

Hall, Renee

From: Anderson, Ray
Sent: Friday, October 4, 2024 9:51 AM
To: Diekmann, Kelly; Hall, Renee
Subject: Fw: Change to zoning to permit Romero House to continue to operate and expand

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From: DAVID CARTER <dcarter709@aol.com>
Sent: Thursday, October 3, 2024 9:15:38 PM
To: Betcher, Gloria <gloria.betcher@amescitycouncil.org>
Cc: Anderson, Ray <ray.anderson@cityofames.org>
Subject: Change to zoning to permit Romero House to continue to operate and expand

[External Email]

Gloria,

The proposed changes to the zoning in my neighborhood run counter to the stated intent of the zone. The proposal comes without adequate notice to affected property owners. It completely negates the carefully crafted zoning solution made in the 90's to end redevelopment of existing single family homes and existing single family to multiple family rental conversions, to become group homes for social service providers. The economics of property values made this an attractive area for this type of redevelopment. That economic incentive continues and it appears the Romero House took advantage of that even in violation of the existing zoning. I and many others were closely involved in that process that literally took years of efforts for this neighborhood.

I am opposed to allowing this use in this zone under a special use permit process overseen by the ZBA.

1. The concentration of social service providers in this neighborhood has already been determined to be at a level that creates some disincentive for single family conservation. Additional redevelopment to social service provider uses directly depletes those properties as single family uses as well as discourages conservation of other properties as existing and future single family uses.
2. Making such a change only to this single zone obviously would focus that redevelopment to this zone alone, because it would be more attractive than the other existing permitted zones and group home redevelopment would still be prohibited in other comparable residential zones.
3. The Planning and Zoning Department failed in their legal responsibility to enforce existing zoning in this situation. Instead they are recommending offering a short term accommodation to a single property owner that will negatively impact the majority of all the other property owners in the zone now and into the future.
4. The Zoning Board of Adjustment Special Use Permit Process removes the final accountability of the redevelopment decision from elected officials on the city council and gives it to unaccountable appointed officials.
5. The department's recommendation states that public notifications are not required in this situation. Even if this assertion is accurate, the department has a good faith obligation to publicize widely a zoning change with such widespread and significant impact. Their contact with the neighborhood association does not insure and did not result in any significant circulation of information about this rezoning request.
6. This item should be tabled, the department should conduct public meetings adequately informing the property owners in the zone of the specifics and the impacts of this change. Property owners should be given time to respond to the department and to the council. It is unclear to me why such a significant change was not presented

to the Historic preservation Commission and the Planning and Zoning Commission for their recommendation and opportunity for public input.

Thank you,
David Carter
709 Douglas Ave
dcarter709@aol.com
515-509-8812

cc:
Ray Anderson
Steve Schainker

From: [Donna Nelson](#)
To: [City Council and Mayor; Anderson, Ray;](#)
Subject: Proposal to rezone much of Old Town
Sent: 10/4/2024 4:20:36 PM

[External Email]

My daughter and son in law lived in Ames in late 2015 when I began researching possible communities to move to in retirement. They are registered architects, employed by Iowa State at that time.

I was raised in Western Iowa and my undergraduate degree was from ISU, received in 1970. So it seemed to all three of us that I should strongly consider Ames.

Bring familiar with zoning from their training, they were then residing in the historic district of Old Town in which you had to have approval to alter the appearance of your home.

It seemed to them and me that Old Town, in general, was a very protected residential neighborhood.

The house I eventually purchased in early 2017 was outside the historic Old Town footprint, but still seemed to me to be in an area that would remain "residential." It seemed to be part of an area where historic but affordable housing stock existed. I hear the city saying it wants affordable housing stock today.

So I found the proposed zoning overlay change to be shocking. It seemed to be counterproductive to what the city purports to want. Affordable housing in a still walkable area with two grocery stores close by and an inviting downtown.

Fixing the Romero House situation by risking the above neighborhood seems counterproductive.

I would support an exception for the Romero House.

I support the Alternative 1 proposal in the staff report which makes social service providers allowable only after approval of a special use permit.

I also agree with Peter Hallock that if there are too many special use requests that it may be desirable to again change the zoning to be more restrictive.

Donna Nelson
618 9th St.
Ames

From: [Debbie Carter](#)
To: [City Council and Mayor](#)
Subject: October 8 Public Hearing re Romero House
Sent: 10/6/2024 10:51:28 AM

[External Email]

Dear Mayor and City Council:

I live on Douglas Ave., in the Historic Neighborhood - a neighborhood that is at its tipping point, only two blocks from skid row (Ames Public Library area). Skid row is defined by Miriam Webster as a disadvantaged area of a city or town, regarded as a place where unhoused people or people with substance abuse issues go. I have experienced the desecration at the Library area which has increased exponentially over the last few years. I used to walk on Douglas past the library and the Elks club southward each morning. I no longer do that due to the large concentration of unhoused people populating the benches, the patio, the bushes, the grounds of the library and the porch and the grounds of the Elks club. In 2023, the last year I was employed, I quit riding CyRide early in the morning because the large number of homeless filling the bus stop area around the library made me feel unsafe. This year I cannot even walk there at my morning walk preferred time. I have been verbally and visually assaulted, propositioned, an eyewitness to urination and excrement, boxes of free food dumped and scattered, bodies everywhere – behind air conditioners, dumpsters, bushes, on the ground, as well as library patio and library alley. I was terrified when a screaming man threw a large metal thermos type object that exploded as it hit the street beside me. The point here is, I am very familiar with the homeless problems just to the south of my neighborhood. Those problems affect my way of living and the way I interact with my environment every day. Those problems affect where I go and when I can go. They require me to take a phone with me as well as pepper spray as I do not feel safe walking from my home at 709 Douglas Ave. to the Methodist Church sidewalk at eight in the morning without them.

I feel compassion for the homeless and I do not have a solution for the homeless issues. The transient population is constantly growing around my neighborhood and we are at the tipping point NOW. **The last thing my neighborhood can sustain, is a service provider inviting more transients into the neighborhood.** Ames now offers transients the perfect trifecta, that being, the Library, the Romero house and Food at First. The better the services, the more transients we have. As the saying goes, if you build it, they will come.

There was a line drawn for our neighborhood years ago through zoning to protect the very delicate balance of affordable single and multiple family housing in this neighborhood along with the grandfathered-in service providers which had already claimed housing stock for their facilities. As a result, this zoning has protected the area between the hospital and downtown from becoming skid row. That zoning boundary excludes and does not allow the

Romero house into the residential area. **A revolving door service center for transients is the very last thing desired in a neighborhood.** As a facility with a Board of Directors that includes as a member one that has worked with the zoning in our area in the past, and others who surely know that cities have zoning, it is insidious that this comes up after a property has been purchased. The residential property purchased is a protected family residence under zoning and now Romero House wants special consideration with no regard to the neighbors and the neighborhood who rely on the zoning law created following comprehensive study and review by previous council, staff and neighbors.

Let me be clear, Romero House is not welcome in the residential neighborhood comprised of families and children that count on zoning law for their safety and security. Inviting transients into the area is wrong. This should not have been done by the Catholic workers. Neither the neighborhood nor the city owes Romero House any consideration for their poor judgment and their contempt for our zoning. ***Romero House has done exactly with this housing stock in this residential area, explicitly what is denied in our zoning code.*** We live in a civil society where we have laws that protect people. I request council to uphold the zoning law in relation to the people they said they would protect with the zoning. We need you as a city to keep your word. We need you to recognize that a **transient service center** and little ones are not a good mix. It is so obvious that this is a very bad use in a residential area. **I don't understand why Romero House wants to be where they are not welcome, or why they have such disregard for the residents here. Romero House is in the wrong place. There are appropriate places for it to be.**

I ask you as council, to shut the Romero House request down here and now. I had no notice of the earlier Planning and Zoning meeting. Maybe you could consult the neighborhood zoning history and go back to the times of council greats like Judy Hoffman and read the comprehensive evaluation for the survival of our neighborhood that was done at that time. It is still valid, functioning and successful. The Romero House request flies in the face of all of the dedicated work and learning that went into our zoning. Things are unraveling downtown and inviting transients into the residential neighborhood exacerbates the problem for us. The work that went into stabilizing our neighborhood was diligently, comprehensively and studiously done - valuable work to stabilize an important and fragile neighborhood.

Current zoning strengthens the neighborhood's affordable housing stock, reduces blight and deterioration and slows or ends the turning of affordable homes into uses that do not serve families. It's very possible that the unraveling of the joy and peace surrounding our neighborhood now is due to the very services being provided by the Library, Food at First, and the Romero house. Only the Romero house is in our neighborhood and only the Romero house is operating illegally in a residential district with kids. Only Romero House is the intruder.

Today our neighborhood is more at risk than it was at the time of the previous rezoning. It's a self fulfilling prophecy - the more services provided to the homeless, the more people come to Ames to enjoy them. There lies a big

problem for the compassionate people of Ames. The first part of the answer lies in prioritizing our secure neighborhoods by taking care of our citizens and their children and their properties. There is nothing to work with if we don't have that strong base and support from leaders that keep their word.

As I was looking for the likelihood of increased criminal activity around facilities such as Romero house, I found multiple studies claiming increased crime for up to a two block radius around such providers. But, the information I found varied as there are many studies and each area has its own statistics depending on whether there are previously incarcerated patrons using the facility, the competency of the facility, the type of homeless using the facility, etc. Many studies indicated that neighbors give up and quit reporting theft and minor crimes. Regardless, all studies I saw noted the impact on property values because these transient people are strangers.

Please be steadfast in your integrity for the residents of the neighborhood. Please do not push this forward to a board that might not be educated on the City's civil commitment to the neighborhood. Romero house intruded when they ignored the zoning and they should not be allowed to operate in our residential neighborhood. Please make sure that Ames zoning law counts for something.

