

From: [Shawna Kemppainen](#)
To: [Van Nimwegen, Hannah](#)
Subject: Comment on The Ridge project
Date: Thursday, January 18, 2018 7:07:35 AM
Attachments: [image001.jpg](#)

Dear Hannah,

Please pass this email onto the Planning Commissioners as part of The Ridge's file, and it is an opinion in support of the project.

The City of Colorado Springs Consolidated Plan clearly prioritizes the need for investment in affordable housing to: preserve existing units at risk of being converted to market rate; prioritize new units for 30 to 60% AMI with emphasis on housing for seniors and people with disabilities; locate new units near public transportation and employment to encourage affordability throughout the community to allow for housing choice; and increase the number of permanent supportive housing units.

Right now, quality rental homes are incredibly scarce and expensive for most working families. The tight standards for mortgage loans and climbing home prices have made it nearly impossible for many people to purchase a home, thus more people are becoming renters. Large numbers of renters and scarce supply has driven up rents, but unfortunately wages have not kept pace. That is forcing working families to spend larger portions of their incomes on housing and leaving less money for other vital needs such as quality childcare and healthy food.

We are all negatively impacted when quality affordable housing is in short supply because where we live shapes our lives, our health, and our city. With affordable units in the middle market space, fewer people need live under a heavy cost burden to merely have a roof overhead. Additionally, other units on the very modest end of the housing continuum can be conserved for families and individuals in need of supportive housing who are making their way out of homelessness.

Urban Peak has worked with Greccio Housing on several master leases for Permanent Supportive Housing in the past, and I can affirm the positive experience our organization has had with Greccio's support teams. While The Ridge project is not geared for Permanent Supportive Housing, the affordability of its units will loosen the bottleneck at the upper tier of workforce housing and thus impact access to a continuum of housing for people with very-low incomes.

Through my work at Urban Peak Colorado Springs, I have a bird's eye view of the impact that a safe, affordable, decent home can have on someone. Our organization helps young people to leave homelessness behind them. When we have the opportunity to assist youth into an apartment in a mixed-income neighborhood, we see their self-esteem rise and their

behavior become more positive. They also gain a clearer understanding that no matter their past situation, they have the power to make their own lives better because they see success and stability around them.

If our community wants to maintain the practice of concentrating very low income families to only certain areas of town, we will miss the opportunity to help children and families improve their education and health by moving into a more income-diverse area.

We are a community that values family and opportunity. The Ridge project is perfectly aligned with these values.

Sincerely,
Shawna Kemppainen

Shawna Kemppainen
Executive Director
Urban Peak Colorado Springs
423 E Cucharras | Colorado Springs, CO 80903
(719) 630-3223 ext. 2811
(719) 201-5926 Cell
Shawna@urbanpeak.org



Real life. Real change.
www.urbanpeak.org/colorado-springs

From: [Beth Roalstad](#)
To: [Van Nimwegen, Hannah](#)
Subject: For the Planning Commission
Date: Wednesday, January 17, 2018 10:30:35 AM

Hello, I am writing in support of the approval of the plans submitted by Greccio Housing to build The Ridge. I am speaking as a service provider working with the very low income and homeless population and as a leader of an organization that is a substance abuse treatment provider. Also, I am the Chairperson of the Pikes Peak Continuum of Care. THE PPCOC is a group of stakeholders from City, County staff, business, citizens, service providers and formerly homeless individuals.

This community has a dearth of affordable housing. According to a recent presentation by the HBA on November 17, 2017. The panelists identified that we need over 20,000 of affordable housing for those who earn very low income up through workforce housing (0% AMI to 120% AMI) this project provides housing for the lower end of the spectrum and is vital to move the very low income out of shelters and “doubling up” with other families. This project provides housing for working families who will use this transitional housing program to stabilize their lives, increase their incomes and move to self-sufficiency. These are entry level and hourly workers who may already even work in their area. As a community, we need to support affordable housing built throughout the community. Housing dispersed geographically will provide workforce housing that minimize barriers using public transportation or even reduces personal community time. IT is vital not those who want to live nearby where they work.

Please support this application as it has met every condition the City has made, the planning department. It is well thought out, responsive to the community and Greccio is a leader as a service provider in the community.

