to exacerbate an already difficult situation,
5. I do not know what the impact of this project might be for Edina's city's budget, plus or minus. However, if this project, if approved, would almost certainly generate extra expenses to be met from our city's budget, to be set off set off against any greater ratable income, if any. This is an important factor to be considered.

Whilst we have every sympathy for homeless young people and certainly support anything that might be done to improve their situation we do not think that the proposal that is being put forward is, in its currently-proposed location, in the best interests of the City of Edina, its residents in this area and for the young people themselves.

Thank you for your mailing on this subject, Sincerely, John Marshall

Jackie Hoogenakker

From: Gary Moses <garymari@aol.com>
Sent: Tuesday, August 05, 2014 2:03 PM
To: Jackie Hoogenakker
Subject: CASE FILE: 2014:008 - REZONING OF 3330 W. 66th St., Edina, MN

This in reference to the proposal to rezone the present TCF building at 3330 W. 66th Street (northeast corner of 66th and Barrie Road), Edina, MN to allow housing for young adults.

I stand totally against this rezoning proposal.

Why?

---I am a 70 year old woman who lives on Barrie Road, no more than a block and a half north of the proposed site.
---I am physically impaired, being legally blind (Renitis Pigmatosa, a degenerative eye disease, and have limited sight). While restrictive, I still enjoy walking in what I have found to be, thus far, a safe neighborhood.
---Most people are able to avoid areas of risk by easily detouring around them. Meanwhile, because of my sight limitation which doesn't allow me to drive, I must walk to my destinations using more direct paths, which includes walking by the proposed site when going to local doctors appointments and Southdale.
---When we purchased our property several years ago, we focused on a safe neighborhood... this proposal would take away a primary goal which we thought we had achieved.
---Risk must be a concern. Even what might be assumed to be moderate risk is too much for this area... There is a **Montessori School** right behind this proposed Young Adult Apartment. They say the Young Adult apartment will have Security Service; however, how does that helps us?
---These young adults are selected from the homeless. What level of maturity and behavior can we expect? Even young adults from normal, stable homes, lack the maturity that comes with age. Young, formerly homeless people living in one group...where are the mature adults to provide necessary guidance?
---There is likelihood that at least some of the residents will bring to their new home other young people to live varying periods of time, people who lack the screening of the original occupants
---The people who propose this apartment **do not live in the neighborhood!** Should they want an apartment building for young adults, they might consider building same on the church grounds, namely Edina Community Lutheran Church at 4113 W. 54th Street, Minneapolis, MN 55424... or the property of any other church supporter.
1. Marilyn Peters, who lives here - **AGAINST**
2. Edina Community Lutheran Church & Beacon Interfaith Collaborative...**those that don't live here: FOR**
In summary, young adults housed in a group, no matter what race, color, or creed OR no matter what are meant to fulfill good intentions, simply raise too many significant risks and concerns for those of us who would be forced to live as neighbors.
Signed,
Marilyn L. Peters
(941) 840-4034
P.S. I will attend the hearing and would like to give testimony **AGAINST** the proposal.



Ms. Dona Hiltunen
6450 York Ave. S Apt. 309
Edina, MN 55435

8-5-2014

City of Edina Planning Dept.
4801 West 50th St.
Edina, Mn. 55424.

Re: Amendment to allow housing other
than senior housing in the Regional
Medical District, etc.

Dear Planning Dept:

I have lived at the above address for
40 years. I am building some apt #.
This area of Edina has been wonderful
to me and my late husband for shopping,
medical offices and just plain taking daily
walks when the weather permitted.

Now why do you want to add a 39 unit
apt. building for young people who are not
able to get along at home? Are you mixing
men + women in this bldg? Who is going
to control their actions while in the bldg
and vicinity? How is it possible to have
"homeless" youngsters in Edina or are you
going to accept homeless youngsters from
the whole Twin City area? Why are
they homeless? Didn't they behave
at their former home?

Page 2



Ms. Dona Hiltunen
6450 York Ave. S Apt. 309
Edina, MN 55435

What ages do you plan to house
in this bldg? Who is screening
these people?

Who is Beacon Interfaith housing
collaboratives? Never heard of them.

My conclusion is it's a bad
idea and very costly to change a
business office bldg into a 39 unit
apt bldg.

Sincerely

Dona Hiltunen

P.S. I will be out of town on 8-13-14
but I'm sure other 6450 York Ave condo
owners will be there

Marilyn L. Peters
Barrie Road, Edina, Mn. 55435
Cell: (941) 840-4034

CASE FILE: 2014:008 -- Rezoning of 3330 W. 66th Street, Edina, MN

This is in reference to the proposal to rezone the present TCF building at 3330 W. 66th Street (northeast corner of 66th and Barrie Road), Edina, MN to allow housing for young adults.

