

CRHA Redevelopment Committee Meeting Minutes
March 10, 2010
South First St. Community Center

Present: L.D. Perry, Paul Beyer, Randy Bickers, Scott Beyer, Edith Good, Joy Johnson, Howard Evergreen, Holly Hatcher, Emily Dreyfus, Paul Vaughan, John Conover, Justin Walton, Hosea Mitchell, Karen Shepard, Peter Loach, Jason Halbert, Kathy Galvin, Amy Kilroy

Summary of topics/action items discussed:

1. Staff update on current projects –
 - Update on trip to Greenville, SC – March 24th and 25th
 - Discussion about WRT Scenarios
2. Announcements / Other Business –
3. Future Agenda Items –

Minutes:

- Meeting began with a round of introductions.
- Minutes of the February 17th meeting were reviewed and approved. Send comments to Amy if you have any.

1. Staff update on current projects –

- Update on trip to Greenville, SC – March 24th and 25th – staff gave a brief update on the trip details. We will depart early Wednesday morning and will return Thursday evening. While in Greenville we will be meeting with a variety of staff and residents from the Housing Authority, City of Greenville and local developers in the area. The suggestion was made to develop a form for submitting feedback after the trip is complete as a way to share information with those who don't go on the trip. These forms can also be used to compare and contrast the things we learn about on each trip.
- Review of new WRT scenarios – Hosea gave an overview of the process so far and where we currently stand. Staff presented a newly compiled option with images (Alternative #8) as a compromise between the concerns about the Draft Plan and the two scenarios we've received without drawings (Alternatives 6 & 7). Comments from the discussion follow:
 - Can we make the options more dense at South 1st Street and 6th Street to take advantage of the land that is there? Our densities can also be higher if we are buying property adjacent to existing sites – wouldn't want to go lower.
 - Concern was expressed about the Clark School District which currently has 90% of its students on the Free and Reduced Lunch program – how to help balance this out?
 - Concern about how our plans at South 1st, 6th Street and Crescent Halls will affect Friendship Court neighborhood and its future redevelopment
 - Several comments were made about what is the best way to deconcentrate poverty – need to move beyond the land that CRHA owns, rather than just adding families to existing property.
 - Concern that the income range served by the Low Income Housing Tax Credits (LIHTC) are not higher than public housing, so that will not be “mixing” the incomes as much as we would like – need to put greater focus on market-rate housing. Minimal numbers of market-rate housing sprinkled in are not going to make a difference.

- There is currently no “workforce housing” called out in the Plan
- Several people mentioned that we are still learning what impacts these mixed-income neighborhoods will have on our community, sounds good in theory, but what happens in the details.
- Concerns were raised about the range of expectations being associated with the project – want to make sure that CRHA families are taken care of in the best way possible, may not be able to do everything with one project – especially without greater amount of support.
- Concerns about not losing sight of the bigger picture – want to make sure that we’re making progress and advancing the conversations, not getting stuck in one place.
- Several comments were made about not knowing whether or not densities in Alternatives 6 & 7 were too high without being able to see drawings about them.
- What kind of guarantee can we get that tax credit units will stay affordable over the longterm?
- Residents and PHAR are not necessarily opposed to density, but it is hard to review the new scenarios without drawings to help explain them. What is the process to get more drawings from WRT? Staff will follow up with WRT to find out about getting additional drawings.
- We have learned a lot during this process and are in a different place now than we were when we started, sometimes this can be a problem. Keep goals intact to move forward.

2. **Announcements / Other Business** –

3. **Future Agenda Items** –

There being no other business, the meeting was adjourned. Next meeting is **Wednesday, April 14th** at 10:00 am in the South First St. Community Center.