

HILLCREST REDEVELOPMENT HOUSING WORKGROUP

Meeting Minutes | Thursday, August 18, 2022

Attendees

- Jesse Harms, Resident*
- Rich Chen, Resident*
- Ubah Shire, Resident
- Jeanette Jones, Resident
- Jamila Taylor, Resident*
- Becki Winslow, Resident*
- Nathan Hakseth*
- Andrea Novak, SPPA
- Gretchen Nicholls, LISC
- Greta Gaetz, Habitat for Humanity
- Jessa Anderson-Reitz, Habitat for Humanity
- Mark Rice, Habitat for Humanity
- Ben Post, Habitat for Humanity
- Matt Finn, LHB
- Tiffani Navatril, LHB

**Submitted homework prior to meeting*

MEETING SUMMARY

1. Habitat for Humanity kicked-off the meeting with an introduction.
 - a. Local affiliate of a global organization, based in Saint Paul
 - b. Focused on home ownership
 - c. They build homes, rehab homes, and assist with home repairs
 - d. Their affordable mortgage product stays within 30% of the client's monthly income
 - i. Average mortgage right now is \$160K for new development
 - ii. Additional cost covered by subsidies
 - e. To date, they have completed 421 units in Saint Paul (single-family and multi-family)
 - f. 2022: Approximately 30 builds and 30 rehabs
2. Habitat for Humanity talked about their diversity in design
 - a. Models are designed to fit the neighborhood
 - b. Varied layouts
 - c. Modernized interior finishes
 - d. Variety of exterior colors
3. The Port Authority confirmed that the ownership to rental ratio, as well as affordability mix, have not yet been decided.
4. Habitat went into more detail about housing types they build
 - a. They "love" single-family, infill projects and do them "really well"
 - b. While they couldn't do 40 homes in one year, they could do 40 over multiple years
 - c. They have also done townhomes, twin homes, and row homes
 - d. They have less experience in the condo market
5. A committee member asked if Habitat would ever be open to partnering with an affordable rent provider like Common Bond; they said this would be a possibility.
6. Habitat for Humanity shared examples of previous projects
 - a. Minneapolis, Harrison Neighborhood, 17 units
 - b. Minneapolis Franklin Station, 5 units w/2 story walk-out
 - c. Woodbury Garden Gate, 23 units
 - d. Red Oak Preserve, Oakdale, 20 units
7. It was verified that at The Heights, townhomes and fourplexes are realistic ownership options to meet the density requirements
8. Habitat for Humanity explained their sales process
 - a. Candidates go through an application process
 - b. If they meet the final criteria, they go through a home buyer education course

- c. Buyers are selected through a “blind lottery process”
 - d. They then sign a home reservation agreement and construction moves forward
 - e. This program is limited to first-time homebuyers; individuals who have not owned a home in the past three years qualify as first-time homebuyers
 - f. Assisting with the home building process is now optional
9. Habitat for Humanity closed with a recap of the value they bring the community
- a. 41% of their clients visited the doctor less
 - b. 92% of adults went back, or planned to go back to school
 - c. 99% attributed positive changes associated with owning their own home
10. SPPA encouraged workgroup members to share information about the LISC workshops with their family and friends who live within one or two miles of the site
11. LHB led the group through a review of homes that reflected the neighborhood. These were submitted by workgroup members prior to the meeting. Concepts that were interesting to the group included:
- a. Homes that look welcoming and unpretentious
 - b. Yards with green space that allowed for creativity/landscaping
 - c. Warm and “cottagey” vs. cookie-cutter
 - d. Some felt that alleys could be unsafe, others enjoyed their alley space
 - e. Some liked driveways in the front for social purposes, other preferred them in back
 - f. Some like having an attached garage; coverage from a primary parking spot to the door was cited as important, especially considering our climate
 - g. A preference toward “people first cars second” was reaffirmed
 - h. A parking pad in the back, close to the door, may be a “safety” option
 - i. Smaller, older homes that are “cute”
 - j. Homes that reflect the neighborhood: Ramblers, single-family, split-level, or 1.5 story houses reflected the neighborhood
 - k. Committee members liked the idea of basements with escape windows
 - i. Split-levels were talked about as a cost-effective way to do this
12. LHB led the group through a review of multi-family options that reflected the neighborhood. These were submitted by workgroup members prior to the meeting. Concepts that were interesting to the group included:
- a. Multiple colors
 - b. Front stoops, individual porches (space for personalization)
 - c. Parking in the back
 - d. Large homes with three units included are not as common in the Midwest as they are in other areas; allows for more window exposure
13. Homework: Track personal route for a week on Google Maps to use as part of the neighborhood node discussion at the next meeting