

Whittier Housing Issues Committee Meeting Minutes
February 18, 2020, 6:30-8:00pm
Black Forest Inn, 1 E 26th St.

Attendees: Stormy Peterson, Nicole Weiler, Emma Sherman, Kevin Beaudin, Greg Jenkins, Nate Rastetter, Erin Sjoquist, Kurt Nelson, David Schuster, Nate Broadbridge, Dane Pennigler, Cat Hammond, Mary Browning, Michelle Varderveen, Erin West, Brigid Higgins, Jo Ann Musumeci

Staff: Fartun Ismail

Speakers: Council President Lisa Bender; Mauricio Ochoa & Scott Nelson of DJR Architecture; Daniel Oberpriller of North Bay Companies; Christina Giese, Elisabeth Loeffler, & Steve Horsfield of Simpson Housing; Rick Dallmeyer of Project for Pride in Living

Motion to approve January meeting minutes. **Second. Motion carries.**

Motion to approve agenda. **Seconded. Motion carries.**

Introductions.

Agenda Item #1 Guest Speaker: Council President Lisa Bender

- 2040 passed- including the inclusionary zoning policy
- Renter protection ordinance passed, led by Bender and Gordon
 - landlords not allowed to deny housing based on credit score
 - Landlords have to give written notice of eviction
- Other legislation in progress that impacts renters:
 - There's a bill to make it easier to get repairs
 - Easier to get old evictions off of records
 - Legislature for funding for legal protection for low income renters in housing court (\$500,000 over 2 years)
 - Landlords to be required to offer renters 1st right of sale when they sell their buildings (TOPA ?)
- Transportation action plan to be passed in March
 - Improvements to transit and bicycle network
- **Q&A**
 - Mary Browning: Is there a mandate for the right to purchase, does it then become a cooperative or do the tenants decide the model?

A: Hopefully there would be a partner organization like LISC who could support a variety of types of models. No model is required or decided on yet, as no official legislature has been written.
 - Erin Sjoquist: How is Minneapolis Public Schools working with the city on housing issues?

A: There is not a lot of coordination. I wish we had reached out more proactively on the City side. I just saw on Friday, the same Friday it came out publicly. There is a lot of potential impact with what we [the City] are trying to do. For new families coming in, the idea of having strong community schools would be great.
 - Stephanie: How can neighborhoods have the most value in preserving the diverse mixed income community that we have? Including having an impact on new development.

A: When you look at a neighborhood like Whittier, there are new buildings coming in but there are rents rising in existing buildings regardless of that new development. When I think about how to protect renters from displacement, I think of renters protection policies, TOPA, rent increase caps, etc. In terms of new development, it's important for communities to think about values and what they want to know from developers and when. Consistency in values is important.

- Anon: I'm totally in favor of rent caps, I know there are caps in DC on senior housing which makes a huge difference when you have a fixed income.

A: To be clear, the legislation modeled after Portland and others is not trying to get in the way of people paying off their mortgages. It limits the amount of profit people can make.

- Nicole: How would somebody submit an idea for studying? For instance AMI does not represent Whittier. How do we address this on a smaller scale?

A: Always let us know. In San Francisco there is an exemption from HUD to use neighborhood-based AMI because of concentrated poverty. Email to the office is the best way to get in contact.

- **North Bay Companies**

- Next steps for the project:
 - go to the Historic Preservation Commission
 - Return to Housing Issues Committee on 3.17.20
 - Land use application
- 74 units
- 2316 4th ave s - facing 35W sound wall
- Previously Crawford Murse construction
- Northbay companies are current occupants- to be relocated
- Respecting historic preservation guidelines with nods to surrounding buildings in brick work, window treatments, etc.
- Canopy facing 4th Ave.
- Parking lot accessed through the alley
- Looking at having EV ready stations to charge electric cars
 - Considering opening this amenity to the public
- Considering solar array
- HPC liked color, brickwork, and massing
- There is no requirement for stormwater treatment. Mitigating runoff with roof treatment and distance from lot lines. 2 flush toilet system.
- ***Will donate 1 electric charger to neighborhood***

- **Simpson Housing**

- PPL selected as partner
- Hearing 2/18/2020 from state about bonding bill for \$20 million
- In communication with councilmembers and planning staff prior to 2040 comprehensive plan
- 2040 designated site as interior 3
- Only allows for 3 story building

- This requires a *zoning change* which is different than a variance
 - Bender responded strongly that the zoning of this site was an error, met council is already notified of application to re-zone
 - Likely will not affect the potential of other parcels being rezoned by developers, because it is such an onerous process that requires community and political support
 - Project will include public art, 1st floor parking, elements from the former church, solar, etc
 - Current population will be housed during construction
 - Nicole **motions to vote on affirmative statement**
 - **Motion passes unanimously in support (19 votes)**
 - Public hearing will be upcoming, staff to share the date when determined
 - Community can tour shelter at any time
 - Simpson will be doing a lot of work at the state capital to lobby for state bonding
- **Other Updates**
 - Erin West is planning an organizer training for Saturday February 29th 10AM-Noon
 - CURA trainer will address how to have meaningful, power-building conversations in community
 - At SpringHouse Ministry Center
 - Annual Meeting April 9th

Meeting adjourned at 8:30 pm.

Minutes submitted by Brigid Higgins.