Respectfully,

Debbie Carter
709 Douglas Ave.
Ames, IA 50010
Phone: 515-708-6351

From: [Peter Hallock](#)
To: [City Council and Mayor](#)
Subject: Proposed amendment to Single Family Conservation [zoning] Overlay
Sent: 10/6/2024 4:44:31 PM

[External Email]

To: Ames Mayor and City Council

The request by the Romero House for an amendment to the Single Family Conservation Overlay District in Old Town to allow new Social Service Provider uses, as defined in the Zoning Code, into the district is a major concern. As noted in the city staff's write-up, the overlay was put in place thirty years ago due to concerns about the neighborhood's character being threatened by both apartment developments and a concentration of Social Service Provider uses in the area. The current language of the Single Family Conservation Overlay allows those pre-existing Social Service Provider uses to continue but prohibits addition of more such uses. The initial Romero House facility was established four years ago in direct violation of the current zoning ordinance. Romero House is now proposing a second facility within the neighborhood and is asking for the zoning change to legitimize both facilities.

Operations such as Romero House can already be allowed in the Neighborhood Commercial zone between 6th and 7th Streets from Clark to Duff Avenues or in the Downtown Commercial Zone to the south of 6th Street, or in the Highway Oriented Commercial zones along much of Lincoln Way. They can also be allowed in the mixed-use zone south of Lincoln Way and east of Duff, as well as in the Regional Commercial zone containing North Grand Mall, or the Suburban Medium Residential zones around the Fareway in Somerset Village, so there definitely were multiple legal locations available without intruding into Old Town's Single Family Conservation Overlay district.

In researching the issue, one question that came up is why the underlying zone for 2/3 of the Old Town Neighborhood is RM (Residential Medium Density) instead of UCRM (Urban Core Residential Medium Density) as neighborhoods to the east, north and west are designated. If any of these neighborhoods fit the definition of "urban core," certainly it would be the Old Town neighborhood. The UCRM zoning allows only pre-existing Social Service Provider uses just like the Single Family Conservation Overlay does. Had our base zoning been correctly established as UCRM, amending the overlay would not be the issue. As it is, if the overlay is amended to allow Social Service Provider types of uses in Old Town, we will be the only north side neighborhood so exposed.

All that said, I am not personally opposed to the two Romero House facilities. I feel that the facilities being located very close to the boundary with the Neighborhood Commercial zone at least minimizes the impact on our neighborhood and especially the fact that they chose to locate their facilities on a public transit route.

My concern is that, if the zoning overlay is changed, Old Town will be targeted for more such developments. Not-for-profit agencies tend to have better luck fund-raising for capital investments/facilities than they do for operations. That access to capital funds can allow them able to out-bid families wishing to purchase homes in a neighborhood like ours, then the difficulty in raising operational funding can mean they have trouble keeping up with maintenance costs of older residential structures.

My first choice would be for there to be no change in the Single family Conservation Overlay but, if the Council chooses to change the overlay, I very much favor the first option offered (as recommended by staff), which would allow new Social Service Provider uses only after a case-by-case review by the Zoning Board of Adjustment, through the Special Use Permit process, so

that each permit decision would involve community input through a public hearing and can also each be appealed to the City Council.

If such a change is made and the result is a rush for more such permits, I will be back to ask that the underlying zoning of our neighborhood be changed to UCRM, to once again allow the existing Social Service Provider uses but restrict further growth of such uses in our neighborhood. This would once again put Old Town on the same basis with regards to Social Service Provider uses as the neighborhoods to our east, north and west.

Peter Hallock
114 -8th Street

From: [Peter Hallock](#)
To: [City Council and Mayor](#)
Subject: Proposed Text Amendment to Single Family Conservation Zoning Overlay
Sent: 10/6/2024 4:47:40 PM

[External Email]

To: Ames Mayor and City Council

The request by the Romero House for an amendment to the Single Family Conservation Overlay District in Old Town to allow new Social Service Provider uses, as defined in the Zoning Code, into the district is a major concern. As noted in the city staff's write-up, the overlay was put in place thirty years ago due to concerns about the neighborhood's character being threatened by both apartment developments and a concentration of Social Service Provider uses in the area. The current language of the Single Family Conservation Overlay allows those pre-existing Social Service Provider uses to continue, but prohibits addition of more such uses. The initial Romero House facility was established four years ago in direct violation of the current zoning ordinance. Romero House is now proposing a second facility within the neighborhood and is asking for the zoning change to legitimize both facilities.

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All that said, I am not personally opposed to the two Romero House facilities. I feel that the facilities being located very close to the boundary with the Neighborhood Commercial zone at least minimizes the impact on our neighborhood and especially the fact that they chose to locate their facilities on a public transit route.

My concern is that, if the zoning overlay is changed, Old Town will be targeted for more such developments. Not-for-profit agencies tend to have better luck fund-raising for capital investments/facilities than they do for operations. That access to capital funds can allow them able to out-bid families wishing to purchase homes in a neighborhood like ours, then the difficulty in raising operational funding can mean they have trouble keeping up with maintenance costs of older residential structures.

My first choice would be for there to be no change in the Single family Conservation Overlay but, if the Council chooses to change the overlay, I very much favor the first option offered (as recommended by staff), which would allow new Social Service Provider uses only after a case-by-case review by the Zoning Board of Adjustment, through the Special Use Permit process, so that each permit decision would involve community input through a public hearing and can also each be appealed to the City Council.

If such a change is made and the result is a rush for more such permits, I will be back to ask that the underlying zoning of our neighborhood be changed to UCRM, to once again allow the existing Social Service Provider uses but restrict further growth of such uses in our neighborhood. This would once again put Old Town on the same basis with regards to Social Service Provider uses as the neighborhoods to our east, north and west.

Peter Hallock

114 -8th Street

From: [Nancy Ezarski](#)
To: [City Council and Mayor](#)
Subject: Romero House
Sent: 10/6/2024 7:22:12 PM

[External Email]

I strongly oppose the recommendation to let this pass.
I am physically unable to attend but I want you to know.

Nancy Ezarski
714 Douglas Ave.
[Sent from AOL on Android](#)

From: [Jackie Bovinette](#)
To: [City Council and Mayor](#)
Subject: Romero House Special Use Permit for Social Service Provider
Sent: 10/6/2024 9:47:45 PM

[External Email]

As the Single Family Conservation Overlay District (O-SFC) was established to limit other types of uses, this Special Use Permit request is in direct conflict with the O-SFC's very specific purpose, as outlined by the city zoning text.

The homes at 702 Clark and 709 Clark have been removed from the neighborhood as Single Family or Two Family Dwelling and become "Social Service Provider."

The former Single Family or Two Family Dwelling at 709 Clark has been operating as a non-profit since September 2020, according to the City of Ames staff, without zoning permission, to be a Social Service Provider, and has now at some recent date, been identified as one by the City of Ames staff. In addition, the operation is expanding, and now the former Single Family Dwelling at 702 Clark is included in the Romero House expansion.

As long-time homeowners in the neighborhood, this gradual erosion of availability of affordable Single Family and Two Family Dwellings is very concerning and upsetting, and these two properties are an example of how this change is occurring.

In addition, the nature of the residential neighborhood is impacted and changed by the conversion in the zoning use of the properties, from dwellings to other uses.

According to the information provided by the City of Ames in the staff report for the Social Service Provider Zoning Text Amendment, there are other zoned districts in the city where Social Services Providers are allowed.

In the staff report, under the Special Use Permit Requirements and Criteria, Attachment H, page 19, (5) Review Criteria, (a) General Standards, it states that the "Zoning Board of Adjustment shall review each application for the purpose of determining that each proposed use meets the following standards," one of which is (vii) "Be consistent with the intent and purpose of the Zone in which it is proposed to locate such use." We would submit that "Social Service Provider" does not meet this standard.

Due to these above stated concerns, we would recommend that the City Council deny the proposed zoning text amendment to the O-SFC, Alternative 3 in the Planning and Zoning Commission Staff Report.

We have spoken with other neighbors, who have expressed similar strong concerns with this zoning change.

Thank you for your consideration.

Jacqueline Bovinette
James Bovinette
904 Kellogg Avenue
Ames, IA 50010

From: [DAVID CARTER](#)
To: [City Council and Mayor](#)
Subject: Romero House Single Family Conservation Overlay Violation
Sent: 10/7/2024 5:18:55 AM

[External Email]

Mayor and Council,

I sent this message to Gloria Better and cc'd Ray Anderson and Steve Schainker last Thursday. I am resending it in case it hasn't been seen by the Mayor and the rest of the city council and to insure it is on the record.

The proposed changes to the zoning in my neighborhood run counter to the stated intent of the zone. The proposal comes without adequate notice to affected property owners. It completely negates the carefully crafted zoning solution made in the 90's to end redevelopment of existing single family homes and existing single family to multiple family rental conversions, to become group homes for social service providers. The economics of property values made this an attractive area for this type of redevelopment. That economic incentive continues and it appears the Romero House took advantage of that even in violation of the existing zoning. I and many others were closely involved in that process that literally took years of efforts for this neighborhood.

I am opposed to allowing this use in this zone under a special use permit process overseen by the ZBA.

1. The concentration of social service providers in this neighborhood has already been determined to be at a level that creates some disincentive for single family conservation. Additional redevelopment to social service provider uses directly depletes those properties as single family uses as well as discourages conservation of other properties as existing and future single family uses.
2. Making such a change only to this single zone obviously would focus that redevelopment to this zone alone, because it would be more attractive than the other existing permitted zones and social service provider residential would still be prohibited in other comparable residential zones.
3. The Planning and Zoning Department failed in their legal responsibility to enforce existing zoning in this situation. Instead they are recommending offering a short term accommodation to a single property owner that will negatively impact the majority of all the other property owners in the zone now and into the future.
4. The Zoning Board of Adjustment Special Use Permit Process removes the final accountability of the redevelopment decision from elected officials on the city council and gives it to unaccountable appointed officials.
5. The department's recommendation states that public notifications are not required in this situation. Even if this assertion is accurate, the department has a good faith

obligation to publicize widely a zoning change with such widespread and significant impact. Their contact with the neighborhood association does not insure and did not result in any significant circulation of information about this rezoning request.

6. This item should be tabled, the department should conduct public meetings adequately informing the property owners in the zone of the specifics and the impacts of this change. Property owners should be given time to respond to the department and to the council. It is unclear to me why such a significant change was not presented to the Historic preservation Commission and the Planning and Zoning Commission for their recommendation and opportunity for public input.

