

Support

Schultz, Michael

From: Allison Reams <alli.reams@gmail.com>
Sent: Saturday, December 01, 2018 12:38 PM
To: Schultz, Michael
Subject: Section 8 support

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I support section 8 housing anywhere. I once needed it myself. I've been told to email you.

Thank you,
Allison Wilcox

Sent from my iPhone

Schultz, Michael

From: B KAYAN <barbarakayan@msn.com>
Sent: Wednesday, November 28, 2018 9:26 AM
To: Schultz, Michael
Subject: Approve section 8 housing!

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I am a homeowner in ne Colorado springs and I fully support more section 8 eligible housing in this part of town. I've never used public housing resources - but I did gather data for HUD for several years, reviewing files and interviewing people in their homes, selected randomly by ME. I was impressed! All of the people on assistance were elderly, disabled, or working/going to school. I felt good about how my tax dollars were being used.

I am retired from Lockheed Martin - a friend of mine who still works there (about 30 years - engineer, makes a great salary) started out as a pregnant teenager with little family support. The system enabled her to get on her feet and get an education. A true success story!

I think a lot of people are misinformed and just choose to be negative when they really don't know much. I've known a lot of "poor" people in my life and the vast majority are not criminal!

I could go on and on, but just want you to know you do have support in this community for affordable housing!

Barbara Kayan
8108 Steadman Dr
Colorado Springs, co 80920
719-661-2547

Sent from my iPhone

Support

Schultz, Michael

From: Deborah Champion <deca0325@gmail.com>
Sent: Friday, November 23, 2018 7:28 AM
To: Schultz, Michael
Subject: Need lower housing in The Springs

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We need lower price housing it the city. This is one way to prevent the homeless problem Deborah

Sent from my iPhone

Support

Schultz, Michael

From: Samantha Green <samanthaw27@me.com>
Sent: Thursday, November 22, 2018 7:53 PM
To: Schultz, Michael
Subject: Support of section 8 housing

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Hello,

I am writing in support of affordable housing projects here in Colorado Springs. We are in desperate need of more affordable housing here in the Springs. What can I do to help?

Samantha Green
samanthaw27@gmail.com
(719) 237-5499

Sent from my iPhone

Support

Schultz, Michael

From: Liz Wright <eburton08@gmail.com>
Sent: Monday, November 19, 2018 4:11 PM
To: Schultz, Michael
Subject: Proposed Development Near Barnes and Powers

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Hello Mr. Schultz,

I recently came across a post on my neighborhood app that brought up the proposed idea of adding section 8 housing near Barnes and Powers. Some neighbors have some misconceptions about what this will mean for safety and property values. I hope you will fight to bring affordable housing to the area and help educate the area on the importance of affordable housing.

Thanks for your hard work,
Liz

Support

Schultz, Michael

From: Ronald Nguyen <ronaldngn@gmail.com>
Sent: Monday, November 19, 2018 1:46 PM
To: Schultz, Michael
Subject: Support in affordable housing

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Keep doing what you're doing! I'm in support for affordable housing build within Colorado Springs. Thank you for your service!

Capt Ronald Nguyen

Opposition - Note All e-mails beyond this point are in opposition to the project.

Schultz, Michael

From: Lindsay Navarette <pml30821@gmail.com>
Sent: Friday, November 16, 2018 12:36 AM
To: Schultz, Michael
Subject: Fwd: Development Proposal

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

----- Forwarded message -----

From: Lindsay Navarette <pml30821@gmail.com>
Date: Wed, Nov 14, 2018, 2:27 PM
Subject: Development Proposal
To: <mdschultz@springsgov.com>

Hello,

I am a current homeowner in the Stetson Hills neighborhood and received the development proposal notification regarding a potential project to build apartment units off Barnes and Medical View. I identified that Tirol Homes Llc is the potential buyer. I was interested in knowing if these plans will be for affordable housing/Section 8 housing? It appears this company has developed housing in New Mexico as well. I am curious if you can provide me more information on what the plans will be for traffic. As it is now, this is a high traffic area and adding another 242 units will only add to it. I would appreciate more information regarding the projected cost to our property taxes as well with this proposed development. I appreciate your consideration and look forward to your timely response.

