

Second Town Hall Meeting Minutes

Thursday, October 19, 2017 6:00pm

Location: Watson Grove Missionary Baptist Church

Total of forty-two (42) attendees

Meeting facilitated by: Janet King, Michael Wegerson, and Jeff Hall

Meeting Business

- Welcome and introductions (Janet King)
 - The Town Hall was kicked off with welcome and introductions of all in attendance.
- Director Remarks (Michael Wegerson)
 - MDHA Director of Recapitalization Wegerson again welcomed attendees and offered appreciation to Watson Grove for providing the venue for the Town Hall. Remarks included an overview of the objectives of planning that included a strict one for one replacement all current affordable housing units as well as the intent to redevelop the area into a mixed income, mixed use community. Finally, Wegerson stressed the importance for everyone to remain involved throughout this planning process to ensure their input is incorporated.
- Planning Schedule Overview (Jeff Hall)
 - An overview of the Envision process was provided. Hall reviewed the three planning phases and discussed specifically the schedule through December 2017, highlighting the resident needs assessment and work group meetings. In addition, Hall reviewed the development map with attendees noting the focus for the planning would be on the 380 units at Edgehill Apartments, with residents at Gernert Studio Apartments included within the planning process.
- Resident Needs Assessment (Jeff Hall)
 - The schedule and logistics surrounding the resident needs assessment were reviewed, with surveying initiated on October 18 and to continue through November 18. Several residents that have been hired as survey proctors also provided personal remarks on the process so far, encouraging fellow residents to get involved. Finally, Janet King informed everyone that applications were still available for MDHA residents to apply to be a survey proctor.
- Work Groups Overview and Next Steps (Janet King)
 - Janet King provided an overview of the three work groups that will be used to facilitate resident and community participation throughout the planning process. Roles and responsibilities of the People, Housing and Neighborhood Work Groups were discussed and King solicited attendee participation.
- Councilman Remarks (Colby Sledge)

- Councilman Sledge thanked everyone for attending and encouraged participation throughout the process, citing the on-going work and community involvement at Cayce and Napier-Sudekum.
- Concluding Remarks and Q&A facilitation (Jeff Hall)

Q&A Topics Posed and Discussed:

1. Has MDHA purchased the land from HUD?
 - a. (Jeff Hall): The Rental Assistance Demonstration (RAD) conversion has been completed at both Edgehill Apartments and Gernert Studio Apartments, with fee simple ownership of both being transferred from HUD to MDHA.
2. Do HUD regulations, such as Section 3, apply after RAD?
 - a. (Michael Wegerson): MDHA does strive to the extent possible to hire and train residents within each project. For Envision Edgehill Apartments, eight (8) residents have been hired and trained to date to serve as survey proctors as a part of the resident needs assessment.
3. Of the 380 apartments that are to be redone, will they remain income-based for those that wish to return?
 - a. (Jeff Hall): Yes, rent will remain tied to one's income at 30% of their gross adjusted income as set by HUD.
4. Bill Barnes pushed for home ownership. Will there be an option for ownership for current tenants onsite?
 - a. (Jeff Hall): The MDHA Board of Commissioners does not intend to sell of any of the current property. The purpose of the planning process is to determine how to best redevelop the Edgehill Apartments site into a mixed income, mixed use rental community. However, as a part of the process, opportunities for home ownership could be explored through community development funds throughout the greater community as those opportunities are discussed and identified through the resident needs assessment and work groups.
5. What will happen to Gernert during this process? Will residents be required to move out?
 - a. (Jeff Hall): Gernert Studio Apartments, both the cottages and the high rise, received substantial improvements within the past several years. With such, the current directive is to only redevelopment 380 units at Edgehill Apartments. Ongoing capital improvements will continue for Gernert Studio Apartments moving forward.
6. How many units will be built above the 380 units that will be replaced at Edgehill? Does that mean mixed income?
 - a. (Jeff Hall): The planning process is just getting started. Once an Architect & Engineering Team is contracted, a market study will commence that will inform as to what is possible for this location as it relates to density and potential for affordable and market rate apartments. In addition the 380 current traditional public housing apartments, the redevelopment will look to increase density in

order to include workforce and market rate apartments in order to create a mixed income community.

7. Will tenants be charged utilities?
 - a. (Thomas Corritore): Currently, no, as of now, current MDHA residents will not be charged utilities.
8. Will residents be placed somewhere or have to move when construction begins?
 - a. (Jeff Hall): One of the priorities of this planning process is to minimize resident disruption. Similar to the envision process that occurred at Cayce, the plan will be structured in phases so that once a new building is constructed, then one could be demolished; allowing residents to move within the current site. The planning process is just beginning, and will continue until January 2019.
9. Will there be high rises at Edgehill?
 - a. (Jeff Hall): Different types of buildings are an item that will be explored by MDHA residents and the community through the active planning process. Similar to many neighborhoods across the city, we can assume that this community will consist of varying building types, from townhomes to apartment buildings, but once an Architect and Engineering team is contracted, that will be an item that is actively explored in the planning process.
10. Will Google Fiber be a part of Envision Edgehill?
 - a. (Jeff Hall): Google Fiber currently services Edgehill Apartments. As new buildings are constructed, residents will be offered access to subscribe to multiple internet and television providers.
11. People are scared of being priced out. Will this program address that?
 - a. (Jeff Hall): As mentioned, Envision Edgehill Apartments will look to create a mixed income, mixed use community that strictly replaces the current 380 traditional public housing apartments, as well as add additional affordable/workforce apartments as well as market rate apartments. It is our intent to increase opportunities of affordability.
12. Will MDHA or the mayor's office set up internships with architecture firms for neighborhood children? They feel disconnected from the community and this would be a great opportunity to get them engaged. It could be a program similar to Opportunity NOW.
 - a. (Jamie Berry): MDHA does currently participate in the Opportunity NOW program, with one summer intern working at Edgehill Apartments.
 - b. (Michael Wegerson): It is a suggestion that we can evaluate to see what is possible.
 - c. (Janet King): With that said, youth are strongly encouraged to participate now – particularly once community engagement events and design workshops get kicked off. As an example, within Envision Napier-Sudekum, an entire design workshop was held just for youth specifically. That is our hope for this project, as well.
13. Can we add rules to leases such curfews for youth under 18 as a part of the redevelopment? Will there be more parking spaces for residents?

- a. (Jeff Hall): As far as parking is concerned, it will be a component of the planning process as the process begins to determine what will be built on the property. Metro Planning and Metro Council look at parking as a component of their approval processes for any new developments.
 - b. (Jeff Hall): The People work group looks at community, crime and interactions to order to best determine what strategies should be in place to address concerns surrounding crime.
 - c. (Jamie Berry): But, we should be clear that the majority of crime that happens on our property is a result of individuals who do not live there. We have great residents at MDHA.
14. (Councilman Remarks, Colby Sledge): After planning is completed, the Council remains engaged and encourages the public to stay engaged throughout implementation.
15. How many buildings are doing to be torn down to make way for this?
- a. Our primary focus will be on the 380 apartments at Edgehill Apartments. As mentioned, the planning will look to determine how to best phase the implementation so that demolition occurs over time once new apartments are available.