

Initial Housing Task Force Meeting Minutes – June 2, 2014

10:00 am at Kentucky Center for African American Heritage

-Intros by Laura Grabowski and Johnetta Roberts, Co-Leads

- Intro of attendees, and Rhae Parkes, with EJP Consulting Group, clarifying roles of attendees and their importance to the project

- Rhae's presentation, breakdown of task force roles and responsibilities (see Powerpoint presentation)

Housing Task Force Focus:

Focused mainly of Beecher Terrace, but will branch out into overall neighborhood

- Vacant and abandoned properties, creative reuse, current resident support
- All 768 units at Beecher Terrace must be replaced either on footprint, in neighborhood, or elsewhere in the city
 - o Have to be comparable, affordable units
 - o Can be current model (affordable under federal guidelines, or can be assisted, RAD (Rental Assistance Demonstration) units, Project Based Section 8
 - o Has to be a hard unit, cannot be solely a tax credit unit
 - o Cannot be 100% public housing in the new development
 - o Need to develop a mixed-income community
 - Need to also define what that looks like
 - Subsidized, low-income, Section 8, public, tax credit, market rate, etc
 - o Market rate must be included (at least 20%),
 - o No more than 50% can be HUD assisted
 - o Market analyst will join EJP project coordination team in the near future to do market forecasting
 - o If units are placed outside of the Russell neighborhood, they cannot be placed in "impacted" neighborhoods
 - o Looking to also possibly include/repurpose vacant and abandoned properties, foreclosures and LMHA owned properties
 - o Cannot buy a currently assisted unit to count towards total units required
- Current Beecher Terrace residents cannot be displaced in the redevelopment process, and must be provided relocation and transition services, and will receive preference for new units
- Must track Beecher Terrace Residents for 5 years once implementation of the transformation plan has begun
- Will be a phased transformation plan due to the large number of residents at Beecher Terrace
- Important to have input from a diverse groups of residents
- Need to keep funding and leverage opportunities for financing in mind while planning
 - o Transformation plan has to be financeable and implementable

- Coordinated efforts with current plans and investments currently going on in the Russell neighborhood
 - o Keep current developers in mind if they are already, or planning on, doing something within the Russell neighborhood
- Make sure to connect to other task forces to make sure plans aren't in conflict (Rhae will help facilitate this aspect)
 - o Task forces will jointly convene occasionally
 - o Co-leads of task forces are also on coordinating committee, able to hear info and filter up from co-leads from other task forces, and to speak with each other

End Goals of task forces

- Jan. 16, 2016 Transformation Plan outline to HUD – few pages, bullet points of main People plan recommendations and priorities
- July 16, 2016 full draft plan to HUD – will hopefully include full draft financial plan as well
- Jan. 16, 2017 final plan to HUD – clear action/implementation plan

4 phases of planning work, currently in Phase 1 which is gathering initial information and input. Phase 2 will begin at July 21st meeting to go over existing conditions report

- 78% response rate for Beecher Terrace resident surveys
- Neighborhood surveys will be commencing shortly
- Plan has to be data driven, feasible to implement, fundable and have general community backing

Four main task forces, but each task force can break down into smaller, topic-based subgroups if desired

Responsibilities:

- **Engage** – participate in conversations, bring other people into those conversations
- **Communicate** – Be a voice in all of your circles, help with communication of planning process and Russell Transformation Plan to others
- **Listen** – Be open to other's ideas
- **Research** – has a certain idea been done somewhere else? Was it successful? How can it work for Russell?, Plan must be supported by evidence
- **Partners** – Help cultivate extensive partnership networks to help with the planning process
- Create successful, long-term outcomes for families
- How does downtown affect Russell, and vice versa?
- How can we attract people to choose Russell housing, especially with the proximity to downtown?
- Focus on the numerous amenities Russell has, not just its drawbacks
- Plan appropriately scaled for neighborhood population
- Elderly, special needs, multi-generational housing needed?
- Task force members can determine how often to meet

Community input very important focus. A variety of meeting and event types will be use to gather input including:

- Workshops
- Meet and greets
- Design charrettes
- “Post cards from the future” and other hands-on exercises

Good housing needs to have supports around it, or it won't be successful

Open discussion/ Visioning exercise:

- Diverse housing types in style and size
- Energy efficient, low maintenance, sustainable
- Affordable to low-income, Millenials
- Quality construction, materials
- Subsidize buyers?
- Historic tax credit for historic home renovation to encourage purchase of distressed properties, or aid in renovation for current home owners
- In-fill on vacant lots or vacant buildings
- Safety
 - o Good lighting
 - o Homeowner Association for owner buy-in to area
 - o Strategic fencing (Hampton Place as example)
 - o Crime prevention through design (CPTED principles)
- Alternatives for vacant land and properties
- Embracing New Urbanism principles that allows for vacant spaces
- More private yard space
- Local ownership whether rental or owned
- Ability of neighbors to maintain a vacant lot (clean up / grass mowing)
- Planned/owned community gardens
- Deed restrictions/ restricted covenants
- Retain/maintain historic homes, incentives
- Look at successes at Park DuValle
- Greater amenities (such as a country club?)
- Meets accessibility codes
 - o May need to be above minimum guidelines in some cases
- Higher density on 9th street closer to downtown, gradually scale down as you move away from downtown
- Opportunities/incentives for existing homeowners to upgrade their properties (owner occupied residences)

Community engagement

- New Directions will be Choice Neighborhood consultant working on community engagement
- Think of activities or projects around housing planning
- Six community outreach workers will be assigned to “precincts” to help get word out about Russell CNI activities and events
- Try to get more people involved in the task forces through community meetings, door-to-door, etc.

Actions Items:

- LMHA to send Johnetta information regarding the federal definitions/guidelines for units
- Circulate CPTED principles to all task force members
- Hold a sub-committee meeting with housing providers

Next set meeting – Tuesday, July 21st at 10:00 am tentatively at LCCC with other task forces to discuss the existing conditions report.