Thank you,

David Carter

709 Douglas Ave

dcarter709@aol.com

515-509-8812

From: [Shellie Orngard](#)
To: [City Council and Mayor; Anderson, Ray;](#)
Subject: Zoning Text Amendment for the O-SFC
Sent: 10/7/2024 10:05:42 AM

[External Email]

RE: Zoning Text Amendment for the O-SFC Zoning District in Old Town and North Old Town, Ames

Dear Mayor and City Council,

First of all, thank you to City Planning Staff for writing into the Council Action Form numerous comments of residents on how the proposed amendment could cause further erosion of the family-friendly character and integrity of the neighborhood. The comments reflect concerns I've heard from my neighbors after we learned about the proposed change. **For many of them, and for me, our first choice would no amendment to the current zoning for our 24-block historic neighborhood.**

A compromise would be to allow for Social Service Providers by approval of Special Use Permit within O-SFC for lots that abut a Neighborhood Commercial (NC) lot **between Clark and Burnett avenues only. This is similar to Option #2 and would allow Romero House to operate, but avoid further over concentration of Social Service Providers in a wider area.**

Any more widespread effort to address rising homelessness should wait until after we've collected data and held community conversations.

Indeed, the National Alliance to End Homelessness says the cities that best address homelessness take a coordinated community approach, stating:

"To address homelessness, communities should take a coordinated approach, moving from a collection of individual programs to a community-wide response that is strategic and data driven. Communities that have adopted this approach use data about the needs of those experiencing homelessness to inform how they allocate resources, services, and programs."

National Alliance to End Homelessness Website

Once the homelessness consultant has completed their work, the City would be better prepared to make informed decisions regarding any larger scale changes.

Thank you for considering this perspective.

Shellie Orngard
928 Burnett Avenue

From: [Peter Hallock](#)
To: [City Council and Mayor](#)
Subject: [Revised] Comment on Proposed Amendment to Single-family Conservation Zoning Overlay
Sent: 10/7/2024 7:24:52 PM

[External Email]

[I apologize to sending multiple emails on this matter. After sending my original comments, a neighbor forwarded to me a copy of the current Council Action Form and I realized I had based my comments on the Commission Action Form prepared for the Planning and Zoning Commission meeting in September. Most of my comments involved statements of facts and haven't changed[, but my statement of preferences in the last few paragraphs now relate to the alternatives presented for the Council meeting tomorrow night — October 8th.]

To: Ames Mayor and City Council

The request by the Romero House for an amendment to the Single Family Conservation Overlay District in Old Town to allow new Social Service Provider uses, as defined in the Zoning Code, into the district is a major concern. As noted in the city staff's write-up, the overlay was put in place thirty years ago due to concerns about the neighborhood's character being threatened by both apartment developments and a concentration of Social Service Provider uses in the area. The current language of the Single Family Conservation Overlay allows those pre-existing Social Service Provider uses to continue, but prohibits addition of more such uses. The initial Romero House facility was established four years ago in direct violation of the current zoning ordinance. Romero House is now proposing a second facility within the neighborhood and is asking for the zoning change to legitimize both facilities.

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Provider types of uses in Old Town, we will be the only north side neighborhood so exposed.

All that said, I am not personally opposed to the two Romero House facilities. I feel that the facilities being located very close to the boundary with the Neighborhood Commercial zone at least minimizes the impact on our neighborhood and especially the fact that they chose to locate their facilities on a public transit route.

My concern is that, if the zoning overlay is changed, Old Town will be targeted for more such developments. Not-for-profit agencies tend to have better luck fund-raising for capital investments/facilities than they do for operations. That access to capital funds can allow them able to out-bid families wishing to purchase homes in a neighborhood like ours, then the difficulty in raising operational funding can mean they have trouble keeping up with maintenance costs of older residential structures.

My first choice would be for there to be no change in the Single-family Conservation Overlay [Alternative #4 on Council Action Form] and that Romero House be encouraged to move its operations into a zone where they can already be permitted. If the Council chooses to change the overlay, my first preference would be Alternative #2, which would limit the impact to properties along 7th Street, just across the street from the Neighborhood Commercial zone properties where social service provider uses can already be allowed based on individual special use permits.

I much prefer this to Alternative #1, which would open the entire overlay area to such special use permits, or #3, which is likely to end up doing the same but with changes that might add some sort of criteria to the permitting process related to proximity between social service agencies. It seems to me that requiring dispersion across the overlay district would increase the detrimental effect on the character of Old Town as a residential neighborhood.

Peter Hallock

114 -8th Street

From: [Donna Nelson](#)
To: [City Council and Mayor; Anderson, Ray;](#)
Subject: Zoning proposals
Sent: 10/7/2024 8:11:16 PM

[External Email]

When I initially studied the proposals to change the zoning of our Old Town residential area I did not understand that I was looking at the Planning and Zoning Commission Action Form rather than the Council Action Form.

Upon reviewing the Council Action Form I have reached the same conclusions that Peter Hallock submitted today. The Council deals with many things, so rather than repeat his well supported comments about our neighborhood, I will say I support his conclusions.

I agree that Old Town would especially fit the Urban Core Residential Medium Density definition. It seems to me that any consideration that exposes Old Town to increased Social Service Provider types of uses would unfairly expose Old Town properties to uses other than as housing for families.

Donna Nelson
618 9th Street

From: [Ria Keinert](#)
To: [City Council and Mayor](#); [City Council and Mayor](#);
Subject: I support Romero House
Sent: 10/8/2024 9:09:19 AM

[External Email]

Dear Ames Leaders,

I live in the Old Town neighborhood of Ames. I appreciate the diversity of the area. As prices for housing etc continue to soar, more and more people are finding themselves unable to afford a single family house. It could happen to anyone with medical bills for example.

The unhoused people are not going to go away but instead be more visible if they have nowhere to go. It's important to have a place like Romero House.

I believe that the current NIMBYism is misguided because when agencies like Catholic Worker come in and buy the old homes, they fix them up. These efforts actually keep an old neighborhood from deteriorating.

Let's be smart and compassionate and embrace the role Old Town can play in our community.

Thank you for your attention.

Ria Keinert
619 8th Street

From: [Randy and Debbie Eckard](#)
To: [City Council and Mayor](#)
Subject: AMENDING THE MUNICIPAL CODE TO ALLOW SOCIAL SERVICE PROVIDERS AS A USE BY SPECIAL USE PERMIT
Sent: 10/8/2024 10:26:44 AM

[External Email]

Dear Honorable Mayor and Ames City Council members,

We are writing to object to allowing social services providers as a use as a Single-Family Conservation Overlay District.

Below is a current listing of the existing providers already in the Historic Old Town area. We feel that allowing a “special use permit” on properties in Old Town should NOT be allowed because we ALREADY have multiple existing social service properties.

QUESTION:

Why is the focus concentrated on this small area only?

Why aren't there other alternative location considerations?

The proposed Romero House was purchased on May 23rd, 2024, for \$300,000. Many residents in the neighborhood feel that this was done “in advance” of this proposal and this hearing is only a formality to approve another social services addition to the Old Town neighborhood.

Owning a home in Old Town requires a “Certificate of Appropriateness” approval for many improvements. Because of this, our neighborhood has benefited and has become much more attractive to new homeowners. We would like to keep it this way and not continue to approve **more and more amendments** for additional service providers.

The O-SFC was established in the 1990's in response to the erosion of neighborhood family housing primarily through multi-family conversions and other uses such as other social services providers.

1. Rosedale Homeless Shelter 703 Burnett Avenue
2. Youth Recovery House 712 Burnett Avenue

3. YSS Youth Recovery House 804 Kellogg
4. Good Neighbor Assistance Program 613 Clark
5. Romero House 709 Clark
6. Proposed Romero House 702 Clark
7. Teen Challenge of the Midlands (Sheepgate) 726 Duff Avenue
(Addiction treatment for men).

In closing we hope you can see that our neighborhood has many of these providers located in it already. Thank for your thoughtful consideration.

Sincerely and respectfully,

Randy and Debbie Eckard

811 Duff Avenue, Ames (residence at this address for 46 years)

From: [Randy and Debbie Eckard](#)
To: [City Council and Mayor](#)
Subject: This is recent news coverage you may be interested in regarding rezoning at tonight's meeting... Homeless man accused of attacking individual near downtown Ames - StoryCounty.News
Sent: 10/8/2024 1:40:46 PM

[External Email]

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Randy and Debbie Eckard <reckard5@msn.com>

Date: 10/8/24 1:02 PM (GMT-06:00)

To: debbielanp@aol.com

Subject: Homeless man accused of attacking individual near downtown Ames - StoryCounty.News

<https://storycounty.news/2024/09/homeless-man-accused-of-attacking-individual-near-downtown-ames/>

Sent from my Verizon, Samsung Galaxy smartphone

From: [Debbie Carter](#)
To: [City Council and Mayor](#)
Subject: Beating in Downtown - Re Homelessness - Romero House
Sent: 10/8/2024 2:05:20 PM

[External Email]

Below is a link to a recent beating. Bringing this transient population purposely into the neighborhood where kids wait for buses and ride their bikes is terrifying.

I hope you got my letter re the Romero zoning text amendment. I think it is a very bad location for it.

[Homeless man accused of attacking individual near downtown Ames - StoryCounty.News](#)

**Homeless man accused of attacking individual
near downtown Ames - StoryC...**

StoryCounty.News

A man is accused of attacking an individual who was walking his dog near downtown Ames early Tuesday morning.

From: [DAVID CARTER](#)
To: [City Council and Mayor](#)
Subject: SFCOD zoning text amendment
Attachments: [Deikmannmayorcouncil10-8-2024.pdf](#)
Sent: 10/16/2024 6:16:12 AM

[External Email]

Mayor and Council,

I have attached a copy of the letter I mailed to Kelly Diekmann (cc'd to Steve Schainker and Ray Anderson) after the Council's public hearing on the SCOD text amendment last Tuesday. It documents the sections of the Ames Municipal Code that pertain to Historic Preservation Commission hearing requirements prior to Planning and Zoning Commission hearings when the Old Town Historic District is affected. In your copy I have underlined the key phases that refer to those requirements. The balance of the letter states my requests and concern.

