

Whittier Housing Issues Committee Meeting Minutes
August, 20, 2019, 6:30-8:00pm
Black Forest Inn, 1 E 26th St.

Attendees: Benjamin Carrier, Hannah Wilson, Jen Kader, Justin Kader, Morgan Luzier, Madeline Pavek, Luna Allen-Bakerian, Joe Hansen, Patrick Alcorn, Brigid Higgins, Matt Barthelemy, Cassie Tommerdahl, Melanie Heckt, Erin West, Nate Broadbridge, Jared Mollenkof, Shannon Dotson, Michael Perez, Stormy Peterson, Aldona Martinka, Krista Martinka, Brandon Schorsch, Nate Rastetter, Mike Davis, Wendy Darst, Aisha Chughtai

Staff: Kaley Brown

Speakers: Cameron Flakne, Gretchen Camp, Justin Merkovich, Aaron Diederich

Meeting called to order at 6:37pm by Stephanie Brown, Housing Issues Committee Chair
Agenda & Code of Conduct are reviewed.

June and July 2019 meeting minutes reviewed. **Motion** to approve June and July meeting minutes.
Second. Motion carries.

Motion to approve agenda. **Seconded. Approved.**

Development Project Presentation: 520 W Lake St, Lupe Development Partners & ESG Architects

- Development Team responded to the questionnaire on basic project elements provided for attendees' review and reference during presentation.
- Here to share about Phase II and introduce Phase III (newly added 3rd building); Phase I is currently under construction adjacent to Phase II; Phase III will be on the west adjacent side of II.
- Currently above the required 0.5 ratio on parking across the three projects & well above the 1:1 ratio on bike parking
- Lake Street will have a Bus Rapid Transit line (BRT) in the coming years to replace Rte. 21; they have been in contact with Metro Transit about relocating the Grand Ave bus stop or potentially adding a sheltered stop as a part of one of the buildings but have not had success working with them on that so far.
- Planning for 1,000 sq. ft. of retail space in each; feedback from Lyn-Lake Business Association is that smaller scale is better, as it is more affordable for small, independently-owned business
- Comment: Please pay attention to the flow of traffic in/out of parking area, as Garfield and Harriet are both one-way streets.
- Straw poll is taken on whether attendees like or dislike the "campus" approach with Phase I and Phase II mirroring each other: outcome is that most in the room do not feel strongly either way
- New law requires/allows for income averages of 40-70% AMI in Phase I, 40-80% AMI in Phase II, and mid-level to entry-level market rate in Phase III.
- Straw poll on walk-up units: response is overwhelmingly in favor of walk-up units being included
- Phase I and II will have green "live" roof to assist with stormwater management
- There will be a mural installed in Phase I; request for developer to work with neighborhood to help guide that process and select a local artist, ideally an artist of color, from the neighborhood to aide in the design development and installation

- Comment on the fact that there are a large number of alley deliveries to the building to north of these projects for which they will need to work with those businesses to develop a contingency plan during construction
- Straw poll on the amount of retail in the current plan: majority of responses are “not enough”
- Volunteers requested to join informal working team to further discuss project:
 - Matt Barthelemy & Cassie Tommerdahl

Policy discussion and vote: Tenant Protection ordinances

- 2 ordinances proposed by Council President Bender and Councilperson Ellison
- Stephanie Brown provides a basic overview of the ordinances; an attendee provides an update on changes that are believed to have been made as a compromise with those opposed to them
- Group discussion points:
 - A request is made to focus feedback on the ordinances with the lens of undoing racial injustice
 - These ordinances apply to those who apply for rental licenses from the City
 - The background check reporting does not change; landlords just cannot deny someone housing only on the basis of a conviction that falls under the ordinance parameters
 - The process following a vote here would be a vote taken by the Whittier Alliance board to formally sign onto the joint letter drafted by Homeline for individuals and organizations to endorse & showing up to back up the votes at the City Council Public Hearing on 8/28
- **Motion** for the Whittier Alliance Housing Issues Committee to formally endorse the joint letter drafted by Homeline in support of the proposed Renter Protection Ordinances authored by CP Bender and CM Ellison. **Motion Seconded. Vote tally: 26 in favor, 0 opposed, 0 abstentions. Motion carried unanimously.**
- **Motion** from the floor for it to be noted to in discussion with the Whittier Alliance board that this letter was endorsed unanimously with 26 voting members in attendance. **Motion seconded. Motion carried unanimously.**

Updates & Upcoming Opportunities

- Past development project updates
 - 26th & Blaisdell - Yellow Tree
 - City Council approval of this project was appealed by a neighbor but the appeal was ultimately denied in a 5-2 vote.
 - Yellow Tree amended the project to compromise with opposing voices and ultimately ended up with a 5 story building with all our negotiated community benefits intact.
 - We have invited Yellow Tree to join us for a visioning workshop at Seward ReDesgin’s upcoming summit on 9/20 to start some preliminary planning for the joint-use community space.

**Meeting adjourned at 7:48 pm.
Working group sessions begin.**

Minutes submitted by Kaley Brown.