Thank you, Beth

Beth Hall Roalstad, MSW
Executive Director
Homeward Pikes Peak
606 S Tejon St.
Colorado Springs, CO 80903
(719) 473-5557 work
(719) 231-7803 cell
broalstad@homewardpikespeak.org

From: [Gonzalez, Eileen](#)
To: [Van Nimwegen, Hannah](#); [Smith, Marc](#)
Subject: Fwd: Proposed Low-Income Apartments on Broadmoor Bluffs (The Ridge)
Date: Tuesday, January 30, 2018 9:09:08 PM

FYI

Eileen Lynch Gonzalez
City Council Administrator
City of Colorado Springs
Office (719) 385-5452
Cell (719) 310-2383
www.coloradosprings.gov

Begin forwarded message:

From: Randy Trussell <rntrussell@gmail.com>
Date: January 30, 2018 at 7:31:27 PM MST
To: <allcouncil@springsgov.com>
Subject: Proposed Low-Income Apartments on Broadmoor Bluffs (The Ridge)

Dear Councilmember:

I have no objection to low-income housing in our neighborhood. We already have Cheyenne Crossing Apartments in our area serving the needs of our military among others. I do, however, have serious reservations concerning the plight of the would-be tenants.

I personally know someone who will be living in a new low-income apartment complex being built off Woodmen Avenue. In that development, she will have a garage, a swimming pool, a gym, and a recreation room. Also, she will have access to Academy District 20 busing for her child, and be in close proximity to a city bus route. The residents of the Ridge will have none of those amenities or conveniences. Cheyenne Mountain District 12 has no busing, and the closest bus stop is over a mile away and involves crossing Highway 115. That is a dangerous intersection I don't even like to drive through. At a community meeting at Pinon Valley Elementary, the project manager stated the Ridge would be in a transportation desert.

I have additional concerns about the impact a 4-story apartment building will have on our environment. City code after city code was either waived or ignored by the planning commission. I would not be afforded that leniency if I were building a private structure on that piece of land. We are well aware of the situation on Broadmoor Bluffs where homeowners are losing their homes because of the geological hazards in the area that were apparently not known at the time they built. Now we know of the hazards, but the planning commission seems to think a 1998 study is sufficient and the city has no concerns because they won't be liable. Neither will Greccio Housing.

The city traffic official was beyond rude to us when we expressed safety concerns to her at a public meeting. She rolled her eyes and said this would not be the straw that breaks the camel's back. She also suggested Ft. Carson stagger work hours

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to alleviate existing problems on Highway 115. She later admitted they conducted the traffic study at the Safeway during off-peak hours, yet she stated at the planning commission hearing she found no issues. The Safeway parking lot is hazardous enough to navigate now, especially with the state park traffic. I drive by that Safeway at least four times a day, and I have to stop in my tracks at least once daily to avoid a crash. The area is maxed out and we regularly have been forced to take our business elsewhere due to safety concerns. With at least 150 more cars added to the mix, I will be bypassing the shopping center altogether.

I also vehemently object to the Ridge project manager libeling is in the newspaper, calling us racists and bigots. We've lived in this community a long time, with people from all walks of life from low-income to elderly to affluent, and we've never been characterized that way. If anything, he is the one doing the harm. There are so many other options in this city where low-income housing make more sense, and the tenants would have the greater benefits and none of the issues. I would doubt he would want his child to live in an area where they would have to face so many challenges.

About a year ago, Mayor Suthers noted in an interview with a local publication that half of our population will be over 55 in the next two years. As an alternative, given the fact the potential geological hazards and city codes will be ignored anyway, I propose Greccio Housing build an over 55 complex, as those residents would be within walking distance of anything they could need.

We attended every community meeting regarding this matter. The consensus issues over and over again were pedestrian and traffic safety, and the landslide potential to the Broadmoor Downs neighborhood and Las Casas condominiums. Even the Gazette reporter should have picked up on that.

Thank you for your time and thank you for your service to our great city.

Sincerely,

Randy Trussell

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January 18, 2018

Mark A Crespin
7085 White Mountain Drive
Colorado Springs, CO 80915

To Whom It May Concern;

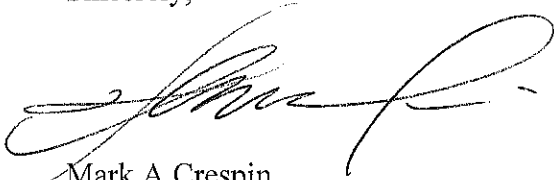
I am writing to express my strong support for The Ridge affordable housing project in the Broadmoor Bluffs area. In the recent past, with discussions being held at both the local and state level, it is evident we are struggling with providing affordable units to citizens that fall within the 30-50% range of the Area Median Income (AMI).

The very worthwhile project, The Ridge, will be responsible for improving the quality of life for many citizens within our community by adding several new units to the affordable inventory, offering modern amenities, quality construction, an array of resident resources, and professional management.