Schultz, Michael

From: Melanie Weseman <wesemanteam@yahoo.com>
Sent: Friday, November 09, 2018 12:39 PM
To: Schultz, Michael
Subject: Barnes and Medical View Apartments

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

I received the letter from you regarding the Barnes and Medical View Apartments Development Proposal. I own the property at 6123 Steed Way that backs up to the proposed site for the 242 apartment units. It looks like the units are going to be 2-3 stories high. That will really lower the property values of my home and the surrounding homes. It will also add more noise and people and possibly higher crime rates. I would rather see a single story commercial building than an apartment complex.

I do not want this development to happen. I would rather see something else that won't affect the values of the single family homes in the area. If you have any questions, you can call me at 719-338-5123.

Melanie Weseman

Schultz, Michael

From: SD Mitchell <sd.mitchell@comcast.net>
Sent: Thursday, November 08, 2018 6:34 PM
To: Schultz, Michael
Subject: Reference File Numbers CPC CU 18-00146 AR FP 18-00745

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Dear Mr Schultz,

I have been here for a few years and have seen the fast growing housing and apartment constructions. When does it end, there are not enough people for all of the homes and apartments plus people cannot afford the new homes and apartments. Why do we have to build on every piece of land just so the personnel owning the land can make a lot of money. If the city has to build more, then build further east of Markshuffle. I'm also concerned that the infrastructure is about to break and we run into the same situation as boulder with limited water. It just makes no sense anymore, maybe we need to find no representatives in the next election. There are just to many greedy people who want to make a buck and leave a mess. Colorado Springs is losing its appeal to retire here. Also, I'm concerned about the safety of people living in those possible new apartments. My fear is they will cross the busy roads to the baseball stadium and get hurt. Do you really believe they will use the cross walks. I think it is a bad decision to build the apartments there, use it for a commercial property for stores instead.

Mr Mitchell

Schultz, Michael

From: LINDA KOITER <lindakoiter@comcast.net>
Sent: Tuesday, November 20, 2018 3:47 PM
To: Schultz, Michael
Subject: Barnes and Medical View Apartments

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Dear Mr. Schultz,

The planning and development notice states that comments need to be submitted by November 19, 2016. I already have misgivings about this project.

I live on Skywriter Circle near this proposed apartment complex. Before I would ever support any such development, I think you need to (1) publish for the Stetson Hills residents crime statistics for complexes allowing Section 8 housing versus complexes that do not. (2) how this project will impact our property values if this project continues and (3) What are the plans for access/egress on Comstock? Is there a light planned for this already busy intersection? Will the apartment dwellers be using Comstock?

At this point I am opposed to this development until we have more complete information. Please provide us this information before proceeding.

Thank you,

Linda Miller

Schultz, Michael

From: Chelsea Spoto <chelsea.spoto@gmail.com>
Sent: Tuesday, November 20, 2018 9:38 AM
To: Schultz, Michael
Subject: Section 8 housing barnes

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To whom it may concern,

We have recently been informed that the city plans to build section 8 housing less than a mile from our home. My husband and I purchased our home less than 5 months ago and are very concerned that our home value will be greatly effected. I understand the location is great, that is why we bought in this area and affordable housing is an issue here. However section 8 housing would be better located in an area where rent is more comparable to it's surrounding area. Had we known the city's plans we would not have bought here as will others when we go to sell our home. This location butts up to single family homes backyards taking away there privacy. It was my understanding when we bought that the space was a designated Green space. The traffic will also increase in an neighborhood road designed for single family homes. Please find a more suitable location for these apartments.

