

Choice Neighborhood Housing Taskforce Meeting – 3.5.21

Choice neighborhoods – A Primer

- Been around since 2010
 - Provide grants to public housing authorities to develop a plan centered around a public housing development
 - Engage in an in depth process with lots of resident involvement and community engagement
 - Three focus areas
 - Neighborhood- all the features and amenities found in the communities we live in that make them strong places to live
 - People – the individuals who live in this community and what are their needs and wants and interests not just for themselves but for the community as well. health, job training, education, basic needs
 - Housing – focused on SLA and what do we do to improve SLA

Housing focus – SLA

- Things you should consider when developing a plan
- When it comes to housing HUD has a lot more rules
- Must be shaped by resident input, want them to have input in all aspects especially SLA residents
- Informed by a market study – have to bring on a third party consultant that looks at the future market potential and what is needed rental or homeownership or both and what is the affordability? do we need more for those that are working or very low income or people who don't need assistance to live. how much potential there is in all of these areas
- Need complete an environmental study – any new construction the ground is safe to build on.
- Consult with historic preservation- this is fairly new where I the buildings that you are contemplating on doing something too. You have to talk to the state historic impact. anything over 60 years older it could be historic
- Sustainable design- water saving features, solar panels
- Non negotiables – have to do one-for-one replacement for any existing unit at SLA. AMHA our mission is to preserve housing. Units need to be in the community in some shape and form
- Right to return to a new unit for all existing residents as long as you are lease compliant
- Relocation plan- if people have to be moved you have to have a relocation plan. HUD has a lot of protections and must meet the needs of the residents and takes a lot into consideration.

Planning vs. Implementation

- This grant is specifically just for planning
 - Develop a road map for where we want to go should we have implementation dollars
 - At this time there is NO relocation or moving or demo or redevelopment during the planning process
 - We do have some dollars for small doing while planning but not to SLA things like community gardens

- Goal is to develop a comprehensive plan and something that can actually be implemented and something that is truly resident led and addresses the wants and needs of the residents
- Goal is to find implementation dollars to do this and hopefully through HUD
- Regardless of whether we get implementation it is hopefully to have pieces of it done like through RAD and other leveraged dollars/ capital dollars
- Two year planning process and then apply then the implementation is success than that is a four year process

AMHA's commitment to residents

- Will have all resident protection...no one will be relocated or asked to move as long as there are lease Compliant
- Do look at relocation and residents help with this process
- The choice neighborhood process will help us decide what to do

Process plus timeline

- At the very beginning right now
- Start the engagement process which goes throughout the entire process
 - Get residents to go through this process with us
- Resident survey and on specific to SLA residents
- Assessment – where have we been and where do we want to go
 - How are the housing conditions what does the zoning look like what does environmental look like
- Then have a workshop to talk about what we heard and get more feedback from the community. Then go into the visioning piece. Then go through preliminary ideas and then the final plan
- Action activities will happen and will come out of all these discussions that we have its about \$375k

Shared Values with Civic Commons

- We want to keep these same values and have embraced and adopted these values as well.
 - Transparency
 - Everyone respected and valued
 - Resident led – as many residents as we can and through various ways and create many opportunities
 - Build trust first – building relationships and gaining trust
 - Engage those who aren't here today
 - Easy to understand language- everyone and anyone can understand what we are talking about
 - If there are questions ask them- its through asking these questions that really understand and we deepen our understanding

Roles and responsibilities

- Provide guidance
- Be an ambassador for choice neighborhoods – hope you help us get our message out
 - If you hear feedback from the community you provide that feedback to us
- Provide assistance in getting residents involved
- Listening to partners and residents and ask us questions

Task force Members

- Are there any members we are missing?
- Question: Tom Fuller
 - Will the full amount of the grant be spent on SLA or is it money to be used in the adjacent area? Up to \$30 million. 15% of it is set aside for neighborhood improvements and another 15% is set aside for services for residents
 - Remainder is 18 Mil and the fund is that confided to the current parcels where SLA is located.
 - This question will get answered through the plan
 - Hypothetical situation- if the dollars are used for construction of new housing on of the things you have to have is site control and own the land. since AMHA owns the land where SLA exists it is usually one piece of where new housing is build. Then the rest of it this is where groups like alpha homes and SL Land bank the money can be spent in the neighborhood. you can build in other areas but you have to own the land and prove that you own the land.
 - 15% services – is this supporting services
 - It is direct services to residents like case management or youth programming or expanding services provided at the REACH
 - Supporting grocery store that could come through the 15% of neighborhood
 - There are some rules around economic development it can provide all of the money but it can be used as some gap financing

Next Steps

- Engagement
 - Couple things we want to get going
 - Oral history project – a compliment of what the city is doing
 - Would like to create a resident history and the stories that they have to tell
 - Resident survey – probably rolling out in the next month or so
 - One on one and small group conversations
 - Working on collecting a lot of data and making a lot of maps
 - Uses
 - Vacant land
 - Etc.
 - Bi-monthly meeting schedule – if there is no need for a meeting we will not meet but we will set something up just so it is held on peoples calendar.

- Working very closely with the land use folks so there is little to no confusion and that we aren't duplicating efforts.
- Question – video recording of any of the discussions?
 - Going to be coordinating with the land use group
- Is there anyone else that we need to include in this conversation that needs to be here with housing?
 - Can't think of any now
 - EANDC? - awhile ago they did work with SL neighborhood and did develop and neighborhood plan
 - They are also a developer so if we do seek out a third party developer does that exclude them?
 - This is a plan we are just figuring out what to do. once we do that and to the extent that we do go to development we will have to competitively bid it and they will have to bid on it as well. don't think that this precludes them from participating in the planning process.