Having been awarded the 9% LIHTC tax credits, I am afraid if this project does not come to fruition, we may be sending the wrong message to CHFA and the State of Colorado. With the competitive nature of the tax credits, and the rarity of being approved, we must complete this project so future project applications continue to be strongly considered.

I, whole heartedly, support this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark A Crespin', written in a cursive style.

Mark A Crespin
719-371-0435

From: [Diana Chittick](#)
To: [Van Nimwegen, Hannah](#)
Subject: Proposed new facility
Date: Sunday, January 28, 2018 4:25:32 PM

Dear City Council Members,

My name is Ms. Diana Chittick, the homeowner at 870 Royal Crown Lane Colorado Springs, Colorado 80906.

I am writing about the Affordable Housing Complex (The Ridge) that is being considered (built) directly behind my house.

I have been to every meeting since day one for discussions of the positive and negative aspects of this project.

My concern is the Hillside Overlay. I am not a Geologist or expert on soils, but hearing the discussions on this subject, it worries me because I feel like my house and the neighbors would be affected by the construction.

I have been informed by my association that our neighborhood had been built on or near a historic landslide zone. Considering Colorado Springs history of shifting soils, and the fact that other neighborhoods that have had construction on previous landslides have had foundation issues concerns me.

Given the information from my Homeowners Association, I/we feel the City has not properly informed us as to the impact of this construction, nor protected us with respect to Colorado building codes, ordinances and laws.

Additionally, this project will impact the view which I have enjoyed for 15 years. This has been exacerbated by the fact that the builder has decided to alter the original plan to add an additional story to one building, now 4 stories tall. I also have concerns with the landscape green space between our properties and the potential easy access for residents of the proposed new facility to access my property. There needs to be a fence plan by the developer.

In conclusion, it is my opinion that all people deserve a safe affordable place to reside, but these needs should be balanced with those of existing neighborhoods. I do not believe the City Planning Commission has been forthright or honest with me and my neighbors towards that end. It is my intention to bring these concerns to the highest levels possible to ensure our concerns are properly addressed.

Since my individual property would be the most impacted directly by the proposed project, I would be happy to entertain a visit by the City Engineering Officials at my residence to show them physically that which I have described. I can be reached at the telephone number and address listed below.

Respectfully,
Diana R. Chittick
870 Royal Crown Lane
Colorado Springs,
Colorado 80906
719-527-9144 or 719-271-2970

EXHIBIT C

From: [Gonzalez, Eileen](#)
To: [Knight, Don](#); [Van Nimwegen, Hannah](#)
Subject: RE: Objection
Date: Sunday, January 21, 2018 1:43:19 PM
Attachments: [image001.jpg](#)

Thanks, Don. Hannah, FYI on the potential Ridge appeal to Council.

Eileen Lynch Gonzalez, City Council Administrator
City of Colorado Springs
Phone (719) 385-5452
Cell (719) 310-2383
www.coloradosprings.gov
OCUSA signature final



From: Knight, Don
Sent: Sunday, January 21, 2018 12:22 PM
To: Don Addy
Cc: Gonzalez, Eileen
Subject: RE: Objection

Don,

Thanks for sharing your concerns on this issue. I can't comment since this is a quasi-judicial issue and we are barred by state law from having any a-priori ex parte communications but I did want to at least give you the courtesy of knowing I did receive your e-mail.

Don Knight
Colorado Springs City Council, District 1
107 N Nevada Ave, Ste 300
Colorado Springs, CO 80901
719-385-5487
719-368-0729 (cell)

From: Don Addy [<mailto:daddy@cothirty.org>]
Sent: Friday, January 19, 2018 1:15 PM
To: Bennett, Merv; Knight, Don; Pico, Andy
Subject: Objection

Gentlemen, I'm writing to appeal to you to reject the proposal to construct low income housing in the Broadmoor Bluffs neighborhood. This project does not fit this neighborhood and will result in unforeseen

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problems down the road. I know it is not in your respective districts, but a large majority of residents of the Broadmoor Bluffs community are strongly opposed to this development.

I have heard the arguments about the need for low income housing and while they may be true, there is NO good argument for constructing such housing in the Broadmoor Bluffs neighborhood. It is NOT in the best interest of the many residents in this area. There are other areas in our city that are better suited for low income housing and the developer of this project should be encouraged to find them instead.

You have been given many strong reasons for opposing this project. I respectfully encourage you to vote against authorizing this project to go forward.

