

**BUILDING, LAND USE & HOUSING
DRAFT--Minutes – September 17, 2015**

The meeting was convened at 7:00 p.m. by Chair, Jerry Dustrud.

Members Present: Elizabeth Beissel, Yolanda Burckhardt; Jerry Dustrud, Bill Emory; Ryan Eckman; Sue Jagodinski, Karen Johnson, Camie Kalweit, Michael Lazaretti, Mary McGovern, Jeff Millikan, Brian Nasi, Nancy Nasi, Dan Quirk; Millie Schafer, Justin Schenk, Tanya Schmitt, Becca Staley, Jim Watson, Natalie Westberg; Howard Young.

Others Present: Alan Arthur, James Lehnhoff, Leslie Roering, Aeon; David Miller, Urban Works Architecture; Pastors Dan Collison & Todd Bratulich, 1st Covenant Church; Brian Schafer, CPED. Lynn Regnier and Kim Vohs, EPNI.

The agenda was approved as presented.

The August, 2015 meeting minutes were approved as presented.

1st Covenant Church Winter Shelter: Pastors Dan Collison and Todd Bratulich presented an update on their application for a Conditional Use Permit (CUP) for the winter shelter. The current 5-year interim use permit for a winter shelter at the church ends on 12/31/15, in contrast to the proposed CUP that is ongoing with no time period attached to it. The winter shelter would continue to remain open for six months annually, as it has in the past. While it will house both genders, females will receive priority attention going forward. The church has received a \$124k grant for showers, laundry facilities, new flooring and other facility improvements. Discussion followed with the community expressing concern that the neighborhood continue to have a mechanism to evaluate the winter shelter annually. Previously the community approved the 5-year interim use permit with the condition of receiving biannual reports, both prior to and following each winter shelter season.

Motion to approve a letter of support conditioned on biannual reports to the neighborhood, an evaluation at the end of each winter shelter season and the opportunity for neighborhood support to be renewed annually for the upcoming shelter season. M.Schaffer/Schmitt. Passed Unanimously.

Commons-Downtown East Park: Brian Schafer, Principal City Planner, presented recent designs plans for the new Commons park in Downtown East. More refined plans will be presented at a public meeting in October at the Hennepin Central Library prior to review by the City Planning Commission. The PC does not have guidelines for parks but they will review the park structures. The City Council previously approved the concept design. Underground work begins by Ryan Companies in the next few weeks. The project has an ambitious completion date and expects to be handed over to the city in July 2016. Discussion followed regarding the decision by Ryan Companies to go ahead with their plans for a residential building on the west end of the park; the preservation of some existing trees and the capability and efforts to preserve them; consideration of the immigrant history of this district and suggestion that it be included as part of the art/design of the park; safety concerns for pedestrian crossings on Park and Portland Avenues; and the suggestion of a pedestrian bridge which had received previous attention but was scrapped due to costs.

Aeon/HCMC joint Health Supported Housing Development: James Lehnhoff, Vice President of Housing Development and Alan Arthur, President and CEO, Aeon, presented plans for a proposed project at the corner of 10th Street and Park Avenue. The "Annex" property is currently owned by HCMC. The project would include 90 units for homeless or near-homeless people who are struggling to manage their health care issues. The location is near HCMC and the planned new ambulatory clinic. In-house staff would be available to help residents manage their care and medications. They are just in the process of seeking funding and even if all goes smoothly this project would not begin construction for 2-3 years. HCMC owns the site but needs to use it for construction staging operations for the new clinic at least until December 2017.

Discussion followed and the community wondered what other sites or neighborhoods were being considered and where residents for this project would be coming from. HCMC would refer people with the greatest needs and be able to care for them more efficiently in one place. Lehnhoff noted that there is a nation-wide trend for this type of housing for people who struggle with their healthcare management. Some comments:

- One resident supported the project but would prefer a more ambitious design with more units, including market rate housing and commercial space.
- "I have years of experience at community design charrettes and not once did the community suggest it needed a project such as this. I'm frustrated that Aeon keeps coming back...the neighborhood is not diverse, it is a neighborhood of social services." He asked for a moratorium on these kinds of projects that "do not contribute to the vitality and diversity."
- The neighborhood needs (economic) diversity, and while "appreciating that Aeon is in the neighborhood" asked that there be "no new projects" like this here and that affordable housing "be spread out to other places."
- "It's about balanced development in a community that is doing more than our share."
- Noting that the community has a lot of affordable housing one resident commented that when someone's economic standing improves there are no housing opportunities that they can graduate to that allows them to stay here.
- This kind of care is already available under current medical insurance coverage and one resident wondered why a specific building is required.

There was no negative perception of the care and maintenance of existing Aeon properties. The tone of many speakers was that the neighborhood has already done more than its share of providing subsidized housing and by continuing the trend, not only is it a deterrent to middle class infill, but it will drive existing residents to seek a more diverse locale.

ANNOUNCEMENTS

Park Board Soccer Field Grand Opening: September 19, 10:30 a.m.

EPNI Livability Task Force: Monday, October 5, 4-5 p.m., Alliance, 719 16th Street

EPNI Finance & Executive Committees: Monday, October 5, 5:30 p.m., EPNI office

EPNI Board Meeting: Monday, October 12th, 6-7:30 p.m., EPNI office-2nd floor

BLUH Committee: Thursday, October 15, **7 p.m-winter hours!** Recreation Center

Downtown Parks Design Week: October 19-23, various hours & locations

Free Arts Day: Saturday, October 24, 10-3, Recreation Center

The meeting adjourned at 8:30. Respectfully submitted by Lynn Regnier: September 21, 2015.