Thank you Chelsea Spoto

Schultz, Michael

From: Jolene F <coloradosnow619@yahoo.com>
Sent: Monday, November 19, 2018 11:57 PM
To: Schultz, Michael
Subject: Section 8 housing powers and tutt

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Am against this, already this area has too much growth, huge apartment buildings, bet if you look at statistics for last several years, since so many apartments have come in, so has our crime rate gone up. Am so tired of seeing all the growth and leaving no open spaces. So sure there are plenty of other area's this could be that already exist and not new build. Save some green space, we need more parks and open areas. Sincerely Mrs. Freitag

Sent from Yahoo Mail on Android

Schultz, Michael

From: Rebecca Schaad <rschaad100@gmail.com>
Sent: Monday, November 19, 2018 9:19 PM
To: Schultz, Michael
Subject: Project Proposed for Barnes & Powers

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Hi Mr. Schultz,

I just heard about the plan to build section 8 housing in our neighborhood. I am afraid of the negative impact this will have on our area. We have lived out here for 2 years and tried hard to make sure we have a clean neighborhood. Each night a group of neighbors has to walk the Stetson Hills Park to keep out the drugs and vagrants.

Historically, does section 8 housing lower or increase home values in the surrounding areas? Is there more crime 6 months to a year later? Are there more arrests for burglary, drugs and violent crimes?

Please choose another place to build this housing. We are working very hard to get rid of crime in this area and this is adding another burden on our community. I understand the need for Section 8 housing, but we weren't even alerted that this was being proposed till today.

Please keep me posted on the next steps I can take to be heard on this matter.

Thank you for listening,
Rebecca Schaad
War Paint Place, 80922

Schultz, Michael

From: Sherri Bedia <sherribedia@gmail.com>
Sent: Monday, November 19, 2018 4:16 PM
To: Schultz, Michael
Subject: Proposed section 8 housing on Barnes

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To whom it may concern:

I am writing in regards to the proposed section 8 housing on Barnes near powers.

This is my neighborhood and although I believe there needs to be more housing (I'm sure that includes low income housing) in the city I think the area chosen is a bad spot. There is already way too much congestion on Barnes from the stadiums, shopping, Air Force base and neighborhoods. Not to mention it would depreciate the surrounding houses. Why not place the housing somewhere where depreciation won't happen to the surrounding houses?

I feel like the new housing would negatively affect our roads. Being near all the shopping and the stadiums it would only add to the already congested area. More accidents and more wear on our already damaged roads.

With low income in most cases comes more crime! I have two small children. We love playing outside and enjoy exercising and utilizing the trail up the road from the proposed location. I feel like the trail will be congested and unsafe if this goes in! I have already spotted a tent on this trail before. What happens when these people get booted off the program for one reason or another? Will we have another tent city on the east side?

I strongly urge you to look elsewhere for this housing where it isn't already over populated. Maybe an area where the housing is of a feasible price already.

Sincerely,

Sherri Bedia

Sent from my iPhone

Schultz, Michael

From: Cara Weber <cara_weber@yahoo.com>
Sent: Monday, November 19, 2018 4:09 PM
To: Schultz, Michael
Subject: Barnes and Medical View Apartments Project

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Dear Mr. Schultz,

I am writing in response to notification from my neighbors that this project is being considered by our city. I would request that you re-consider this plan.

While my neighbors are busy arguing about whether or not they want section 8 housing near us, or are worried about a drop in their property value due to loss of views, I am more concerned with the people who would be living there and the sporting complexes across the street. Please let me explain.

This project is directly across Barnes from both the Switchback field and Security Service Field which hosts very loud events typically in the evening. While I enjoy the fireworks on the holidays, they don't just host events on the holidays and my neighbors are already complaining about the noise, lights and traffic. I don't notice the concerts, etc. unless I am outside and, in my opinion, if we are not on quiet hours, then the stadium and field can do whatever they want. I did buy here after they were built and I knew they were there when I did. I made that choice.

However, an apartment complex directly across the street is not going to be able to avoid either the traffic or the noise/lights/fireworks that come with living that closely to the sporting complexes. And, if it is true that this apartment complex will host low income families, it is not likely that they will have much choice about where they live, so they may not have the opportunity to move away from the noise and the lights/fireworks/traffic even if they want to.

I am also concerned for the children who will inevitably live there. Children typically have an earlier bed time than adults and this could be disrupted by the noise/lights/fireworks that are typical of a sporting complex which could negatively affect their mood/behavior/ability to work on homework and various other affects that I may be leaving out.

