

Whittier Housing and Land Use Committee Meeting Minutes

Tuesday, April 18, 2023, 6:30-8:00pm

Hybrid Format: MCAD (2501 Stevens Ave, 2nd Floor Emeritus Conference Room) +
Zoom Digital Meeting

Attendees: Y Sussman, Morgan Appleberry, Nate Broadbridge, Paul Jablonsky, Kaydande, Joann Musumeci, Willow Kreibich, LXP, Jesse Oyervides

Presenters: Paul Gates, Paul Gates Architect

Staff: Kaley Brown, Meggie Garcia, George Rishmawi

Welcome/Introductions

-The meeting is called to order at 6:30pm.

-The meeting chair presented the agenda. Motion to approve the agenda is seconded and passes unanimously.

-The meeting chair recognized Standard of Conduct; Non-discrimination and Anti-racism; and Conflicts of Interest Policies.

-March Meeting Minutes were reviewed and approved.

-Attendees completed a round of introductions.

Whittier Alliance - 2116 Nicollet Avenue Lot update/Annual Meeting 4/22/2023

- Newsletter sent out today releasing details on Alliance Housing, WA's chosen development partner
- Alliance Housing
 - Non-profit affordable and supportive housing provider
 - Also based in Whittier; currently shares office space with Agate at 24th and Nicollet
 - Properties they own/manage are mostly in Whittier or in Minneapolis area
 - Manage mostly single room occupancy and older apartment buildings
 - Properties owned weren't originally designed for SRO and have a lot of drawbacks
 - Excited to create what we believe are the first new construction SROs in the area in recent years
 - Alliance Housing started in the 90's to help homeless transitioning out of homelessness by purchasing duplexes
 - Now they manage scattered sites and hire management to deal with the bigger properties they own
 - Work in a low barriers model housing
- Currently applying for grants as a partnership to build up financing for this development
- Q: grant proposal run along with construction? What is the order of this happening?
 - Need to have a design far enough finalized for funders/donors to accept design
 - Funding process can take years but hoping this can be done quicker
 - Do not want to take the design process very far without community involvement upfront
- Q: Are the buildings on each side of the property involved?
 - They have been contacted; still in works to figure out vehicle access options, if any
- Q: Can you share the cost and ownership of the building?
 - Alliance and Whittier in progress of figuring out ownership structure
 - WA taking lead in community engagement
 - Alliance will be ultimate owner of building/lot

- Q: Chance that we will have to cut a story? (design is 6 stories tall)
 - No, allowed to have to 6 stories
 - No problem coming from zoning codes so far
- Q: Materials?
 - Concrete first floor, wood upper levels/ concrete very expensive
- Q: Exterior design what it takes to design it?
 - The more efficient envelope the more cost effective
 - Leans more into the contemporary look because of this
 - With space and cost it makes it difficult to design something outside modern contemporary design.
- Q: Will basement have anything else outside of electrical ?
 - Yes - WA storage, extra bike storage. Design still in progress

Meeting adjourned at 7:47 pm.

HLU Meetings Every third Tuesday of the month

NEXT MEETING: Tuesday, May 16th, 6:30-8:00 pm - Hybrid in-person/zoom meeting

Meeting minutes submitted by Meggie Garcia.