Thank you for your interest,

David Carter
709 Douglas Ave
Ames, IA 50010
515-509-8812
dcarter709@aol.com

From: [Jacque Pfaffle](#)
To: [City Council and Mayor](#)
Subject: Proposed zoning change
Sent: 10/19/2024 5:51:40 PM

[External Email]

I live in the historic district of Ames. I would like to voice my opposition to having the zoning changed.

Jacque S Pfaffle
Sent from my iPhone

From: [Jacque Johnson](#)
To: [City Council and Mayor](#)
Subject: Comments on rezoning residential area for Social Services
Sent: 10/21/2024 8:47:57 PM

[External Email]

I live at 617 Clark Ave. This summer and even more so this fall I have witnessed a big increase in the number of homeless people in the area. There have been several issues with disruptive behavior. The police had to take a homeless man behind my house. There was a confrontation with injury in the area recently. One day I watched a man spin around in circles for quite a while, right out in the middle of Clark Ave. I often hear violent arguments in the little park on the south side of The Good Neighbor.

Yesterday, a homeless woman and her dog set up a nest behind my house, next to the dumpster. She had a friend present that threatened my neighbor. Also yesterday, two women went by, pulling 2 grocery carts full of stuff that were tethered together. Are those carts stolen? Most likely yes. One of the women was struggling to keep up so she laid down in the parking for a while. That's just a snap shot of one Sunday afternoon from my front and back windows.

When the new green space is completed at 6th and Clark, I'm told there will be bathrooms open 24 hours a day. Between the day shelter provided by Romero House, the meals provided by Food and First and the new facilities at the new green space, there could be a huge increase in homeless people congregating here.

And how will all of this impact the new green space at 6th and Clark? Will it be occupied by the homeless population or something inviting to the general public it was built to serve?

People are sleeping on the sidewalk and around the outside of the public library. Where are the facilities they use in the middle of the night? All this to say the situation is steadily getting worse. Neighbors around here are installing motion sensitive lights and cameras to help protect their private property.

I have huge concern for the plight of the homeless and would like to see us taking action that is helpful to them. If zoning the residential area around here is approved for social services, that does not help with the problem. It only makes it worse by making it easier for the homeless to deny housing in a shelter and other self-help services. Instead of accommodating the homeless, why aren't we looking for ways to resolve the housing shortage, providing better health and mental care and enforcing laws moving people off the streets?

I oppose any change to the zoning that will allow more social services than already present in the designated area. Thanks for listening.

Jacque Johnson

From: [Jacque Johnson](#)
To: [City Council and Mayor](#)
Subject: The aftermath
Sent: 10/22/2024 9:55:27 AM

[External Email]

Just as a follow up to the below conversation, this is what was left behind after the police advised the homeless lady and her dog to move along yesterday. It was the people in the neighborhood who had to clean it up. Is this what the new green space at 6th and Clark will look like?



Begin forwarded message:

From: Jacque Johnson <adel.quilting@gmail.com>
Subject: **Comments on rezoning residential area for Social Services**
Date: October 21, 2024 at 8:47:47 PM CDT
To: MayorCouncil@cityofames.org

I live at 617 Clark Ave. This summer and even more so this fall I have witnessed a big increase in the number of homeless people in the area. There have been several issues with disruptive behavior. The police had to take a homeless man behind my house. There was a confrontation with injury in the area recently. One day I watched a man spin around in circles for quite a while, right out in the middle of Clark Ave. I often hear violent arguments in the little park on the south side of The Good Neighbor.

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I have huge concern for the plight of the homeless and would like to see us taking action that is helpful to them. If zoning the residential area around here is approved for social services, that does not help with the problem. It only makes it worse by making it easier for the homeless to deny housing in a shelter and other self-help services. Instead of accommodating the homeless, why aren't we looking for ways to resolve the housing shortage, providing better health and mental care and enforcing laws moving people off the streets?

I oppose any change to the zoning that will allow more social services than already present in the designated area. Thanks for listening.

Jacque Johnson

From: [Ben](#)
To: [City Council and Mayor](#)
Subject: Support for Zoning Text Amendment in O-SFC (Alternative #1)
Sent: 11/11/2024 1:19:21 PM

[External Email]

Greetings -

I write to you today after reviewing the October 8 City Council meeting and associated documents and recommendations by staff.

My name is Ben Rearick and I've lived in Old Town for the last two-and-a-half years. I'm a board member of the Old Town Neighborhood Association (OTNA). I'm a trustee on the board of the Ames Public Library. I have a young daughter.

I strongly support alternative #1:

Approve the first reading of a text amendment to Article 11 and the Allowable Uses in the "O-SFC" (Single Family Conservation Overlay District) to allow Social Service Providers with a Special Use Permit.

I've watched the detractors' statements on the city council meeting recording, been door-knocked and given a factsheet opposing the amendment, and communicated with other OTNA board members. I'm not swayed by any of the arguments I've reviewed.

- Restricting Social Service Providers (SSPs) would be a disservice to our community's most vulnerable members. There should be as many shelters, meal providers, counseling centers, et cetera as there's need for, and I believe our neighborhood specifically would improve its character and livability for all if there were more.
- I believe the Special Use Permit fits with neighborhood feedback, especially those that would be most impacted - direct and nearby neighbors.
- There are many distracting pathways this conversation tends to go down:
 - **Property values / investments** - I was heartened by Council Member Tim Gartin's comments about both the balance between the community's needs and the neighborhood's desires, and the fact that there were no homeless/unhoused folks in the audience. The benefits to all from more SSPs far, far outweigh the costs.
 - **Safety** - Similar to the point above, I believe the safety, comfort, and health of the homeless are far more frequently at risk than those who are homeowners in the neighborhood.
 - **Affordability** - While I appreciate folks' concern here, I think a broader view than buying whole houses - something I think is a minority experience - needs to be considered. This means renting cheaply, this means public housing, this means free and near-free shelter beds. I believe housing is a human right. I'm still educating myself on the pathways to

getting it, but I refuse to accept restrictions that stop a pathway toward that better world.

I want to end by also highlighting Council Member Amber Corrieri's comments about the needs for access to other services and why welcoming ("embracing") these providers, services, and people into our neighborhoods is vital for the populations that are being served.

I know there is a feedback meeting with staff on November 16th. If it would be helpful to you or to staff, I would be happy to meet ahead of that meeting but I understand if it's not feasible/desirable.

Thanks and all best,
Ben Rearick

From: [DAVID CARTER](#)
To: [City Council and Mayor](#)
Subject: SFCOD
Sent: 11/18/2024 9:11:20 AM

[External Email]

All,

After working to canvas the neighborhood and generate a 20% letter of protest, we have discovered that the situation from hosting the homeless population in our neighborhood and the neighborhood and downtown commercial district is much more serious than we realized. I would like to be able to convey to each of you those details. I am inviting each of you to contact me and I can arrange a time to meet that will accommodate schedules. This definitely needs to be done before any SFCOD proposal is back on the agenda.

Thank you,

David Carter
709 Douglas Ave
515-509-8812

From: [Keith Kutz](#)
To: [City Council and Mayor](#)
Subject: Text amendment to add social services providers as an allowed use
Sent: 10/8/2024 11:53:05 PM

[External Email]

Information to be gathered could include an economic analysis of the impact of social service providers located in a protected neighborhood. This would include property value impact of densification of services on the homeowners residing on the edge of a neighborhood where densification might occur. Also, how many homeowners would leave the neighborhood if Alt 2 is selected or if Alt 3 doesn't address densification.

Keith Kutz
621 7th St.

From: [Hall, Renee](#)
To: [City Council and Mayor](#)
Cc: [Schainker, Steve](#); [Goldbeck, Pa](#); [Phillips, Brian](#); [Diekmann, Kelly](#);
Subject: FW: October 8th - Ames Romero House
Attachments: [Romero House Petition.pdf](#)
Sent: 10/8/2024 3:38:00 PM

Hello,

Attached is a petition that Planning received today.

The Mayor asked that I let you know out of the 64 signatures on the petition, 21 live in the overlay, some may be single family homeowners, some may be renters. The remaining 43 live in Ames but outside the overlay, they are from all parts of the City of Ames.

The 2nd attachment is additional correspondence received from citizens to the Planning department.

Thank you.
Renee

From: Diekmann, Kelly <kelly.diekmann@cityofames.org>
Sent: Tuesday, October 8, 2024 1:55 PM
To: Hall, Renee <renee.hall@cityofames.org>
Subject: FW: October 8th - Ames Romero House

IF you can send this one, the first one had a typo.

Kelly Diekmann
Planning and Housing Director

515.239.5400- main | 515.239.5181 direct | 515.239.5404 -fax
kelly.diekmann@cityofames.org | City Hall, 515 Clark Avenue | Ames, IA 50010
www.CityofAmes.org | ~ Caring People ~ Quality Programs ~ Exceptional Service ~



From: Executive Director <director@amesromerohouse.org>
Sent: Tuesday, October 8, 2024 1:36 PM

From:David Carter
709 Douglas Ave
Ames, IA 50010

October 8th, 2024

To:Kelly Diekmann
Director
Ames Planning and Housing
515 Clark Ave
Ames, IA 50010

Mr. Diekmann;

This is to ask you to do a careful reading of the code language regarding the issue of Historic Preservation Hearings for zoning amendments affecting historic districts.

Specifically,

Sec.29.1101 especially paragraph (11)

Sec.29.1102

Sec.31.6 especially paragraphs (4),(7),(8)

Even if Certificates of Appropriateness are not involved, the text seems to state that there are responsibilities of the Commission beyond certificates and that the Commission is authorized to determine their role in the process before hearings at the ZBA or Planning and Zoning Commission occur. The text appears to assign those determinations and decisions to the Commission and not to the staff.

Sec. 29.1102. "O-H" HISTORIC PRESERVATION OVERLAY.

(1) Purpose. The Historic Preservation Overlay (O-H) Zone is intended to recognize the establishment of the City's local Historic Districts (see Section 31.1 et. seq. of the Municipal Code) and to promote the public interest in having the full and informed participation of the City's Historic Preservation Commission in the hearing of zoning applications potentially affecting the City's historic resources.

