

Comments In Opposition To The Acquisition By Family Promise Of Hope Presbyterian Church Located In Plainfield, Indiana

Let me begin by stating that I am a long-time resident of the residential neighborhood in the immediate vicinity of the Hope Presbyterian Church ("HPC Property") located at 1313 Section Street in Plainfield, Indiana.

I am Not opposed to the purpose of the Family Promise organization ("Family Promise") as stated on Family Promise's web page. I believe that facilities to be used to further the purpose of Family Promise can be appropriately located in commercial or rural areas. Hendricks County is largely a rural area with many commercial areas. There is a lot of open and underpopulated areas in Hendricks County where such facilities could be located and still have reasonable access to municipal resources and utilities, as well

as transportation services.

I am opposed to the proposed acquisition of the HPC Property by Family Promise solely because of specific personal and property safety concerns related to the specific location of the HPC Property. My opposition to the proposed acquisition is not based upon the potential diminution to the real estate property values in the residential neighborhood in the immediate vicinity of the HPC Property which would likely result from the location of the proposed homeless services facility at the HPC Property.

In these comments, I will first describe the basis for my opposition to the proposed acquisition. Next, I will list some specific questions which I believe Family Promise should publicly answer for the Plainfield community review.

As I previously stated, my opposition to Family Promise's proposed acquisition of the HPC Property is based solely upon personal and property safety concerns related to the specific location of the HPC Property and the Family Promise's proposed operation at such property.

As I understand it, Family Promise proposes to establish at the HPC Property a facility to provide daytime services to homeless people, including shower, laundry and food services. This type of facility is better suited for commercial or rural areas, not a residential neighborhood with several schools, childcare facilities and a library nearby. Specifically, there are several safety issues for persons and property which would result from the establishment of the proposed homeless daycare facility at the HBC Property because of:

(1) The fact that there are at least 5 schools (Brentwood, Central, VanBuren, Clark's Creek and St. Susanna) located in close proximity to the HPC Property. This means that school age children would be walking, playing, and loading and disembarking from school buses, in the vicinity of the proposed homeless facility during the proposed hours of operation of such facility. Couple this with the fact that homeless people utilizing the services of the proposed facility at the HPC Property would be walking or riding bicycles through the nearby residential neighborhoods, and potentially near these schools, resulting in clear and present dangers to these children from any potential criminally inclined people utilizing the services at the proposed facility at the HPC Property.

(2) The fact that the Guilford Township Public Library ("Library") is located in close

proximity to the HPC Property. This means that patrons utilizing the Library would be in the vicinity of the proposed homeless facility during the proposed hours of operation of such facility. This would expose the patrons of the Library to similar clear and present dangers from any potential criminally inclined people utilizing the services at the proposed facility at the HPC Property. These dangers would be especially applicable to any school age children walking with their teachers down Lawndale Street (which runs along the side of the HPC Property) as a school group to and from the Library and their respective schools.

(3) The fact that the Library is used as a de facto after-school daycare facility for students riding buses from the Plainfield Community Middle School who disembark at the Library. Again, this would expose such students to similar clear and present dangers from any potential criminally inclined people utilizing the services at the proposed facility at the HPC Property.

(4) The fact that there are at least 2 childcare facilities (Plainfield Methodist Church and St. Susanna School) in close proximity to the proposed facility at the HPC Property. This would present similar clear and present dangers to these children from any potential criminally inclined people utilizing the services at the proposed facility at the HPC Property.

(5) The fact that the proposed facility at the HPC Property would be located near the infamous "drug houses" which previously existed in the vicinity of Section Street and Lawndale Street. It took the Plainfield Police Department months to shut down those houses. The proposed facility at the HBC Property could unfortunately provide an environment ripe for the resurrection of such "drug houses".

Regardless of one's views concerning the merits of Family Promise's proposed acquisition and operation of the HPC Property for a homeless service center, there are several questions which I believe Family Promise should answer in writing for the Plainfield community to review, including:

(a) Who are the members of the Board of Directors of Family Promise?

(b) Do any of the members of the Board of Directors of Family Promise reside within the corporate limits of the Town of Plainfield? If any do so reside, how many so reside?

(c) Do any of the members of the Board of Directors of Family Promise reside within the

residential neighborhoods in the immediate vicinity of the HPC Property? If any do so reside, how many so reside?

(d) Does Family Promise own or otherwise control any facilities located in Hendricks County other than the Family Promise Resource Center on Vine Street ("Vine Street Center") in Plainfield, Indiana? If Family Promise does own or otherwise control any such facilities, what are those facilities and where are they located?

