

Expectations for engagement:

What the developer does	What our committee does
Ask to be put on agenda with 2 week notice for initial presentation	Door knock near site to reach out to nearby neighbors and leave behind written meeting notice
Provide cost for meeting notification mailing to nearby residents	Mail meeting notice to nearby residents (2 block radius)
Fill out initial questionnaire and present to community (please avoid highly technical language)	Ask clarifying questions, provide informal feedback in meeting and written feedback after
Meet with small volunteer group as requested to revise project to incorporate community feedback	Review project and community input and make clear asks of developer
Present revised project to community	Vote on final project, make recommendation to board, and support or oppose to relevant officials
Keep neighborhood up to date on major timelines and work with us on any collaborative project elements	Work with developer on any collaborative elements

Project overview:

- Please give a brief description of the project

Project for Pride in Living, Inc. and Simpson Housing Services are proposing to redevelop the site of the Simpson United Methodist Church with a new, modern, and more dignified emergency homeless shelter along with approximately 42 units of permanent supportive housing for homeless individuals. The target population is current users of the Simpson shelter. The proposed structure will be 5-stories. The first floor will house a commercial kitchen and dining room with capacity to serve meals for approximately 100 people. It will also house a 24-hour front desk, a healthcare office to be operated by Hennepin County (Healthcare for the Homeless) and partners, and space for volunteer groups who cook and serve daily meals for the guests. The second floor will house the women's sleeping quarters, laundry, showers, community space, and staff offices. The third floor will house the men's sleeping areas, laundry, showers, staff and community areas. The fourth and fifth floors will encompass the housing portion of the project and will include approximately 42 efficiency units of roughly 300-400 square feet.

- How many units and what mix (studio, 1-bed, 2, bed, etc.)?

70 Shelter Beds and approximately 42 efficiency apartment units.

- Will there be any retail or other types of uses?

We do not envision any retail or other types of uses.

- What currently exists on the site?

The site is occupied by Simpson United Methodist Church; the 66 bed Simpson Housing Services emergency homeless currently operates out of the basement of the building as it has since 1982. The congregation ceased worship services in April of 2019 and gifted the building to Simpson Housing Services with the hope that their generous donation would ensure the future of the shelter. It was the congregation's understanding that the site would be redeveloped to achieve this vision. The building is aging and the list of repair and maintenance items is growing and although the basement has served the community well for many years, it is time for a more dignified solution.

- What other buildings do you own/have you built in Whittier? How long do you typically hold properties before you sell them?

PPL owns and manages a handful of other buildings in Whittier totaling 65 units. Specifically, we own and manage 2727 1st Ave S (19 units), 2743 1st Ave S (19 units), 205 W 26th (8 units), 2746 Pleasant Ave S (8 units), 211 W 28th St (6 units), and 2813 Pillsbury (5 units) These units are all permanently affordable. We typically hold properties forever and maintain them as affordable housing and periodically "recapitalize" or rehab the buildings in our portfolio as they begin to wear down. There are only a few scattered cases of us selling a rental property in our 45-year history and in those cases, we've attempted to sell them to other non-profit affordable housing providers. We've not developed any new buildings in Whittier; our holdings in the neighborhood are all existing buildings acquired by PPL over the years.

Simpson Housing Services owns two other properties in Whittier. Bell House at 2100 Pillsbury Ave. S is our main administrative office and Passage Community at 17 E. 24th St. is a 17 unit apartment building

At this location we provide affordable housing and supportive services to formerly homeless families and their children.

- What variances, if any, will you be requesting?

At this early phase in the development, it is difficult to say what variances we might request. However, a Comprehensive Plan Amendment is required for us to develop the building that we are proposing. We are currently working with City Planners to determine what that process will look like. Along with the 2040 Plan Amendment, we will seek to have the property re-zoned to R6, which would (conceptually) allow for the project as imagined to go forward from a land-use perspective.

- What is your anticipated construction timeline?

The earliest possible timeline for the commencement of construction would be in the Fall of 2021. The nature of affordable housing funding timelines could push that back a year or more.

- Please attach any renderings or plans developed so far.

Housing:

- How much do you anticipate charging, on average, for each unit type?

Rents for these units will be approximately \$720/month with utilities included in rent. Rents will be subsidized in order to accommodate the target population.

- What steps have you taken to ensure greater affordability in your property? Would you consider emerging strategies, such as utilizing the 4d tax credit, to bring down rents on select units?

Rents for approximately 75% of the units will be set at levels affordable to households at or below 50% of the Area Median Income (currently \$35,000 annually for a one-person household); the remaining 25% will be reserved for households at or below 30% of the Area Median Income (currently \$21,000 annually for a one-person household). They will remain at these income limits for at least 40 years, but in practice, the intent is for them to be perpetually affordable.

- Who will your management company be?

Project for Pride in Living will manage the housing portion of the development and will work with Simpson Housing Services to contract out common area maintenance (janitorial, snow, landscape, trash removal, etc.) and physical management of the shelter. Simpson Housing Services will manage the operations of the shelter and will staff the front desk to serve both residents of the housing and guests of the shelter.

- What screening criteria will you use for residents?

All of the housing units will be designated as supportive housing for formerly homeless individuals. In partnership with Simpson Housing Services, PPL is creating a tenant selection plan that is clear, with barriers as low as possible to entry. Additionally, we will adhere to the new Minneapolis Ordinance for

tenant screening, which goes in to effect June 1, 2020. Property management and service staff will work closely together to develop a “screening in” philosophy where individuals who are facing barriers are provided with an equitable chance to address hurdles to stable housing.

- If the building will replace any current housing units, how have you engaged with those residents? What plans have been made to enable them to stay in the new building or relocate?

