

Resident Advisory Meeting
Thu, Jan 16, 2025

Summary:

Laura Woodie coordinated attendance and reminded participants to log in, while the group encountered technical difficulties with Zoom, delaying the start of the meeting. Ms. Vincent (PM) confirmed that they would begin soon despite the camera issues, focusing on ensuring everyone was settled.

Ms. Vincent provided an update on the transformation plan, indicating that a comprehensive document is being prepared for HUD's review. She mentioned HUD's interest in featuring attendees in their national grantee newsletter and encouraged those interested to reach out to him or Christina.

Ms. Vincent ran through the agenda and described it included discussions on the people plan, housing goals, and next steps, with a focus on enhancing access to services, improving economic health, and addressing educational outcomes based on community feedback. Ms. Vincent outlined the housing development plan, which aims to create 2,500 affordable housing units, emphasizing the importance of community input in shaping the financial structure and types of housing to be developed. She also discussed the strategy for ensuring that 20–30% of new developments consist of affordable units that match the quality of market-rate offerings.

Ms. Vincent addressed the timeline for submitting the draft transformation plan to HUD in February and the subsequent application for implementation grants. He expressed frustration over maintenance issues in his home, including heating problems and noise complaints, and emphasized the need for improved security measures. Wolfe concluded by stressing the importance of resident feedback in planning and the challenges of securing funding for necessary repairs and overall project costs.

Chapters & Topics:

Technical Difficulties and Meeting Logistics

There were technical issues with Zoom, as some participants were having trouble connecting. Ms. Vincent confirmed that they would begin the meeting shortly despite these challenges.

Updates on Transformation Plan and Building Conditions

The Team led by Haley Vincent and Ken Boroson discussed the ongoing transformation plan, emphasizing that it aims to prepare for the demolition of the current building and the construction of new units within the next five to ten years. She highlighted improvements made

to the building's conditions based on resident feedback, including maintenance staff presence and repairs to emergency signs. Ms Vincent also noted that the stairwell is scheduled to be painted next week.

* Relocation Process: Plans for relocating residents during the building demolition.

Concerns About Apartment Conditions and Privacy Issues

Residents raised issues regarding bed bugs in his apartment, indicating that he had reported the problem but had not received any assistance. He also criticized the way rent payment notices were delivered, stating that they were left in a visible location, compromising tenant privacy. Ms Vincent emphasized the importance of addressing these issues for the well-being of residents.

People Plan and Housing Goals Overview

Ms. Vincent discussed the people plan, which incorporates community feedback to improve access to services and economic health. Key components include education goals for K-12, health goals addressing housing conditions, and strategies for enhancing community resources. The transformation plan, nearing completion, is set for submission to HUD by mid-2025.

* Transformation Plan: Overview and timeline for the housing transformation plan.

* Housing Conditions: Discussion on current living conditions and proposed improvements.

Discussion on Entrepreneurship and Personal Experiences

A discussion among Wolfe resident, where she discussed her passion for gardening and making her own medicine, indicating a strong interest in entrepreneurship. She specifically mentioned wanting to sell Seamoss at a food market and emphasized her budgeting skills, which she developed out of necessity. The resident also expressed her independence and ability to manage her finances effectively.

Community-Based Health and Food Initiatives

Ms. Vincent emphasized the development of community-based food programs, such as a food hall and chef training for immigrants and refugees. She mentioned strategies to improve access to health services, including transportation partnerships and health literacy programs. Additionally, Ms. Vincent proposed establishing mental health outreach clinics and collaborations with local universities.

* Community Programs: Development of food programs and entrepreneurship opportunities for residents.

Housing Transformation Plan Discussion

Ms Vincent and Mr. Boronson laid out the ongoing planning process for the housing transformation plan, highlighting the need to finalize strategies and apply for a significant HUD grant. He noted that community feedback from the charrette has been instrumental in shaping the plan, which aims to create diverse and affordable housing options

while improving infrastructure and public spaces.

* Community Engagement: Strategies for involving residents in the planning process and gathering feedback.

Housing Development Plans and Community Feedback

Mr. Boronson outlined the housing development plan targeting 2,500 units, incorporating input from residents and city officials. The design prioritizes affordable housing and includes family-oriented townhouses facing a central green space. Additionally, there are plans for commercial spaces, such as a grocery store, to enhance community vibrancy.

Affordable Housing Strategy Discussion

He reported the outline of the plan for affordable housing, aiming for 20-30% of units to be affordable while maintaining quality comparable to market-rate units. He noted that the federal government's funding limitations hinder proper maintenance of existing properties. The new model, utilizing tax credits and vouchers, aims to ensure consistent funding for maintenance.

Project Funding and Relocation Planning

Ms. Vincent outlined the process for submitting the draft transformation plan to HUD and applying for implementation grants, which could total between \$30 million and \$50 million. She highlighted the frustrations surrounding the restrictions on using grant funds for repairs and the substantial overall project costs, estimated between \$1.25 and \$2 billion. Wolfe reassured participants that efforts are being made to secure funding for redevelopment and relocation.

Resident Concerns and Community Updates

Several residents voiced concerns about unresolved maintenance issues, specifically related to heating and noise in her home. She highlighted the need for better security measures and expressed her desire for designated areas for elderly residents. Residents emphasized the importance of resident input in the planning process for community improvements.

Action Items:

* Ms. Vincent will coordinate with Christina to gather any additional input for the HUD national grantee newsletter from interested participants after the meeting.

* The maintenance staff will log all maintenance activities daily, overseen by TGG.

* ECC will address the issue of bed bugs and ensure that the maintenance team is informed to inspect the reported areas.

* TGG will ensure that a copy of the finalized transformation plan is printed for each participant once it is completed.

* ECC/TGG will finalize the transformation plan and submit it to HUD

by the second quarter of 2025.

* TGG will work on developing community-based food programs and entrepreneurship opportunities for residents interested in starting small businesses.

Key Questions:

* What is the timeline for the transformation plan and when will the community see changes?

* What specific strategies will be implemented to improve housing conditions?

* How will the relocation process be managed for residents when the building is demolished?