(e) What type of legal ownership or leasehold interest will Family Promise have in the HPC Property if the proposed acquisition of the HPC Property is consummated? If such interest is not an ownership interest, describe specifically what that interest is, term of that interest and the party that would own the HPC Property after Family Promise's interest expires.

(f) Would Family Promise be relocating all of its executive offices, other offices, and total operational services from the Vine Street Center to the HPC Property? If all such offices and services are not proposed to be so relocated, what offices and services will be at the Vine Street Center and what offices and services will be at the HPC Property?

(g) Will Family Promise reimburse the Town of Plainfield for any incremental costs incurred by the Town of Plainfield (or any of its agencies or departments) for any law enforcement services, fire services or other services rendered to, or relating to, Family Promise's operations at the HPC Property? If the answer is in the negative, explain in detail your answer.

(h) On Family Promise's web site reference is made to "churches and other organizations" which may provide "overnight" services to the homeless people utilizing the services of Family Promise; does Family Promise agree that none of the HPC Property will be used at any time, now or in the future, to provide "overnight" services within the meaning of Family Promise's web site? If the answer is in the negative, please explain in detail your answer.

(i) Is Family Promise seeking any zoning variances or other zoning modifications related Family Promise's proposed acquisition of the HPC Property? If such variances or other modifications are to be sought, explain in detail such variances or other modifications.

(j) Does Family Promise have a written business plan addressing the proposed acquisition of the HPC Property, including any acquisition costs, facility modification

costs, financing requirements, and cost and revenue projections for 10 years related to the operation of the HPC Property? Please provide a copy of such plan for Plainfield community review.

(k). Does Family Promise have insurance policies, including liability and property, covering or related to the HPC Property <sup>and</sup> Family Promise's proposed operation? Please provide a copy of any such policies for Plainfield community review.

(l) We all remember that at one time the Town of Plainfield was home to a "Boys School", which transitioned to/or had added a "Diagnostic" center and ultimately a prison. Does Family Promise agree that no part of the HPC Property will be used now, or at any time in the future, to provide overnight services of any kind to the homeless people that Family Promise proposes to serve at the HPC Property? If Family Promise does not agree to such statement, explain in detail any disagreement Family Promise has with that statement.

(m). Would Family Promise be agreeable to the Town of Plainfield or Hendricks County (or any agency or department of either) conditioning it's approval of, or approval of any zoning variances or other changes to facilitate, Family Promise's proposed acquisition and operation of the HPC Property in order to remove any objections to that acquisition which the Plainfield Town Council deems appropriate? If Family Promise would not so agree, explain in detail your objections.

(n) What are the proposed hours of Family Promise's operation of daytime homeless services at the HPC Property. Would Family Promise agree to establish those hours of operation as starting no earlier than 2 hours after sunrise, and ending no later than 2 hours before sunset, on any given day in Plainfield, Indiana (as reported by the National Weather Service for Plainfield, Indiana)? If Family Promise would not so agree, explain in detail your answer.

(o) Does Family Promise have any study or analysis of the potential impact on the real estate value of any real estate located within the residential neighborhoods in the vicinity of the HPC Property attributable to Family Promise's acquisition of the HPC Property and/or Family Promise's operation of the HPC Property in the manner proposed by Family Promise? If Family Promise does not have any such analysis or study, explain in detail why it does not have such an analysis or study. Does Family Promise agree that the results of any such analysis or study are relevant for consideration in conjunction with Family Promise's proposed acquisition of the HPC

Property, or its operation of the HPC Property in the manner proposed? If Family Promise does not believe that such a study or analysis is a relevant consideration, explain in detail your answer.

(p) Does Family Promise have any records, documents, complaints, reports, videos, security camera footage or other information (including reports of law enforcement agencies, fire departments or emergency services entities) related to any complaints from residents in the residential neighborhood in the vicinity of the Vine Street Center related to the Vine Street Center, Family Promise, or the homeless people utilizing the services offered by Family Promise? Would Family Promise agree to make all such materials available for review by the Plainfield community? If Family Promise is not agreeable to making such materials available for review by the Plainfield community, explain in detail your answer.

As I have explained, I believe that there are valid and significant personal and property safety issues that stand in strong opposition to the proposal of Family Promise to acquire and then operate the HPC Property to provide the proposed homeless services based upon the specific location of the HPC Property. Additionally, I believe that there are significant and material issues and questions unaddressed by Family Promise's proposal. Furthermore, there needs to additional clarity surrounding the proposed acquisition and operation by Family Promise of the HPC Property. Finally, there is an obvious need for documents and answers from Family Promise for Plainfield community review so that we all can fully understand and further evaluate Family Promise's proposal.

Thank you,

A long-time resident of the residential neighborhood in the immediate vicinity of the HPC Property.