I have also been told that that area was only zoned for a medical complex not housing. Assuming that that is also true, this makes much more sense to me as a business that closes earlier in the day than retail will not be nearly as affected as an apartment complex.

Therefore, I would ask that you uphold the original zoning of that parcel and not allow an apartment complex in that space. There are other parcels near me/the Tutt bus line and the other "worker areas" that the builder is intending for this to be near, that would be much better suited to this purpose without negatively affecting the people who would live there nor cause more complaints against the sporting complexes that were here first. I suggest that the city look at one of those for this purpose.

Thank you for your time and consideration.

Schultz, Michael

From: Jessica Eaks <jelecash@msn.com>
Sent: Monday, November 19, 2018 3:22 PM
To: Schultz, Michael
Subject: Section 8 apartments

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I am very disgusted section 8 housing has been considered in an area where houses are valued at 250k+. There is so much open field off Powers near commercial buildings for this type of complex. These apartments will be in my backyard. I have lived here for a few years and enjoy the view from my deck. Most importantly this neighborhood is full of kids. We all know what type of people who might be living in section 8 housing. These people might be trying to get their life back on track, but could be where they are due to drugs, felonies, sex crimes, and many other reasons. As a newly single mom and victim of sexual assault I am against this 100%. I would no longer feel this is a safe good area of town for my 4 yo daughter and myself. Please consider other locations, there is tons of land off Powers and Dublin by Kum and Go and by Penrose.

Kind regards,

Jessica Cash

Sent from my Verizon, Samsung Galaxy smartphone

Schultz, Michael

From: Mark Hrdlichka <Mark.47@hotmail.com>
Sent: Monday, November 19, 2018 1:42 PM
To: Schultz, Michael
Subject: Section 8 in Dublin North

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Hi Mike,

I live at 6643 Edmondstown Dr. 80923, I was told that some section 8 Housing is going to be built right outside our neighborhood. I believe this was the plan last year and then last I heard it was not going to happen. I just wanted to follow and up and see what the status is on this? Also what the city's projection is on our property values being affected. Thank you very much, I look forward to hearing from you!

Mark Hrdlichka
The Cutting Edge, Realtors
719-321-0925

"For God so loved the world that he gave his one and only Son, that whoever believes in him shall not perish but have eternal life." John 3:16

Schultz, Michael

From: Anne Chamorro <thedanceranne@yahoo.com>
Sent: Monday, November 19, 2018 1:19 PM
To: Schultz, Michael
Subject: Housing Project

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Hello,

I have been made aware of a proposed Section 8/Income Restricted complex in my area. I HIGHLY OPPOSE this addition and project. We bought our home in an established neighborhood and feel strongly that this would devalue property in the area. In addition, I believe this may bring additional crime to the area. I am sure there are plenty of other areas to build, please do NOT proceed with this project in the Stetson Hills area.

Concerned Citizen,

Anne Chamorro

Sent from my iPhone

Schultz, Michael

From: Matthew Smith <sendtomatt@yahoo.com>
Sent: Monday, November 19, 2018 1:18 PM
To: Schultz, Michael
Subject: Stetson Hills Housing Proposal

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Alcon,

Hello and thanks for your time. I am sure you have heard from many homeowners here in Stetson Hills near Barnes and Powers but I wanted to send my formal opposition to this project.

I won't waste your time recycling used talking points even if valid, instead I only ask you to put yourself in our shoes.

Please do NOT build any tall buildings here and especially not government housing. We beg you to reconsider!
Thanks again for your time and consideration.

Sincerely,
Matthew Smith/Noeme Smith
Homeowners
West Stetson Hills, 80922.

Sent from Yahoo Mail on Android

Schultz, Michael

From: Daniel R <airdanny4@hotmail.com>
Sent: Monday, November 19, 2018 12:59 PM
To: Schultz, Michael
Subject: Objection to Barnes and Medical View Apartments

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To whom it may concern:

I, Oanh Nguyen, own the house at 6187 Steed Way...where my backyard would directly overlook the proposed site of the new low income apartments on Barnes Road.