Thanks very much.
Don Addy

From: [Kris Medina](#)
To: [Van Nimwegen, Hannah](#)
Cc: [Lee Patke](#)
Subject: Support of The Ridge project
Date: Thursday, January 18, 2018 1:24:52 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Dear El Paso County Commissioners:

Please accept my support of The Ridge affordable housing development. As an executive director/CEO of a permanent affordable housing entity, I can assure you that “those people” in need of affordable housing touch all of our lives and are no less deserving of a decent, safe and affordable place to lay their heads at night than the neighbors opposing the project. “Those people” are the CNAs who are assisting our parents to live with dignity; the young public servants being recruited to our area (EMTs, entry-level police and sheriff deputies); our children’s educators and teachers’ aids; medical administrative staff; and those who serve us at restaurants, cut our hair, maintain our streets, and maintain the numerous databases of clientele that generate revenue to our community’s growing economic foundation. “Those people” are the ones wanting to enhance their families lives though they may be trapped by economic constraints that put unseen barriers around healthy living, higher education, ability to move upward in their company. How do I know this, because I was one of “those people” and I work with a team of dedicated staff and volunteers who believe in lifting “those people” upward. I collaborate with other agencies to make this community a better place for all to thrive.

I am one of “those people” who grew up in need of safe and decent affordable housing as my parents struggled to support our family of 6 on a D11 teacher’s salary in the 1960’s. Four of us siblings shared one bedroom until my parents could find an affordable three-bedroom rental. (That’s considered overcrowding these day.) My brothers shared a bedroom and they are eight years apart in age. My sister and I shared a bedroom. She is eight years older than I. Trust me, a teenager sharing with a grade school is not enjoyable for either and certainly not productive when it comes to completing homework. I also LIVED the need for affordable housing in the 1980’s as an enlisted serviceman’s spouse when we were stationed in California where I washed dishes in the bathtub and cooked on a hotplate in our cockroach- infested and unsafe “studio” apartment. I lived it when my husband and I could find rent that was **80%** of our wages and my husband ate on base while I ate peanut butter and jelly for weeks on end because that is what we could afford. My husband and I lived it after he exited the military and we worked two jobs each and went to college to afford rent, food, healthcare and school. (And college was far more affordable back then.)

And now, having been one of “those people”, I continue to be a productive citizen; a college graduate; executive officer of an affiliate of an internationally known not-for-profit; a human being who cares for and leads others to grow in their professional occupations and personal successes. I am someone who did, continues to, and going forward will give back to the community by volunteering because I have the time to do it as my professional occupation allows for such time. I am one of “those people” who has a salary that leads to being in a higher tax bracket and who pays property taxes because I am a homeowner. I am a mother of two productive, community-minded adults with one serving in the military and one getting their Masters in Social Work. I know what it is

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to work hard to better my family's world and the world around me. I am proud to be one of "those people".

Please be one of "those other people" who provides lower income earning members of this community the opportunity to grasp and grow because of the opportunities that affordable housing brings. All it can do is positively enhance our community by bringing self-reliance, strength and sustainability to our growing community.

With respect for the leadership you are providing this county,

Kris Medina

Executive Director/CEO

2802 N. Prospect Street, Colorado Springs CO 80907

office: (719) 475-7800 x104 • fax: (719) 473-3891

pikespeakhabitat.org



cid:image007.png@01D2CD6B.C0475220



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From: [Davide Migliaccio](#)
To: [Van Nimwegen, Hannah](#)
Subject: Supporting The Ridge
Date: Wednesday, January 17, 2018 1:56:54 PM

To the Planning Commission:

I support Greccio Housing's proposed low-income housing development, The Ridge. The city needs such housing, and should not allow NIMBYs from the Broadmoor Bluffs to obstruct it. Greccio has an excellent reputation, and I am sure the development will be done in as careful and considerate way as possible.

FWIW, I live in a mixed neighborhood (Pulpit Rock), with both single-family homes and apartments, and we have no problems with the "lower income" folks in the apartments. Please reject the appeal, and allow the development to go forward.

Please forward this to the Commissioners, and make it part of the Ridge file. Thank you for listening.

Regards,

Davide C. Migliaccio, Attorney at Law
1125 Brittany Circle
Colorado Springs, CO 80918
719-632-6400
dcmiglia@gmail.com

From: [g.shell](#)
To: [Van Nimwegen, Hannah](#)
Subject: The Ridge development
Date: Thursday, January 18, 2018 1:24:12 PM

I strongly support The Ridge as a step in the right direction to prevent and minimize homelessness in Colorado Springs. We simply do not have enough affordable housing here.

Please ensure that my position and this email is included in The Ridges file and is passed on to the Commissioners.

Respectfully,

Glenn Shellhouse
1450 Big Valley Dr
Colorado Springs CO, 80919