I stand totally against this rezoning proposal.

Why?

---I am a 70 year old woman who lives on Barrie Road, no more than a block and a half north of the proposed site.

---I am physically impaired, being legally blind (Renitis Pigmatosa, a degenerative eye disease, and have limited sight). While restrictive, I still enjoy walking in what I have found to be, thus far, a safe neighborhood.

---Most people are able to avoid areas of risk by easily detouring around them. Meanwhile, because of my sight limitation which doesn't allow me to drive, I must walk to my destinations using more direct paths, which includes walking by the proposed site when going to local doctors appointments and Southdale.

---When we purchased our property several years ago, we focused on a safe neighborhood.... this proposal would take away a primary goal which we thought we had achieved.

---Risk must be a concern. Even what might be assumed to be moderate risk is too much for this area... There is a **Montessori School** right behind this proposed Young Adult Apartment. They say the Young Adult apartment will have Security Service; however, how does that helps us?

---These young adults are selected from the homeless. What level of maturity and behavior can we expect? Even young adults from normal, stable homes, lack the maturity that comes with age. Young, formerly homeless people living in one group...where are the mature adults to provide necessary guidance?

---There is likelihood that at least some of the residents will bring to their new home other young people to live varying periods of time, people who lack the screening of the original occupants.

---The people who propose this apartment **do not live in the neighborhood!** Should they want an apartment building for young adults, they might consider building same on the church grounds, namely Edina Community Lutheran Church at 4113 W. 54th Street, Minneapolis, MN 55424... or the property of any other church supporter.

(CONTINUED)

1. Marilyn Peters, who lives here - **AGAINST**
2. Edina Community Lutheran Church & Beacon Interfaith Collaborative...
those that don't live here: FOR

***In summary, young adults housed in a group, no matter what race, color, or creed
OR no matter what are meant to fulfill good intentions, simply raise too many significant
risks and concerns for those of us who would be forced to live as neighbors.***

Signed,



Marilyn L. Peters
(941) 840-4034

P.S. I will attend the hearing and would like to give testimony **AGAINST** the proposal.

To: Edina Planning Comm. Aug. 4, 2014
Edina City Council
Case file # 2014.008

My Brother and I own an apt. at 6450 York. Our Mom lives there. She will be 90 soon. There are several 90+ and most over 50 in that building. Most do a lot of walking - to Cub, Sautudale, Bakers Square. It's difficult enough for them to cross 66th Street and they are afraid to take walks after dark because of the crime in the area and the cars that zoom in and out of that parking lot and blow through the parking lot Stop Sign. I have witnessed it myself many times. How you want more unknowns walking around and more cars driving through?

I know that because you are homeless doesn't make you a bad person but low income housing or free housing bring a different kind of people. I wouldn't want them in my neighborhood.

I have always appreciated seeing the Edina Police in the area. Will you increase their presence to keep the tenants at 6450 York - and 6400 in general - safe?

We are very opposed to homeless people wandering the neighborhood. Especially teens and young adults. Spells TROUBLE. Maybe money would be better spent building a walk bridge across 66th so people can cross safely. NO! NO! NO!

Mairit Nelson
1109 W. 87th St. Ray J. Nelson
Bloomington, Mn 55420

Jackie Hoogenakker

From: Aase May <aasem@earthlink.net>
Sent: Wednesday, August 06, 2014 7:18 PM
To: Jackie Hoogenakker
Subject: rezoning 3330 W 66th st

Hi,

I am wondering if there will be any supervision on a regular and long term basis.

We are talking of young, formerly homeless people with probably for the most part very little experience in how to live in and take care of an apartment.

I have done a bit of rental, and it is surprising how ignorant a lot of people are in taking care of a place, even how to change a light bulb.

So, unless there is supervision, I am against it.

If well run, it is a nice idea that might work out Aase May
6421 Colony Way 2B

Jackie Hoogenakker

From: Joel Stegner <joel.r.stegner@gmail.com>
Sent: Tuesday, August 05, 2014 7:41 PM
To: Jackie Hoogenakker
Subject: 3430 West 66th Street property

I have read a lot about the need for transitional housing for young adults and think the proposal would be an ideal location for such a property. The block north of 66th between York/Xerxes is commercial, and this kind of group housing would fit nicely. It is just across the street from Southdale Shopping Center, close to grocery stores, pharmacies and Target and well placed near east west bus and an express bus to downtown, which means residents without a reliable car could easily get downtown or jto obs in the Southdale area. This group is likely to more healthcare needs than average young adults, with the many services available within walking distance. I walk to virtually all my appointments, and find it very convenient.

I would anticipate some will object out of fear to the idea of having young previously homeless adults in their neighborhood claiming some potential impact on housing values. I really don't think residents of this facility will have much reason to venture into the neighborhood. Frankly, it is better for Edina to cultivate an image of being accepting of economic diversity, to break the old cake eater image. This project would never be accepted in a high income residential neighborhood, but it works perfectly for the location it is proposed to be located.