When we purchased this home, we were told that the land was **zoned for medical facilities only** and even in that case, that **nothing would be a multi-story building** that would adversely affect our view off our deck of the beautiful Colorado Springs landscape. The unobstructed view and perceived protection against undesired development was without a doubt the biggest attraction that drove us to buy the property and I assume it would be a huge factor to any prospective buyers should we choose to sell it in the future.

We feel that the proposed 4-building 242-unit complex being built goes against all that we could've expected when making our decisions to invest in a property as it was presented to us...and most importantly would drop the value of our property by a large percentage.

After digging for information not presented in the green flyer, we found out that the apartments are not intended as a medical facility (assisted living or the like) despite the misleading name...but it's intended as low income, government subsidized housing which has been proven to decrease the value of the surrounding neighborhood and increases the chance of potential crime activity in the area...even if it's not actual negative activity, just the negative perception that buyers would take into account when they're considering buying our property and assessing the value.

We believe there are better situated neighborhoods that have available land nearby and with low-income apartments already in the vicinity...the jobs and facilities in our neighborhood can easily be accessed thru the bus routes that pass thru Barnes & Tutt so there's no immediate need for the actual housing to be near the Barnes & Tutt intersection.

We strongly urge the city to **decline this development proposal** ...or at the very least exercise more research into the effects on the surrounding neighborhood and schedule meetings for us directly affected neighbors to present our objections.

Thank you for our time,

-Oanh Nguyen and Daniel Roa
Owner and Occupant of 6187 Steed Way
719-360-3483

Schultz, Michael

From: MARTHA STALLINGS <stallings95@msn.com>
Sent: Monday, November 19, 2018 12:10 PM
To: Schultz, Michael
Subject: Proposed Section 8 housing planned for Charlotte Pkwy/Barnes/Tuttl

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After reading through the information card that was sent out and getting more information about the planned apartment units for Charlotte Pkwy/ Barnes/ Tutt Blvd, we must say that we are completely and utterly AGAINST this housing project. We will not quote crime statistics, lower property value statistics etc., because we know that for every negative statistic on these subjects there are other statistics that will refute these findings even though there is strong evidence that does in fact support lower property values and higher crime in areas where housing projects such as these are in place. This is NOT what we want in our backyard. Again this family is NOT in favor of this development.

Jim and Martha Stallings
6219 Steed Way

Schultz, Michael

From: Derek Johnson <derek@stellarco.com>
Sent: Monday, November 19, 2018 11:28 AM
To: Schultz, Michael
Subject: Barnes and Medical View Apartments

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To whom it may concern:

I live and own the property at 6211 Steed Way, right next to the proposed new development of apartments on Barnes Road. When we purchased this home, we were told that no multi-story properties would be build behind us. We feel that any apartments built here will violate this agreement, ruin the views from our home, and most definitely decrease the value of our property and that of our neighbors. There is also a walking path along Comstock Loop that many residents and neighbors use to for recreation and excercise. The proposed complex will destroy access to this natural pathway.

The fact that this is also to be low-income, government subsidized housing also lowers the value of our home and increases the potential amount of crime in the neighborhood. There are many areas in town in which an apartment complex can be build without negatively impacting the community around it.

We strongly urge the city to **decline this building proposal**.

Thank you.

Derek Johnson
Resident and Owner of 6211 Steed Way

Schultz, Michael

From: Lindsay Navarette <pml30821@gmail.com>
Sent: Friday, November 16, 2018 12:36 AM
To: Schultz, Michael
Subject: Fwd: Development Proposal

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Hello,

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Schultz, Michael

From: Melanie Weseman <wesemanteam@yahoo.com>
Sent: Friday, November 09, 2018 12:39 PM
To: Schultz, Michael
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Melanie Weseman

Schultz, Michael

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Sent: Thursday, November 08, 2018 6:34 PM
To: Schultz, Michael
Subject: Reference File Numbers CPC CU 18-00146 AR FP 18-00745

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Mr Mitchell

Schultz, Michael

From: William Harper <williamharper915@gmail.com>
Sent: Wednesday, November 21, 2018 7:33 PM
To: Schultz, Michael
Subject: Re: Section 8 housing
Attachments: image001.jpg

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Mr. Schultz,

I pay taxes in Colorado Springs in the form of Sales tax, Property taxes, vehicle taxes, numerous fees and various and sundry other monies. The fees on my satellite bill for cable and internet for low income people within the county and city.

