

Housing Task Force Meeting Notes, 3-10-16

Introductions

Laura: Asked Mika for perspective as Russell resident, input on homeownership in Russell, etc.

Mika: She once would have recommended Russell neighborhood; however, she doesn't feel like she could do that now. Price to live there is good, but it doesn't balance out the challenges of crime and neglect.

Lisa: Neighborhood is 82% rental. Look at research to support small investors who are having difficulty making ends meet. Many times maintenance needs/concerns exceed investors' ability to keep up. Need tools, such as LMG's commercial façade loans, think they were accompanied by design support. Dovetails with tax moratoriums. All of this goes under housing preservation. Housing Preservation, start small, tax credits, etc. Acknowledge the problem and show what we are doing for the nationwide problem.

Laura: Perceptions of Russell residents vs. non-residents

Jackie: Kitchen conversation on homeownership – response to “would you recommend Russell as a place to invest in Homeownership (HO)” – mixed responses. One person was looking to move back to Russell. It's important to many people to remain close to friends and family.

Discussion: This could be one of our goals for the TP. We want to increase the number of residents who would recommend others to the Russell neighborhood.

Laura: Learning from NeighborWorks training – the importance of having a plan and making sure that the plan is known, so everyone knows what is in the works and how to address it.

Lisa: speak of marketing the neighborhood, keep in mind the internal market is important – our language.

Laura: linking good landlords up to potential properties. Get the info/resources to people who need it.

Lisa: 1508 & 06 W. Market – NDHC's took them over from previous owners, and renovated them (an example of success of linking owners who want to divest themselves of the property to a Non-profit). Some of these entities can pull in funds from the other sources that the city might not be able to do.

A continuing parcel survey could be a part of our TP efforts.

Kathleen: Windshield survey has identified critical blocks

Julia: Beautification process would help a lot. The atmosphere needs improvement for a happier feel.

Discussion of what Russell needs: Stabilizing, Beautification, Lighting, Trees, Sidewalks

Kathleen: Louisville Grows, tree planting event on April 9th, in the next newsletter you will see the info and a contact number you can call to help, or to get one planted. 163 trees will be planted. All the things (other than sidewalks) that have just been mentioned are eligible to be funded through the CNI Action Grant we hope that we'll be awarded soon.

Jackie: David James on Metro TV last night with 2 Metro Police officers; peace zone in Russell, from Jan 1 – Mar. 2 there was not one shooting in the Russell neighborhood. Lisa: this is where we need training, instead of tracking it as “no shootings”, let's focus on peaceful times.

Kathleen: Reframing things positively also works with the power of the subconscious. We have Russell community members holding on to their homes and hopes, and they want to know when will they see changes.

Loren: get students/schools involved in the conversation

Kathy Lynch from Telesis on the phone.

Laura: Where does the marketing go in the TP? Kathleen: This is one reason we are working at melding the 4 Task Force components because there is so much overlap in certain areas, like marketing.

Discussion on Louisville Grows upcoming tree planting event. These types of campaigns are great for getting schools involved. Class projects, etc. Future of the community, important to keep them included in the conversation.

Kathy with Telesis, on phone: has anything been presented regarding development for the Beecher replacement housing plans?

Needs further discussion. Upcoming design workshop on April 16th, talking about possible conceptual designs for Beecher and improved connectivity in neighborhood, including, offsite housing and mixed use buildings.

Kathy: Being responsible for City View park – large concentration of subsidized housing along 9th Street, not clear how to tackle the mixed income issue and full replacement of housing.

Kathleen: Russell is in close proximity to downtown and river – working to improve the connectivity to both are key goals of the Transformation Plan. Well positioned for a multitude of housing types - mixed income; housing to accommodate extended families, such as flexible floor plans; have developers looking at tiny houses, etc. 9th Street potential for redevelopment is strong, including green space along 9th and vacant parcel next to City View commercial strip. Making it a unique housing community with variety types of housing to meet the needs of the variety types of families. Can really promote Russell as a forward-looking neighborhood with rich historical context.