The procedures established by this Section are intended to ensure that the City's Historic Preservation Commission is specifically notified of all applications before the Planning and Zoning Commission or the Zoning Board of Adjustment respecting property within or proximate to the City's local Historic Districts.

(2) Notice. With regard to zoning applications and proposed zoning ordinance amendments that affect proposed or designated landmarks and historic districts, the Historic Preservation Commission shall consider such applications and/or amendments prior to consideration by the Zoning Board of Adjustment, or by the Planning and Zoning Commission.

(3) Certificate of Appropriateness. As provided by Section 31.10 of the Municipal Code, and **notwithstanding any uses** otherwise permitted under an applicable Base Zone classification, no building or structure within an Historic District established pursuant to Chapter 31 of the Municipal Code may be erected, altered, demolished or removed, **and no area within Such Chapter 31 Historic District may be used for industrial, commercial, business, home industry or occupational parking until a certificate of appropriateness has been issued for such activity** by the Historic Preservation Commission. This requirement applies only to properties within the City's Historic Districts.

Beyond the consideration of buildings or structures, the language in red in paragraph (3) even refers to some uses that require certificates but their descriptions do not align with use descriptions elsewhere in the section 29 or section 31.10.

Sec. 31.6. POWERS AND DUTIES OF HISTORIC PRESERVATION COMMISSION.

The Commission shall have the following powers and duties:

(4) To provide information to the owners of landmarks and property or structures within historic districts on preservation, renovation, rehabilitation, and reuse.

(7) To review proposed zoning amendments that affect proposed or designated landmarks and historic districts.

(8) To testify before boards, commissions, and the City Council on any matter affecting historically and architecturally significant property, structures, and areas.

All this reads to me as requiring Historic Preservation Commission hearing even though certificates are not involved.

I think an opinion from the city attorney would be informative. I am concerned that not including the Historic Preservation Commission will give standing to any party affected who is not satisfied with the outcome, enabling a legal challenge.

Sincerely,

David Carter
709 Douglas Ave
Ames, IA 50010
515-509-8812
dcarter709@aol.com

cc:
Steve Schinker
Ames City Manager

Ray Anderson
Planner, Ames Planning and Housing



Ames Romero House
709 Clark Ave
Ames, IA 50010
515-337-8088

Text Amendment with Special Use Permit

Dear Neighbor-

As you know, Ames Romero House (ARH) purchased 702 Clark Avenue ("Orange House") in May 2024. While our 709 Clark location has been our home since late 2020, we need a better floor plan to host the underserved community in a more streamlined and efficient manner. The 702 location does just that.

We are currently going through the City of Ames zoning and permit process before we can move forward on the construction on the Orange House. We have applied for and are requesting a zoning text amendment to Article 11 and the allowable uses in the "O-SFC" (Single Family Conservation Overlay District) to allow Social Service Providers, such as ARH, with a Special Use Permit. Our neighborhood falls into the O-SFC designation which currently does not allow for Social Service Providers, such as ARH.

As a valued neighbor in the Old Town Historic District, your input on what you have experienced and witnessed with the ARH operation will be valuable to the Ames City Council. We have plans to remodel the Orange House and landscape the property similarly to what we did with the 709 location. Preserving the Orange House to its original splendor is extremely important to us. We feel this remodel will enhance the beautification and aesthetics of the neighborhood, without affecting the flow of traffic into the neighborhood since we abut to 7th Street.

Your signature below will confirm your positive experience with ARH and your openness to allow ARH to move to the 702 location for guest hospitality versus the current 709 location. By obtaining a Special Use Permit, ARH will have to strictly adhere to the current stringent Special Use Permit standards and also comply with the historic preservation guidelines.

We appreciate your continued support of ARH. We are a community that wants the best for our citizens and also our friends and neighbors in the Old Town Historic District and surrounding area.

Name/Signature	Address	Date
1. Laura Martin <i>Laura Martin</i>	1226 Wilson Ave 50010	9/30/24
2. Robert Martin <i>Robert Martin</i>	1226 Wilson Ave 50010	9/30/24
3. Taylor Burkhead	709 Clark Ave	30 SEP 24
4. Peggy R Chidister	712-10th St	10/2/24
5. Brian McDevitt	215 South Sherman #3	10-2-24
6. <i>Tom Williams</i>	Ames, IA	10-2-24
7. Chris Martin	700 CLARK	10/2/24
8. <i>Wendy Smith</i>	1715 Copper Beech Ave	10/4/24
9. <i>Donna Smith</i>	107 Camp Ave	10/4-24
10. Fr. Jim Dubert	4253 EISENHOWER LANE	10-4-24
11. Mary Clark	5721 Quarry Dr.	10-4-24
12. <i>Cliff Smith</i>	705 Clark Ave unit 9	10-5-24
13. Jacquie Johnson	617 Clark Ave	10-5-24
14. Cassie Forbes	#12 8th St	10/5/25
15. Cheryl Beyer	707 Burnett	10/5/25
16. Theresa Marshall	709 Burnett Ave.	

Name/Signature	Address	Date
17. <i>Bedah P. Dwyer</i> <i>Bedah</i>	<i>588 N. Dakota Ave</i> <i>Ames, IA 50014</i>	<i>10/4/24</i>
18. <i>Domingo E. Lezard</i>	<i>319 S. 2nd St Ames Ia 50010</i>	<i>10/7/24</i>
19. <i>Melissa Saldaña</i>	<i>925 Maxwell, Ames, IA 50010</i>	<i>10/7/24</i>
20. <i>Darian Vandekrol</i>	<i>1022 N 3rd, Ames, IA 50010</i>	<i>10/7/24</i>
21. <i>Torah C. Smith</i>	<i>114-5th St Ames, IA 50010</i>	<i>10/5/24</i>
22.		
23.		
24.		
25.		

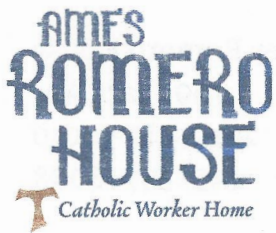
Name/Signature

Address

Date

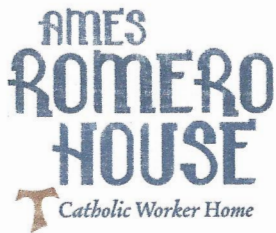
Lana Galvin	2614 Yorkshires St, Ames IA 50010	10/6/2024
Mark Shy	3972 N Dakota Ave., Ames	10-6-24
Karen Bergen	3985 N. 190 th St, Ames	10/6/24
Michelle Key	622 Douglas Ave, Ames	10/6/24
Debra Mayan	622 Douglas Ames	10/6/24
Nancy Schroeder	3616 Ross Ames	10/6/24
Bert Schroeder	3616 Ross Rd AMES	10/6/24
Mary Ann Baldwin	814 Duff Ave #102 Ames IA	10/6/2024
Tracy Bost	1949 Wyncote Dr. Ames	10/6/2024
Chris Boothe	1949 Wyncote Drive Ames Iowa	10/6/2024
Nathan Schmitt	520 Seventh Street Ames IA	10/6/24
Nathan Olson	230 RAPHAEL AVE AMES, IA	10/6/24
Cara Olson	230 Raphael Ave Ames, IA	10/6/24
Julie Busher	2608 Coyote Dr.	10/6/24
Tim Read (TIM READ)	5300 NARRIS ST. AMES	10/6/24
Amy Logan Amy Logn	622 Ridgewood Ave, Ames	10/06/2024
Bambi Yost	212 S. Hazel Ave, Ames	10/6/2024

Name/Signature	Address	Date
Nancy Sigval	1316 S. Duff Ave. Unit 37 Ames, IA 50010	10/6/24
Eric Duellen	3914 N. Dakota Ave Ames 50014	10/6/24
Clare Schinger Jones	3827 Brookdale Ave Ames 50010	10/6/24
Nate Jones	3827 Brookdale Ave Ames IA 50010	10/6/24
VERA MADONIK	1904 Northcrest Cir Ames 50016	10-6-24
Jodey Bergan Bennett	817 8th St Ames IA 50010	10/6/24
Beth Douglass	1904 Northcrest Circle Ames, IA 50010	10/6/24
Seab Bzay-Duky	1816 Douglas Ave Ames IA 50010	10/6/24
Jan Tibbott	802 Hodge Ave Ames IA 50016	10/6/24



Ames Romero House
709 Clark Ave
Ames, IA 50010
515-337-8088

<u>Name/Signature</u>	<u>Address</u>	<u>Date</u>
Marcus Greder	803 Burnett Ave.	10/05/2024
Jae Pius	Ames,	
Man Pius	411 8th	10/05/2024
Kelny Hostetter	411 8th	
Ben Jones	811 Clark Ave	10/05/2024
Rachel Cannally	831 C / 92 / CL	10/5/24
Man Hill	824 Clark Ave unit 2	10/5/24
[Signature]	824 Clark Ave unit 1	10/5/24
[Signature]	722 Grand #3.	10/5/24



Ames Romero House
709 Clark Ave
Ames, IA 50010
515-337-8088

<u>Name/Signature</u>	<u>Address</u>	<u>Date</u>
Joan Jones	1210 Johnson St.	10-6-24
Jakea O'S	125 S Russell Ave	
Carin Osterman	125 S Russell Ave	10-6-24
Selden Spencer MD	McFarland Clinic	
Marialuna Schreiner Cintrón	221 Beyer Court #1469	10-6-24
Jesús Miranda	Colonio 1400 #124	
Janet S. Huggard	416 9th St. Ames IA	10-6-24
Alison Phillips	803 Burnett Ave. Ames IA 50010	

3
so how can we decrease any assistance to them?

I so urge you to protect the work of the Amos Romero House. Thank you for your thoughtful consideration.

Loral Skelland
2525 Bobcat Drive
#216
Ames, Iowa 50014

2
Now, I do have a pretty thorough understanding of the value of and need for the Romero House. Over the past couple of years, I have taken a couple of dozen meals to the ARH, have donated \$, and provided other items - and I feel good about every dollar spent, every minute spent preparing meals. What is being done at the ARH is such good work, such a needed service to the poorest among us. As a lovely, relatively prosperous city, we have to come alongside those who - for whatever reason - struggle to survive.