I paid over \$3000 in Sales tax last year to the city.

I am well versed in what I pay in taxes every year and where those tax dollars are spent. (your salary for one) You work for the taxpayers.

Those living in Section 8 housing are having their rent paid by; you guessed it; taxpayers. The same people who pay for your salary. We also subsidize their income, their cable and internet, and assist in paying for their food thru WIC, SNAP and other programs. Then there is the medical that yes just like YOURS comes out of the TAXPAYERS pockets.

Your proposal is to use taxpayer money to build housing for non-taxpayers, who are receiving more in benefits from the taxpayers, just like you without asking those same taxpayers. The same people who it asked to pay more and foot more of the bill for you and the rest of the city employees and then support more people who cannot and will not support themselves.

How about doing more for those who actually pay the bills for the city? Plow the residential streets so we can make to work to pay your and the rest of cities employees salaries: or maybe build a tent city/ detention facility for the homeless that break the laws (public intoxication, heroin possession, loitering, breaking the panhandling ordinance or public urination, crapping in parking garage, assaulting people downtown in parking garages and the like)

It seems to the 400 to 500 people I come in contact with each week are more concerned about these things . We are the ones who pay the bills by paying our taxes. What happens when we leave?

Who pays the taxes? Do people in section 8 housing and homeless pay taxes; the answer would a resounding NO. Cater to us or you may find that the debt and bills the city takes on becomes unsustainable when we; the taxpayer get fed up and move. You already see it with Calhan, Falcon, and Peyton. They want to get away from the rising crime, the homeless roaming the neighborhoods and parks, the drugs being done in city parks.

Do something else the MONEY the taxpayer have entrusted you with; even it came from the state of Colorado; it is still Tax payer MONEY, if it came from the Federal government it is still TAXPAYER MONEY.

You receive more in pay and benefits than you actually pay in taxes. Your pay is public record. Your benefits are public record. The argument that you pay your fair share does not wash with the rest of us Taxpayers.

On Tue, Nov 20, 2018 at 3:10 PM Schultz, Michael <MdSchultz@springsgov.com> wrote:

Mr. Harper – Thank you for your comments regarding this proposed project.

The City does not oversee property taxes, the El Paso County Assessor’s Office oversees local property taxes. If there was an increase in property taxes it was likely due to the improving economy and the increase in local property values throughout the City and County, which likely resulted in rise in property taxes.

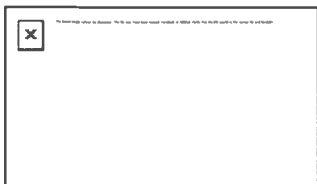
Many people may not realize it, but the Stetson Meadows Apartments at Tutt and Comstock offer the same housing opportunities with the Low-Income Housing Tax Credit (LIHTC) to people that qualify that this project will offer. It does not appear that the Stetson Meadows Apartments have impacted your property values if your taxes are rising due to the increase value of your home/property. And it is unlikely that this project will have a negative impact your property value; your property value would likely be more impacted if similar “comparable” (“comps”) in your neighborhood are poorly maintained and are sold for a lower value than you would perceive your property to have, thus realtors using “comps” to compare home values may result in a loss in value.

Providing affordable or “work force” housing throughout the City is major issue identified by City Council and part of the City’s Strategic Plan. Currently the City and County are thousands of units short of providing housing units that meet affordability standards for workforce housing.

Additionally, workforce housing is being proposed throughout the City, with projects proposed in the Broadmoor Bluffs area, Powers Boulevard corridor and south of downtown, along with several other sites that still under discussion.

If you have any questions please feel free to contact me.

Thank you,



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