

Whittier Housing Issues Committee Meeting Minutes
Monday, October 22, 6:30-8:00pm
Black Forest Inn, 1 E 26th St.

Attendees: Erin Sjoquist, Shannon Dotson, Nate Ratsetter, Jonathan Groeneweg, Paul Fudenberg, Stephanie Brown (Committee Chair)

Staff: Kaley Brown, Marcus VanderSanden

Guests:

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

Minutes from last month amended to mark abstentions from vote on variances in proposed development to “not ready to make a formal decision”. **Minutes approved.**

Motion to approve agenda with a small change to the order of discussion items. **Seconded. Approved.**

Update of on-going work

Partnership with LHENA is ongoing, a date has been set for the Affordable Housing Forum which will be jointly hosted by Whittier Alliance Housing Issues Committee. The forum will be held **November 29th, at Springhouse Ministries**

Goal is education of the community on action items they can take to influence affordable housing

Meeting with Peter Crandall, city planner who reviews many developments within our neighborhood. Development review process looks specifically at design guidelines and comp plan. They are limited in the considerations that they take when they are reviewing proposed development.

- They do not consider pricing of apartments during review process.
- They do not place heavy emphasis on parking

City is looking for development. Parking variances will almost always pass. His suggestion was the more concrete you can make specific asks the more likely they are to consider it. He pointed to chapter 5. 30. regarding requested variances

Goal of housing committee remains to get in at beginning or as early in the process to work with developer directly around community issues but helpful to know the limitations of what we can expect from city.

Renters Assembly- In last months meeting a representative from Lisa Benders office came and introduced the potential of a renters assembly to hear from the community around these issues. This event is happening **November, 8th from 6:30-8pm at Whittier Park**. The hope is to have a large presence at this event to promote the work of the Housing Issues Committee and the Whittier Alliance around these issues and enhance cooperative opportunities around that work.

2645 1st Ave S Development Mpls Planning Commission Letter Review

Neighborhood letter concerning the pending development at 2645 1st Ave S is distributed to group.

Per conversation with city there must be very specific asks for maximum effectiveness i.e. 5 more parking spots, traffic study etc.

We can update this letter to reflect the neighborhood concerns.

Conversation

Concerns over lack of parking- feels there is an acute lack of street parking at that intersection and general area of neighborhood. Letter does not adequately address concern over parking- would like to amend to emphasize that lack of parking impact 3-4 block radius. Feels it is near capacity. Would like to strengthen the language over the parking concern.

Could we encourage them to have car sharing spots or look at other transit options?

HOA across the street would advocate for the city to do a traffic study of the intersection of 27th and 1st Ave. There have been numerous accidents at that corner already.
Farther the setback the smaller the footprint

What is the maximum allowed- they are seeking a rezoning of the parcels so the maximum amount of people will be dictated by zone. Zoning is changed to R5 allowing up to 5 residents. There is skepticism whether that will be a concern in such a small space.

Additional bike parking- not major concern

Concerns over priority of issues stated in letter. Do care about organics waste or solar energy systems?

Concern over rental vs owner occupied and investments in community.

Suggested Amendments to Letter; all approved unanimously

Strengthen language regarding parking concern

Deny parking variance

Suggest parking agreement with under utilized church parking lot across the street.

Ask the developer come back to committee before going to planning commission.

Strategic Plan Strategy Development

Group breaks into small working groups to discuss Goals and Strategies of Housing Issues Committee. Groups reported back to group and Stephanie collected completed worksheets.

November meeting:

Motion to have no formal meeting of the committee in November to focus on Nov, 8th Renters Assembly and Nov, 29th Affordable Housing Forum

Passed

Motion to adjourn at 8:15pm. **Seconded. Carried unanimously.**

Minutes submitted by Marcus VanderSanden.