Homelessness in Ames has become more evident - to me, certainly, and most likely to others.



November 22, 2024

To the Ames City Council:

I am writing in support of the Amos Romero House, and the essential, life-giving services it provides to the needy and homeless folks in our community. While I have to be honest, and admit that I don't fully understand the intent of the proposed text amendment and how it will impact the very existence of the Romero

From: [Flack, Rev. Casey](#)
To: [City Council and Mayor](#)
Subject: Social Services to those Experiencing Homelessness in Ames
Sent: 11/22/2024 2:52:51 PM

[External Email]

Dear Mr. Mayor and City Representatives,

As you know, Ames Romero House (“ARH”) applied for a text amendment to the current zoning in the Old Town district this past July.

We appreciate the City Council’s position on addressing the homeless situation in Ames. Having community dialogue is also needed and appreciated. The Ames Romero House is part of an ecosystem in the downtown area that addresses the needs of the needy in Ames.

The ecosystem consists of:

- Ames Public Library area – gathering spot in the morning
- Ames Romero House – gathering spot in the afternoon for a meal, laundry and showers
- Food at First – gathering spot for dinner in the evening
- Good Neighbor (food and gas vouchers)

We are all located in close proximity.

Historically, we have worked in concert to deliver essential human services to the homeless. If this text amendment is not passed, and ARH is removed from this ecosystem, a large void will exist. A restless period of time will open as the homeless lose the safety, shelter and food security they experience each afternoon at the house. This restlessness will directly affect the Old Town Neighborhood as they seek to meet those needs elsewhere. While we have differences of opinions with those opposing the text amendment, we can agree the closely integrated Ames social service providers, including the ARH, play a significant role in their carefully coordinated daily assistance to our homeless community.

In contrast to some of the opposition in the Old Town Neighborhood, we also have a large support base. The other local social service providers, including area churches on 6th Avenue, have come forward during this proposal with overwhelming support. Additionally, many of our neighbors on Clark Avenue and in the Old Town Neighborhood volunteer at ARH.

On behalf of our staff, board and our supporters, we urge you to consider Alternatives #2 and #3 (the Mayor's proposal). Both options create a smaller zone for social service providers to exist on 7th Avenue without going into the heart of Old Town. Since 7th Avenue abuts to a commercially viable zone, our 702 Clark home would be an ideal candidate for both of these options.

We would even be open to a "cap" on the number of social service providers allowed with Alternative 2. This allows us to exist, and also limits the flow of traffic into Old Town beyond 7th Avenue. The SpecialUse Permit is required in both options which provides a "safeguard" to ensure strict criteria is followed.

Thank you for the opportunity to present our position and also provide comments to the City. No one organization can resolve homelessness as it's a systemic issue that needs a systemic solution.

We feel ARH is part of the solution, not part of the problem.

Our faith community at St. Thomas Aquinas is committed to serving the poor and disadvantaged. The Catholic faith teaches that the measure of a society is not how the well-off are doing, but how we care for those in need. Our hope is to partner with the City of Ames to further justice to the least among us.

Best Regards,
Rev. Casey Flack
St. Thomas Aquinas Catholic Church

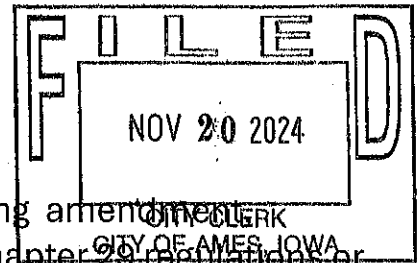
Residence
305 Westbrook Lane,
Ames, IA 50014

--

Fr. Casey Flack

Associate Pastor
St. Thomas Aquinas, Ames | St.s Peter & Paul, Gilbert
c.flack@dbqarch.org
[Set up a meeting with me](#)

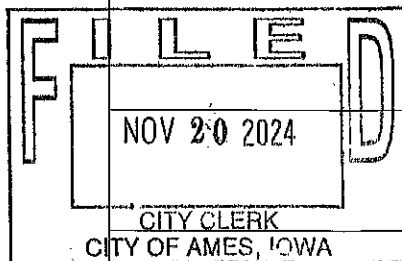
"Leave it all to Him, let go of yourself,
lose yourself on the Cross
and you will find yourself entirely."
-St. Catherine of Siena



Written protest and signatures

I am opposed to and protest against any proposed zoning amendment, supplement or change to: the Ames Municipal Code Chapter 29 regulations or the Single Family Conservation Overlay District zone or the Official Zoning Map of Ames, that would allow “social service providers” to be added to the list of permissible uses in the existing Ames Single Family Conservation Overlay District zone and/or allow increasing the number of legally existing “social service providers” in the existing Ames Single Family Conservation Overlay District zone.

Name (print/signature) Date Address Phone # Email

[illegible]

Filed with Ames City Clerk by

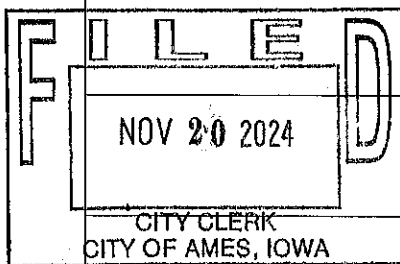


date 100202024

Written protest and signatures

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Name (print/signature)	Date	Address	Phone #	Email
Chad E. Hart <i>Chad E. Hart</i>	11/11/24	705 Douglas Ames IA 50010	515-451-3915	
Chad E. Hart <i>Chad E. Hart</i>	11/11/24	412 10th St. Ames IA 50010		
DOULLAS PARIS <i>Douglas Paris</i>	11/12/24	709 DUFF AMES, IA 50010		
Becky Paris <i>Becky Paris</i>	11/12/24	709 Duff Ames, IA 50010		
Kathy Bennett <i>Kathy Bennett</i>	11/13/24	111 8th St Ames IA 50010	515 - 745-0337	K.Bennett@icloud.com
Julie DeVal <i>Julie DeVal</i>	11/14/24	703 Duff Ave Ames, IA 50010	641-442-5250	Julie.deval@gmail.com
Torey Loft <i>Torey Loft</i>	11/15/24	723 Duff Ames IA	513-254-7997	torey79@gmail.com



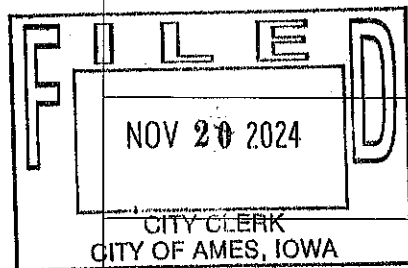
Filed with Ames City Clerk by

[Signature]

date

Nov 20 2024

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[illegible]

Filed with Ames City Clerk by

date

e 180 20, 2024

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Name	Date	Address / Phone #	Email
Erika Hendrian Erralee Hendrian	11/15	618 10 th St. Ames, IA	
Judy Butterme	11-15	625 10 th St. Ames, IA	
SIM EVANS	11/17	818 Clark (+814/816 Clark) AMESIA	
SIM EVANS	11/17	814/816 Clark. AMESIA	
POL CLAPPEY POL WILSON	11/18	926 Wilson Ames, IA	

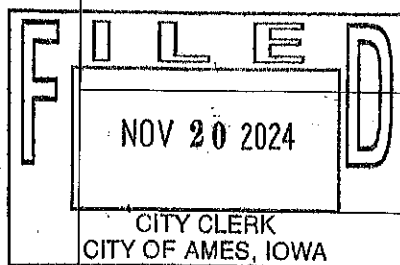
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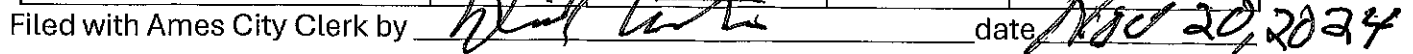
CITY CLERK
CITY OF AMES, IOWA

W. J. L. K.

date Nov 20, 2024



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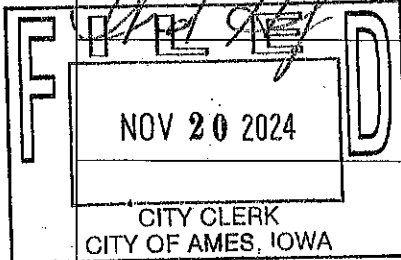
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Written protest and signatures

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Name (print/signature) Date Address Phone # Email

Ethan Marri <i>Ethan Marri</i>	11/15/24	722 Burnett Ave	515-710-6233	ethanr marri@gmail.com
Gina McAndrews <i>Gina McAndrews</i>	16 NOV 2024	716 Burnett	515-635-5760	gina marie mea@gmail.com
Jim Wilcox <i>Jim Wilcox</i>	11/16/24	320 9th	515-460-0293	jwilcox@alumna ia.state.edu
GERALD OWINGS <i>Gerald Owings</i>	11/16/24	321 9th		
Shawna Blair <i>Shawna Blair</i>	11-16-24	708 Burnett	515-236-6408	
Jacque Johnson <i>Jacque Johnson</i>	11/16/24	617 Clark	515-577-9529	
Barb Forbes <i>Barb Foche</i>	11/16/24	412 8th St.	515-231-2392	
Andrea Hernandez <i>Andrea Hernandez</i>	11/17/24	704 Burnett	515-291-6546	ahernandez@ mainstreamliving.org



Filed with Ames City Clerk by

W. J. Cotto

date

Nov 20, 2024

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[illegible]

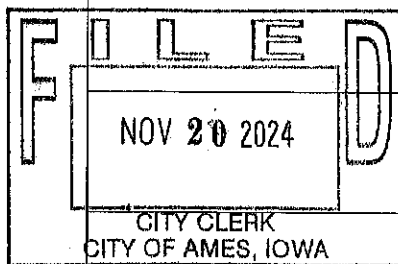
Filed with Ames City Clerk by Walt Lutz date Nov 20, 2024

Written protest and signatures

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Name (print/signature) Date Address Phone # Email