The building will not replace existing housing units and will be replacing the shelter beds on a 1:1 ratio. The shelter will need to be temporarily relocated during construction, as the proposal requires the demolition of the existing church structure.

Transportation:

- How transit-connected is the site, and have you considered support for alternative methods of transportation (bike parking for residents and guests, ride share, etc.)?

Access to public transportation and dedicated bike routes is good at this site. We do not anticipate that any of the residents living in the housing will have cars. Therefore, we have included parking for staff and volunteers only; there are approximately 16 covered, on grade parking stalls located in an attached garage at the back (north side) of the building. There will be a loading zone for loading and unloading meals and other supplies necessary for shelter operations. We intend to include ample bike storage in enclosed, secure, areas within the building.

- How many parking spots (total and per unit)?

There will be approximately 16 parking stalls. Residents of the housing are not expected to own vehicles.

- What have you done to ensure a high-quality pedestrian experience?

The building and site will be oriented toward the sidewalk with glass and two prominent and active entries. One will face the corner of 28th and 1st for shelter guests and a second farther up 1st for housing residents. The site perimeter will be fully landscaped, likely including boulevard trees along both 28th and 1st. In addition, the design intent is to have porches on the corner of 28th and 1st allowing occupants to enjoy the outdoor activity of the neighborhood.

- Have you done any studies on the impact of the additional traffic/parking?

We do not anticipate any significant additional impact on traffic or existing parking. The population served at this site does not own cars. Any impact on street parking in the area would be temporary for short periods at a time.

- How will you deal with traffic diversions during construction?

We are working to select a general contractor who will become the day-to-day manager of traffic, including keeping the sidewalks and streets open and passable. City staff will also contribute to conversations on traffic diversions and as a development team we welcome feedback and information on critical traffic concerns from neighbors.

Design:

- From a design perspective, how does this project mesh with the surrounding neighborhood? (e.g., scale, style, color, materials)

The building is somewhat larger than some of its immediate neighbors, which are mostly 2-3 stories. At 5 stories tall, the building anticipates future development as the city's comprehensive plan is molded into zoning standards, some of which allow 8 and 15 story tall buildings in the immediate vicinity. The building will be set back from the sidewalk on both streets approximately 12'-15' in order to provide a landscape zone between the sidewalk and building walls. The style of building is intended to be more modern than some of the surrounding structures, but still features high quality materials found on surrounding buildings, such as brick, fiber cement, metal panels and large window areas.

- How have the Whittier Design Guidelines influence the project?

The project has been an important and active use in the neighborhood for the past 38 years. Our goal is to greatly improve the social and visual impact of this program with the new building that is custom designed to meet the program needs and the addition of very affordable permanent dwelling units. Many of the values of both Simpson Housing Services and PPL are reflected in the guidelines, including active street frontage, intensive landscaping, minimized parking, and sustainable design strategies. One design feature with the most visual impact is placing the dining room behind large window wall area on the 28th St side of the building, extending the evening streetscape activity that is present on Nicollet Avenue.

- What materials are you using in the building? (Please include estimated façade percentages.)

The building elevations are still being developed, but are likely to include some brick, fiber-cement panel and metal panel, as well as generous window openings on all sides. Metal screen panels are proposed at the portion of the first floor walls that surround the covered parking area.

- Will public art be featured on the site?

The metal screen panels could possibly be designed to incorporate design by an artist. Together with Simpson Housing Services and PPL, the design team is also considering salvage of a few components of the current church, such as stained glass windows or wood paneling, for re-installation possibly inside and outside of the building. More work is needed to determine feasibility, but art will be a part of the design conversation throughout.

- How will you accommodate ADA accessibility?

The site and building will be fully accessible and in compliance with current codes and standards. Several of the dwelling units on the upper floors will be fully accessible by persons in wheelchairs.

Environment:

- What are the environmental features of your project (e.g., porous surfaces, green roofs, resident compost access, solar energy)?

The project partners – Simpson Housing Services and PPL – are pursuing funding that requires participation in the state of Minnesota’s B3 program, making it one of the most advanced housing developments in the city. A bit like LEED tuned to Minnesota, the program targets robust energy efficiency, interior environmental health, water conservation, daylighting strategies, bird protection, and careful landscape strategies among many more. We anticipate narrowing the strategies over the coming months, but we do know the project will perform at roughly twice the efficiency of the current energy code, will require composting, may need roof-mounted PV panels, will treat stormwater on site, and will be planted with species that are deemed appropriate to Minnesota.

- What green space (total and public access) does your project have?

The building footprint and setbacks are still being developed, but we anticipate about 20% of the site to be green space around the perimeter of the building, which will be planted with trees, shrubs, and perennials. The planting areas will be visible from the street and sidewalks.

- Will your project include resident composting?

Due to the previously noted participation in Minnesota’s B3 program, the project will need to comply with a target of at least 50% recycling diversion by weight. The only feasible means to achieve this is by sorting waste, recycling and compost. In fact, we plan on three chutes in the building as well as separate waste streams in the dining room.

Other community benefits:

- What community amenities will you offer for non-residents?

On the first floor of the building will be a kitchen and dining room which will be utilized for our shelter guests at meal times. We anticipate that this space will be available to other community organizations. We look forward to our continued engagement with community volunteers that will support our programming at the site.

- As a property owner, developer, property manager, how will you interact with the Whittier community?

Simpson Housing Services is a product of the Whittier Community. The organization will continue to be a resource in the community, a good neighbor and good community member. We only see this project as improving upon our current location and operations, better serving our residents and contributing to improved land use and aesthetics in the neighborhood. Our staff, residents and volunteers currently interact with many small businesses, bringing economic gain to the neighborhood.