

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

Attendees: Nate Broadbridge, Matt Barthelemy, Adi Penugonda, Crystal Audi, Nate Rastetter, Cat Hammond, Shannon Dotson, Erin Sjoquist, Stephanie Brown, Alec Glass

Staff: Kaley Brown

Guests: Joe Knaeble & Kari Johnson from LHENA

Meeting called to order at 6:37pm by Nate Broadbridge, Housing Issues Committee Member.
Agenda & Code of Conduct are reviewed.

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

How we work together

- Reviewed principles from the first visioning session for framing discussion of how we want to approach the work

Discussion on neighborhood survey strategies to develop a collective vision for City Officials and developers:

- Stress that responses will be kept confidential to encourage people to participate without fear of retribution
- Figure out how to concisely convey where Whittier's boundaries are, what Whittier Alliance does, and who/what the Housing Issues Committee is trying to do up front

Possible questions to narrow down from:

- -Do you live in this shaded area?
- - What year did you move to Whittier?
- - Do you rent or own your home?
- - How likely are you to continue to live in Whittier:
 - - In the next 5 years
 - - In the next 10 years
 - - In the next 20 years
 - - Longer than 20 years
- - Do you feel like you pay a fair price for rent, or paid a fair price for the purchase of your home?
- - How well do you think Whittier Neighborhood is doing in the following areas, related to housing:
 - - Affordability
 - - Sustainability
 - - Accessibility
 - - Aesthetically pleasing architecture
- - Do you feel like the new developments in Whittier neighborhood capture the essence of our community?
- - What housing-related successes have you seen during your time as a Whittier Resident?
- - What housing-related failures have you seen during your time as a Whittier Resident?

- - What should Whittier Neighborhood prioritize with new housing developments?
- - Would you recommend living in Whittier Neighborhood to a friend?
- - Why or why not?

Questions with more specificity to develop hard data:

- How many family members in your household? How many bedrooms do you have? How many do you actually need?
- Do you plan to buy a house or condo at some point?
- If not, is it because you can't afford it? Don't want the responsibility/burden?
- What are the biggest needs? Laundry? Storage? Outdoor space? Others?
- What do you pay in rent?
- If you could tell developers to do anything in a new building, what would it be?
- What do you pay in total cost of utilities? What kind of heating?
- How old is the building you're in?
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- What about asking questions on the physical nature of developments?
- What's your primary mode of transportation? What kind of storage would you need for that?
- Do you feel that your current home meets your accessibility needs?
- Do you have any health issues that are tied to your living situation?
- Optional: Describe your relationship with your landlord -- 20 word limit (for example)
- Why did you choose to live here?
- What do you like about living here?
- Rank order your priorities for this neighborhood?
- (list of priorities and also a space to write in an "Other: ____" response)

How to communicate/advertise/deliver/administer the survey?

- Put it on a notecard or a post-it notes for people to hand it out or stick on doors for people we miss in person?
- Prioritize the info we want the most at the beginning in case they tire and quit early?
- Don't need to worry as much about the demographic info since MN Compass does a good job already of doing that, but include it as optional? "To ensure we get a representative sample, can you also complete this demographic info?"
- Internal tracking of demographic data for internal use?
- Location-specific Facebook ads
- How to incentivize other organizations and businesses to help us with this survey? Cross-promotion?
- What if we ask for their cross-streets vs. asking for their full address
- Short form survey for door-knocking with link to full survey + full survey blasted out online
- "If you have 2 minutes to walk through this we can do it now OR here's a link to do it later."
- Purchase an online survey engine - surveymonkey or something
- Idea to inquire about the City budget and other Whittier organizations to figure out how to fund this project?
- Finding out who the landlords are and where they are? Start with a base based on Hennepin County tax records and then fill in the gaps? What do we do with this info? Use it to implement targeted NOAH preservation?

- How to take some ownership of NOAH preservation efforts to prevent shell companies from coming in and flipping/evicting/raising rents?
- **KEY OPPORTUNITY: How to take advantage of the Eat Street Festival opportunity to engage with people around housing OR ask people if they'd like to be contacted in the future about a neighborhood housing survey**

ACTION ITEMS:

- Goal for festival: have the survey questions solidified if possible in a short and long form format.
- Determine the vehicle for gathering input during the event -- notecards they complete and drop in a basket, questions on a clipboard asked by committee members to passers-by? Both? Something else?
 - Kaley will compile notes and send out to the group via the shared google folder
 - Nate and Erin will work on narrowing down the questions into a concise, survey draft by the end of the week if possible
 - Cat, Matt, Nate, Shannon, and Adi will work together to determine how to continue organizing group members to carry out the plan at the festival on 9/15
 - Work with Kaley to confirm shift times, location, other logistics such as needed materials and supplies

Affordable Housing Forum - Joe Knaeble and Kari Johnson from LHENA

- LHENA has Zoning and Planning Committee meetings every other Tuesday
- Kari is an affordable housing advocate involved with the Make Homes Happen Coalition, and they are working on incentivizing the 4D program that the City started
- Partnering with LHENA to work on Affordable Housing issues
- LHENA is putting together an Affordable Housing Forum led by housing experts on tenant rights advocate and affordable housing. Their idea is to either live stream? Facebook? Youtube? And also to possibly plan follow-up forums depending on what comes out of the first one
- They are looking to gauge interest in Whittier's participation as partner?
- Idea is: three forums -- 1.) What is affordable housing in Minneapolis? 2.) What does it mean in Whittier or LHENA? 3.) What can we do about it and how can we preserve naturally-occurring affordable housing? Thinking innovatively?
- Maybe end of September or early to mid-October for a timeline?

What would a LHENA/Whittier Alliance collaboration look like for this forum?

- Do we have the same goals? They have started planning but haven't identified specific goals or approach just yet.
- HomeLine; Affordable housing orgs connected with Make Homes Happen for speakers - Kari's network
- How to get smart on options for affordable housing options in Whittier?
- LHENA is working on funding tenant to tenant and tenant to landlord mediation -- \$2,000 fund to start with to see how it goes
- What input has been gathered by LHENA residents to identify what they're thinking about in terms of what they need?

- Their Renters Committee has had a lot of discussions about affordability
- No comprehensive survey or engagement to identify specifics
- Common misconception about what affordable housing actually is and what that means in LHENA and Whittier specifically
- How to figure out how to get more representation at the event
- Timing: City Council needs to approve the 2019 budget in December, so they need to happen this fall
- What's the pitch to get people to attend?
 - LHENA and Whittier decide together what we want the pitch to be
 - Other affordable housing forums and events have drawn significant attendance

What can WA commit to?

- Help them with space - yes
- We can help promote on social and email - yes
- Do we help them get a speaker from Whittier to ensure the perspective is representative? - yes
- Propose combining the "What is it? and What do I do?" meetings into one - yes
- Helping to craft the message about what affordable housing is and how to implement/incentivize more housing options within the affordability convo - yes
- Budget - need to talk to the full Board

Motion: Communicate to LHENA that we are interested in partnering, we'd like to help shape it via topics and speakers, and help them promote; staff capacity is limited and budget is uncertain. Discuss what LHENA would need from WA, let us know, and we will confirm either way. **Motion seconded.**

Motion passes unanimously.

Who would like to help with these items? Cat, Matt, Nate, Nate, and Stephanie

Motion to adjourn at 8:32pm. Seconded. Carried unanimously.

Minutes submitted by **Kaley Brown.**