✓	Carol Wightman Carol Wightman	11/16/24	516 8th St.		
✓	Lois Kennis Lois Kennis	11/16/24	820 Wilson Ave	501-316 1338	LoisKennis@gmail.com
✓	Theresa Barber Theresa Barber	11/16/24	6078th	515 215 0334	—
	Caleb Atmy	11/16/24	624 6th St.	319-596-7859	



Filed with Ames City Clerk by

[Signature]

date

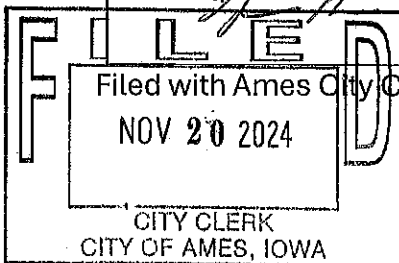
Nov 20, 2024

Burnett

Written protest and signatures

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Name (print/signature)	Date	Address	Phone #	Email
Shellie Orngard <i>Shelli Orngard</i>	11-6-24	928 Burnett Ave	515-233-7180	Shellie_orngard@msn.com
Cam Lewis	11-6-24	411 9th	515-231-3928	Camlewis@aol.com
Brian Gidd <i>Brian Gidd</i>	11-6-24	907 Burnett	233-1635	
Karen Lasche <i>Karen Lasche</i>	11-6-24	911 Burnett	515 233 2911	KL Klasche@msn
Luan Ewer <i>Luan Ewer</i>	11-8-24	822 Burnett	515-231-0606	
Dan Rice <i>Dan Rice</i>	11/8/24	827 Burnett	5757 760-2326	
Charles Orngard <i>Charles Orngard</i>	11/11/24	839 Brookridge	303 949 4077	Orngard@gmail.com
JOE TIRONES <i>Joe Tirones</i>	11/11/24	1007 Burnett		
PATRICIA <i>Patricia Tirones</i>	11/11/24	1011 BURNETT		
HOWARD JOHN IBER <i>Howard John Iber</i>	11/14/24	928 CLARK		



date *Nov 20, 2024*

Written protest and signatures

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Name (print/signature) Date Address Phone # Email

✓ MARK BOECK Mark Boeck	11/11/24	215 9th Ames IA 58210	312- 341- 1746	
✓ S. Rucke S. Rucke	11/11/24	764 Kellogg	515/ 450/1954	
✓ JULIE KRUSE Julie Kruse	11/12/24	817 Kellogg	402- 0384	
P. WETONER P. WETONER	11/12/24	903 Kellogg		
Josiah Pollock	11/12/24	1011 Kellogg	253-306 2037	
Bessandra Pollock	11/12/24	1011 Kellogg	360-584- 2658	
✓ Margaret Woodhouse Margaret Woodhouse	11/12/24	711 Kellogg	360-584- 2658	
CHRISTOPHER WOODHOUSE	11/12/24	711 Kellogg	91	
Martha Selby	11/14/24	821 Kellogg		
Matthew Selby Matthew Selby	11/14/24	1003 Kellogg		

Filed With Ames City Clerk by

date 11/26/2024

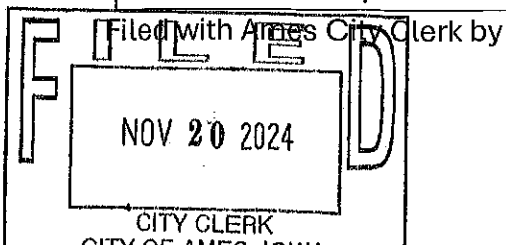
NOV 20 2024

CITY CLERK
CITY OF AMES, IOWA

Written protest and signatures

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Name (print/signature)	Date	Address	Phone #	Email
✓ KATE GREGORY <i>Kate Gregory</i>	11/11/24	803 KELLOGG	808 351 5631	KLGREGG@AOL.COM
✓ <i>Steve Kellison</i> <i>Steve Kellison</i>	11/11/24	814 KELLOGG		
✓ Jacqueline Bovinette <i>Jacqueline Bovinette</i>	11/11/24	904 KELLOGG	515 441-9122	jkbovinette@gmail.com
✓ Jim Bovinette <i>Jim Bovinette</i>	11/11/24	904 KELLOGG	515-451 1122	Jimbo245@gmail.com
✓ Batista Simpson <i>Batista Simpson</i>	11/11/24	912 KELLOGG		
✓ DAN THOMAS <i>Dan Thomas</i>	11 NOV 24	917 Kellogg	515-710- 3795	claudio.thomas@gmail.com
✓ <i>Diane Corson</i> DIANE CORSON	11 NOV 2024	811 Kellogg		
✓ <i>Craig Corson</i> CRAIG CORSON	NOV 11 2024	811 Kellogg	515 231- 0181	
✓ JESSICA THOMPSON <i>Jessica Thompson</i>	NOV 11 2024	817 Kellogg		
✓ <i>Karen Papell</i> KAREN PAPPELL	11-11-24	905 Kellogg	515- 891 3223	



Written protest and signatures

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Name (print/signature)	Date	Address	Phone #	Email
Neal Kaloupek Neal Kaloupek	11/7/24	623 9th St. Ames		
JEFF BRADERS Jeff Bradens	11-7-24	832 GRAND		
Anna Nelson Anna Nelson	11-7-24	618 9th St. Ames		kaykid6509@gmail.com
La Lubka La Lubka Lubka Holding LLC	11/7/24	616 9th	515 708-0150	
La Lubka La Lubka Lubka Holding LLC	11/7/24	103 E. 9th	515 708 0150	
Jean Lubka Joan Lubka Lubka Holding LLC	11-7-24	614 9th	"	LJCA6F15@aol.com
MIKE LOUIS Mike Louis	11-8-24	816 GRAND AVE		
Stephen Loucks Stephen Loucks	11/14/24	625 8th St Ames		
Kishun Kurani Kishun Kurani	11/14/24	820 GRAND		

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date

NOV 20 2024

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CITY CLERK
CITY OF AMES, IOWA

Written protest and signatures

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Name (print/signature) Date Address Phone # Email

Lauren Franden <i>Lauren Franden</i>	11/6/24	812 Douglas Ave.		lfrand319@gmail.com
MICHAEL MCCOOL <i>Michael McCool</i>	11/6/2024	812 DOUGLAS AVE.		M.P.MCCOOL@GMAIL.COM
INGRID ANDERSON E. WALTER ANDERSON Walter Anderson	11/8/2024	808 Douglas Ave		ingrideba@me.com alphavarg@me.com
Walter Anderson	11/8/2024	808 Douglas		
Denise Denton <i>Denise Denton</i>	11/8/24	902 Douglas		deniseccdenton@hotmail.com
CHRIS TUGGLE <i>Chris Tuggle</i>	11/8/24	911 Douglas		
Maurice Tuggle <i>Maurice Tuggle</i>	11/8/24	911 Douglas Ave		CMLHBB@hotmail.com
JACQUE PAPPE <i>Jaquie Papp</i>	11/9/24	636 7th St.		jp PAP2@gmail.com
Nick Howell <i>Nick Howell</i>	11/9/24	B-918 Barnett		nhowell42@msn.com
Donna Prizantzas <i>Donna Prizantzas</i>	11/10/24	804 Douglas		donna.prizantzas@earthlink.net
Mindy Benson <i>M. Benson</i>	11/10/24	113 8th St.		

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date

Wif Lutz

NOV 20, 2024

NOV 20 2024

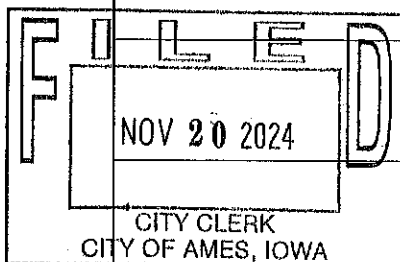
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Name (print/signature) Date Address Phone # Email

Mike Sulzberger	11-9-24	905 Douglas Ave	515-233-6980	msulzberger@msn.com
Ben Parker	11-9-24	915 Douglas	816 986 7907	keppard@gmail.com
Moe Hamann	11/9/24	917 Douglas		hamfam.mn@gmail.com
LORETTA Scott-Sugan	11/9/24	212 10th ST		REKRATAZ@AOL.com
AS Pollard	11/10/24	714 Douglas Ave.	515-509 3101	a.sherwood-pollock@gmail.com



Filed with Ames City Clerk by

[Signature]

date

Nov 20, 2024

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Name (print/signature)	Date	Address	Phone #	Email
DARIA CARTER <i>Daria Carter</i>	11-4-24	709 Douglas	515-509-8812	dcarter709@aol.com
Deborah Carter <i>Deborah Carter</i>	11-4-24	709 Douglas Ave.	515-708-6351	debbielanp@aol.com
Karen Dubiel <i>Karen Dubiel</i>	11-4-24	807 Douglas Ave.	515-337-1261	karen_dubiel@hotmail.com
Kevin Kellogg <i>Kevin Kellogg</i>	11/4/24	213 8th St	515 290-0519	kkellogg@mediacombb.net
Joan Burg <i>Joan Burg</i>	11/4/24	213 8th St	515 233-1333	jbburg@mediacombb.net
CHARLES BURG <i>Charles Burg</i>	11/4/24	515 291-0719 213 8th St	515-291-0719	cburg@mediacombb.net
Richard Michael Dubiel <i>R Dubiel</i>	11/4/24	807 DOUGLAS AMES, IA	515-337-1261	mlco.dubiel@gmail.com
DONNA CIPOLLONI <i>Donna Cipolloni</i>	11/4/24	811 DOUGLAS AMES, IA	515 451-0868	DCIPOLLONI@HOTMAIL.COM
ROBERT CIPOLLONI <i>Robert Cipolloni</i>	11-4-24	811 DOUGLAS AMES	240 572-8523	RACIPOLLONI@GMAIL.COM
Sandra Blum <i>Sandra Blum</i>	11-4-24	829 Douglas Ames	515-451-3584	stulitzco@yahoo.com