Joel Stegner
6312 Barrie Road 1C,
Edina, MN 55435

Jackie Hoogenakker

From: Joel Stegner <joel.r.stegner@gmail.com>
Sent: Tuesday, August 05, 2014 7:41 PM
To: Jackie Hoogenakker
Subject: 3430 West 66th Street property

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Joel Stegner
6312 Barrie Road 1C,
Edina, MN 55435

Jackie Hoogenakker

From: Georgia Kaiser <georgiakaiser@yahoo.com>
Sent: Tuesday, August 05, 2014 11:30 AM
To: Jackie Hoogenakker
Subject: 3330 West 66th St, Edina

Re: Rezoning for Beacon Interfaith housing

I am totally in favor of the rezoning of 3330 W. 66th St for 39 units of small studio apartments for young adults who have experienced homelessness.

Georgia Kaiser

Jackie Hoogenakker

From: Phyllis Seichrist <phyllis.seichrist@yahoo.com>
Sent: Monday, August 04, 2014 10:49 AM
To: Jackie Hoogenakker
Subject: planning dept

I am in support of allowing housing for young homeless adults. There are those in my building who are apprehensive but frankly they are apprehensive about many things. I live at 6450 York Ave.



STRENGTHENING OUR COMMUNITY

August 1, 2014

BOARD OF DIRECTORS

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MAMIE SEGALL

MAXINE WALLIN

Planning Commission

City of Edina
4801 W. 50th Street
Edina, MN 55424

RE: 66 West Apartments

Dear Commission Members:

We are writing on behalf of the Edina Challenge Team to request your approval of the request by Beacon Interfaith Housing Collaborative and Edina Community Lutheran Church for supportive housing for youth and young adults at West 66th Street in Edina.

The Edina Challenge is an initiative of the Edina Community Foundation that involves collaboration among the following community organizations and grant-makers working together to maximize our collective effectiveness in enabling youth in poverty to participate in the community, educational, and recreational programs that lead to success in adult life:

- | | |
|---------------------------------------|-------------------------------|
| Connecting With Kids | Edina Community Foundation |
| Edina Community Lutheran Church | Edina Education Fund |
| Edina GiveAndGo | Edina Morningside Rotary Club |
| Edina Park & Recreation Department | Edina Public Schools |
| EPS Community Education Services | Edina Resource Center |
| Oasis for Youth | Questscope/One2One |
| Shepherd of the Hills Lutheran Church | Southdale YMCA |

EXECUTIVE DIRECTOR

DICK CROCKETT

This Edina Challenge Team identified housing as one of the top five priorities for helping Edina youth in need develop to be healthy, productive adults, and it has endorsed this initiative as an important step toward that goal.

DEVELOPMENT OFFICER

MARSHA BUCHOK

We request your approval of this project and look forward to having the community benefit from the initiative by these organizations to meet the needs of homeless youth in our community.

Sincerely,


Dick Crockett
Executive Director


Mamie Segall
Edina Challenge Chair

Jackie Hoogenakker

From: Ruth <ruth@ruthlordan.com>
Sent: Saturday, August 02, 2014 10:29 AM
To: Jackie Hoogenakker
Subject: 2014.008

Thank you for reading this. As a senior citizen who has lived 16 years in the vicinity of the proposed Beacon Interfaith housing Collaborative I am extremely upset at having this project in my proximity. I am unable to attend the meeting as I work evenings..First, this is within walking distance of my home and that raises major security issues in and of itself. Even if these young adults mean to live right, we are all human and they can make mistakes. I cannot afford robbery at this time in my life. Second, I have read and studied the Churches website. These are well meaning but naïve people, from the laid off General Mills exec to the failed rock star musical director. I get it that they need to make a living and a life-we all do, and this is a noble, well meaning pursuit, but these people do not know what they are getting into. Faith is fine-house them next to you and have faith that they will not endanger your safety. I am not even addressing the effect on property values. I will have to install much better security at a significant cost to me and significantly up my insurance-who will pay for that? And, what will this do to insurance rates-obviously raise them! Unlike these well meaning church folk, I grew up in a tough location and understand what troubled youth go thru from first hand exposure.. Will there be competent supervision? And by competent I mean people who do not get fooled by their belief in the goodness of all mankind and people trained specifically in the justice system. "Jesus ain't gonna fix this" -if that worked Israel would not have the turmoil it has today. Will my taxes have to pay for that? how about drug testing and weapons checks? There are good and bad acting people in all social strata and demographic categories, but this is extremely high risk and inviting trouble.. I hope I am wrong, but experience tells me I am right. Sincerely, Ruth Lordan.....