Laura: What is the degree of specificity is in the plan? Are we looking for commitment from organizations? Kathleen: Our Transformation Plan should line out specific goals and strategies along with who will be doing the work, how it will be done and funded, and if we don't have the funds, how we intend on getting the funds. We've also been getting questions about the Transformation Plan versus a CNI Implementation Grant application. These are 2 different documents. Our TF is underway, and based on HUD/consultant feedback – our initial outline is very ambitious. It's a good start, but we need to narrow it down, and determine focus areas – have lots of partners to help with our efforts. Drawings in the TP can be conceptual, and we'll describe focus areas/activity nodes and who's involved in those. A CNI Implementation Grant application is a separate document. These grants are awarded to applicants who have completed their TPs - often have their first phase of housing underway. The Implementation Grant notice was expected to come out this fall, but HUD recently projected its release much earlier – perhaps April 25th. (NOTE: Actual notice was released on 3/31/16). Russell's TP would help define the content for any future Implementation Grant applications. Take overall TP and look at first 6 years as a subset to see what we can accomplish. Replacement housing for Beecher is a main component, but 15% of total grant funds can be used for Critical Community Improvements, and 15% for Community Supportive Services. Past CNI grantees have extensive leverage commitments – have averaged around \$240M. Several types of leverage required – it is complex topic subject. One is neighborhood leverage -

can go back 3 years and capture things recently completed or underway like Cedar Street Development, Chef Space, Food Port, etc.

Again, our work at hand is to complete our TP – narrowing and prioritizing our focus and work. Will be working on this at our upcoming joint CNI TF meeting on April 20th. Need to list our goals, strategies to achieve those goals, list the measurable outcomes, lead agency/people who will do or are doing the work and how we will fund it. No need to lose all the good ideas we have generated when we narrow the list; they can remain on our “wish list” as new opportunities and/or grants arise. We could use help with identifying partners, resources, and efforts already underway in the Russell neighborhood, etc. – this information will strengthen our ability to obtain future funding.

TP can be used as a marketing tool to show potential funders what we intend to do in Russell, and how we need their help. Our TP should tell Russell’s story, its strengths and challenges, and how our goals and strategies will address them. Along the way we can highlight human-interest stories, examples of things going on in the community, how we are building momentum in that particular area.

Lisa/Amy:

Windshield survey – block and parcel level - 103 blocks done
8 blocks with LCCC Youth Council will be done on Mar. 19th

Goal Buckets –

1) Preserve and enhance existing housing and homeownership

- Owner occupied
- Small and large landlords
- Wills/Estate planning
- VAPs

2) Develop new housing

- Financial empowerment to purchase homes
- Increase HO percentages

Repair Affair Presentation

City and New Directions have looked at how to layer and maximize the impact of these efforts

3 areas of focus – Foodport, Byck Elementary, where concentrations of need, and proximity to corridors are where new development will be focused.

Potential locations discussed

Maria Koetter has asked us to use lighter hue roofs to help offset the heat island effect. **Look at recommended palette.**

NOWs can help with outreach in the A and B outreach categories **(spell out what those are from the presentation).** NDHC is going to talk with Rev. Ellis about enlisting the ministerial coalition to help in identifying homeowners who may need help. Discussion with Plato Academy about assisting with contracting.

Repair Affair leverage potential of volunteer houses and materials. The plan will do the 3,000th Repair Affair house in Russell.

Other News & Announcements:

4/16/16 at 11am - Community Conversation on Crime and Safety, discussion with LMPD and other community stakeholders, Q&A session, lunch, followed by Design Workshop 2

3/29/16 Christian Health Center West - Kitchen Conversation on Health

3/31/16 Kitchen Conversation with Youth
Central High School, after school 3 to 4:30 p.m., Interactive and fun