Filed with Ames City Clerk by

date

NOV 20 2024

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CITY OF AMES, IOWA

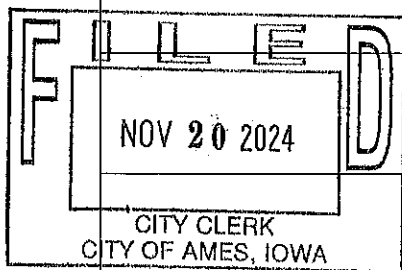
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Name (print/signature) Date Address Phone # Email

Nancy Ezarski	10/10	714 Douglas	232- 1002	gucame
Andrew Ezarski	11/10	714 Douglas	232- 1002	—
Roguski	11/10	714 Douglas	232- 1002	



Filed with Ames City Clerk by

Wendy Lutz

date

NOV 20, 2024

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Name (print/signature) Date Address Phone # Email

Alan Hulsebus <i>Alan Hulsebus</i>	10/31/24	722 Clark Ave	515-991-1830	
Kathy Mow <i>K Mow</i>	10/31/24	722 Clark Ave		
Kurt Earnest <i>Kurt Earnest</i>	11/10/24	905 Duff Ave.	515-481-3884	kearnest37@gmail.com
Julius Sisco <i>Julius Sisco</i>	11/10/24	105 9th St	763-438-6430	
Barbara Sisco <i>Barbara Sisco</i>	11/10/24	105 9th St	763-438-6430	
NAN D. HAMILTON <i>NAN D. Hamilton</i>	11/10/24	109 9th St	232-5663	
Peter H. Hallock <i>Peter H. Hallock</i>	11/10/24	114 8th St	509-1488	phallock@yahoo.com
Clara M. Peterson <i>Clara M. Peterson</i>	11/10/24	109 7th St	(515) 231-5723 733-5377	fairchild50248@gmail.com
Debra Eckard <i>Debra Eckard</i>	11/10/24	811 Duff Avenue	515 460-5598	reckard@msn.com
PANDY ECKARD <i>Pandy Eckard</i>	11/10/24	811 DUFF AVENUE	515-480-0156	reckard5@msn.com

Filed with Ames City Clerk by

date

NOV 20 2024

CITY CLERK
CITY OF AMES, IOWA

Nov 20, 2024

From: [Flack, Rev. Casey](#)
To: [City Council and Mayor](#)
Subject: Social Services to those Experiencing Homelessness in Ames
Sent: 11/22/2024 2:52:51 PM

[External Email]

Dear Mr. Mayor and City Representatives,

As you know, Ames Romero House (“ARH”) applied for a text amendment to the current zoning in the Old Town district this past July.

We appreciate the City Council’s position on addressing the homeless situation in Ames. Having community dialogue is also needed and appreciated. The Ames Romero House is part of an ecosystem in the downtown area that addresses the needs of the needy in Ames.

The ecosystem consists of:

- Ames Public Library area – gathering spot in the morning
- Ames Romero House – gathering spot in the afternoon for a meal, laundry and showers
- Food at First – gathering spot for dinner in the evening
- Good Neighbor (food and gas vouchers)

We are all located in close proximity.

Historically, we have worked in concert to deliver essential human services to the homeless. If this text amendment is not passed, and ARH is removed from this ecosystem, a large void will exist. A restless period of time will open as the homeless lose the safety, shelter and food security they experience each afternoon at the house. This restlessness will directly affect the Old Town Neighborhood as they seek to meet those needs elsewhere. While we have differences of opinions with those opposing the text amendment, we can agree the closely integrated Ames social service providers, including the ARH, play a significant role in their carefully coordinated daily assistance to our homeless community.

In contrast to some of the opposition in the Old Town Neighborhood, we also have a large support base. The other local social service providers, including area churches on 6th Avenue, have come forward during this proposal with overwhelming support. Additionally, many of our neighbors on Clark Avenue and in the Old Town Neighborhood volunteer at ARH.

On behalf of our staff, board and our supporters, we urge you to consider Alternatives #2 and #3 (the Mayor's proposal). Both options create a smaller zone for social service providers to exist on 7th Avenue without going into the heart of Old Town. Since 7th Avenue abuts to a commercially viable zone, our 702 Clark home would be an ideal candidate for both of these options.

We would even be open to a "cap" on the number of social service providers allowed with Alternative 2. This allows us to exist, and also limits the flow of traffic into Old Town beyond 7th Avenue. The SpecialUse Permit is required in both options which provides a "safeguard" to ensure strict criteria is followed.

Thank you for the opportunity to present our position and also provide comments to the City. No one organization can resolve homelessness as it's a systemic issue that needs a systemic solution.

We feel ARH is part of the solution, not part of the problem.

Our faith community at St. Thomas Aquinas is committed to serving the poor and disadvantaged. The Catholic faith teaches that the measure of a society is not how the well-off are doing, but how we care for those in need. Our hope is to partner with the City of Ames to further justice to the least among us.

Best Regards,
Rev. Casey Flack
St. Thomas Aquinas Catholic Church

Residence
305 Westbrook Lane,
Ames, IA 50014

--

Fr. Casey Flack

Associate Pastor
St. Thomas Aquinas, Ames | St.s Peter & Paul, Gilbert
c.flack@dbqarch.org
[Set up a meeting with me](#)

Hall, Renee

From: Kathy Pinkerton <Kathy.Pinkerton@usc.salvationarmy.org>
Sent: Thursday, November 21, 2024 9:13 AM
To: City Council and Mayor
Subject: ZONING TEXT AMENDMENT TO ALLOW SOCIAL SERVICE PROVIDERS IN THE SINGLE-FAMILY CONSERVATION OVERLAY (O-SFC) ZONING DISTRICT

Importance: High

[External Email]

I would like to comment on the amendment to allow social service providers in the Old Town district of Ames. I attended the public meeting on Tuesday (11-19-24), and it was very obvious this is a topic that is very important to the residents in that district. I heard a lot of fear from residents – fear that while valid, seems to be misplaced. I believe that fear is making this a more controversial topic than it really is. The residents are very focused on the number of unhoused residents currently located in Ames, and the disproportionate number of the unhoused often seen in the downtown area. I completely agree that all residents should feel safe in their home and neighborhood; I don't agree that The Romero House providing services is related to the increase of unhoused people in the area. As you are well aware, the number of unhoused people in Ames is definitely a problem. A problem with systemic causes that will need systemic solutions. No one agency is responsible for the increased homeless population, nor can one agency solve the problem. Suggestions by property owners in the Old Town district to move all services to south of Lincoln Way isn't a viable solution, and moving a problem to another location has never been a way to solve that problem...

I think it's very important to help the residents understand that while The Romero House does assist unhoused residents, they are not bringing homeless encampments into the area. If anything, they are providing a service that can help reduce the homeless population. Providing a meal, a shower, a place to do laundry, a safe spot to nap in the middle of the afternoon, mental health assistance, and referrals to other resources doesn't encourage anyone to then set up camp in the area. If that were the case, we would see encampments all around other social service agencies (The Bridge Home, The Salvation Army, YSS locations, etc.). Encampments are going to exist until we are able to work on the systemic causes and get folks into permanent housing. The huge rise in the number of unhoused individuals is a result of the economy, high rent, supply and demand, limited resources, and a host of other things – if anything, lack of social service providers could be leading to encampments.

I hope there is way to increase safety for the residents of the Old Town district while still allowing The Romero House to operate. It looked to me like the City Council is trying very hard to come up with an option that will be acceptable to as many people as possible. While we all know not everyone will be happy, I truly think the best solution is one that allows The Romero House to continue to operate. They are a blessing to the community, and provide services that no other agency provides.

Thank you for your hard work and dedication to the residents of Ames.

Kathy Pinkerton

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“While children go hungry, as they do now – I’ll fight” William Booth

"Leave it all to Him, let go of yourself,
lose yourself on the Cross
and you will find yourself entirely."
-St. Catherine of Siena

From: [Laura Martin](#)
To: [City Council and Mayor](#)
Subject: ARH Zoning Application
Sent: 11/21/2024 1:30:00 PM

[External Email]

Dear Mayor and City Council Members,

As you know, Ames Romero House (“ARH”) applied for a text amendment to the current zoning in the Old Town district this past July.

We appreciate the City Council’s position on addressing the homeless situation in Ames. Having community dialogue is also needed and appreciated. The Ames Romero House is part of an ecosystem in the downtown area that addresses the needs of the needy in Ames.

The ecosystem consists of:

- Ames Public Library area – gathering spot in the morning
- Ames Romero House – gathering spot in the afternoon for a meal, laundry and showers
- Food at First – gathering spot for dinner in the evening
- Good Neighbor (food and gas vouchers)

We are all located in close proximity.

Historically, we have worked in concert to deliver essential human services to the homeless. If this text amendment is not passed, and ARH is removed from this ecosystem, a large void will exist. A restless period of time will open as the homeless lose the safety, shelter and food security they experience each

afternoon at the house. This restlessness will directly affect the Old Town Neighborhood as they seek to meet those needs elsewhere. While we have differences of opinions with those opposing the text amendment, we can agree the closely integrated Ames social service providers, including the ARH, play a significant role in their carefully coordinated daily assistance to our homeless community.

In contrast to some of the opposition in the Old Town Neighborhood, we also have a large support base. The other local social service providers, including area churches on 6th Avenue, have come forward during this proposal with overwhelming support. Additionally, many of our neighbors on Clark Avenue and in the Old Town Neighborhood volunteer at ARH.

On behalf of our staff, board and our supporters, we urge you to consider Alternatives #2 and #3 (the Mayor's proposal). Both options create a smaller zone for social service providers to exist on 7th Avenue without going into the heart of Old Town. Since 7th Avenue abuts to a commercially viable zone, our 702 Clark home would be an ideal candidate for both of these options.

We would even be open to a "cap" on the number of social service providers allowed with Alternative 2. This allows us to exist, and also limits the flow of traffic into Old Town beyond 7th Avenue. The SpecialUse Permit is required in both options which provides a "safeguard" to ensure strict criteria is followed.

Thank you for the opportunity to present our position and also provide comments to the City. No one organization can resolve homelessness as it's a systemic issue that needs a systemic solution.

We feel ARH is part of the solution, not part of the problem.

Best Regards,

Robert and Laura Martin

1226 Wilson Ave, Ames, IA 50010