



SCNA Housing Committee agenda and minutes 8-13-2018

Creekview Park

Attendees: Developers Denise King, Alex Delendik, SCNA Jeff Strand Vice Chair/Housing Committee Chair, Shingle Creek residents: Brock Hanson, Daren Johnson, Ann Lazor, Laurie Volkmuth Mcnutt, Paul Midos, Alissa Harris, Kevin Harris, Val Royzenfeld, Mike Wincheh, Pam Zwirn, SCNA staff

- 1. Meeting opening by the SCNA Vice Chair Strand (Housing Committee meeting) at 6:10pm**
- 2. Introductions of Presenters and Residents, Guests, Staff**
- 3. Outline of Process for Tonight's Meeting--Mr. Strand**
- 4. Housing Developer Presentations--**Residents received handouts of the two proposals at the meeting. ***CTW Group Inc. and AHR Construction Inc.**(See staff notes below for further information.)

***Harvest Management Group, LLC---Denise King gave presentation first.**

Highlights of current proposal:

- *These are preliminary drawings. Want a
- *Propose removing of old building and creating one new home
- *3000 sq.ft. Proposed up to 7 BR, 1B, 1- 3/4 B, 1/4 B home would be comparable to Humboldt Greenway
- *Large porch area facing Vincent
- *2+ Story high, 2 Car Garage (2 levels above ground, 1 level proposed below)
- *Possible Kitchenette Dwnstairs, rental space on lower level.
- *Pulled comparables from Humboldt Parkway/nearby Brooklyn Center
- *Son-in-law (Jamel Ford) is local architectural designer who has worked on many local county and city projects inc: Hennepin Cty Service Center, Golden Valley Rd/Penn.
- *Want to work with community to design something that works with the character of the neighborhood and with comments from local residents
- *Process is that the project goes back to the City point process-approved by City Council--then a closing date set--then project dates could be set.

Residents Q&A:

***How were you able to purchase the property for \$16k when it was first offered at \$62k?** Jeff responds that the property went back to the state in foreclosure and that the City then acquired it and that is why we've received Mr. Ramadan's information and these proposals.

***One suggestion was to consider possibly two homes on this oversized lot to help meet the needs of "affordability" rather than one large home but NO DUPLEX!**

***Shingle Creek neighborhood has the most affordable housing in the STATE** according to one resident so working with the design to help keep the home affordable is important.

***The other reason residents move into the neighborhood is because of the size of the lots.** Large enough to have kids playing, growing gardens, etc. rather than smaller yards like the Greenway.

*Residents want to be sure the home would have the most energy efficient, LEED, and green home amenities as possible.

Resident Debrief and Comments on Housing proposal:

***Can see 1 1/2 or 2 story height as acceptable so it "Fits with the character of the neighborhood" Want to be sure that the height of the home would match sightlines of other homes.**

- *Maximum of 4-5 bathrooms for the home double check bathrooms per level
- *Soil Testing? Has it been done for the lot?
- *Green Standards for insulation, low utility costs, energy efficiency
- *Home reflects the family unit
- *Revise from 3000 sq ft to more of the average home neighborhood size around 1500sqft currently.
- *2nd Story would be almost even sight line with those on the west side of Vincent that were built on somewhat of a hill.
- *Definition of "Affordable Housing" is under \$250k.
- *Could SCNA offer a loan to help with Home Buyer Assistance or other for projects like this?
- *Ask CPED does redevelopment have to be to a homeowner? Residents want to be sure that the winning proposal wouldn't be able to win the proposal and then turn around and sell the lot for a premium since it's a larger lot.

CTW Group Inc and AHR Construction Inc. Alex Delendik gave his presentation on the proposal second due to being late(see information below)

- *Proposal is to fix up the current property to meet HUD guidelines and then sell property.
- *Work with the City for twelve years, local funders, grants to help make this project possible.
- *Currently working on six other projects with the Minneapolis Recycling project. The City is currently buying back three homes as part of the Emergency Housing Pilot Project.
- *"It's not just about us but about our customers"
- *Has a grant from Hennepin County to hire teens to teach them the trade
- *Support Cookie Cart
- *Due to some restrictions of the program, we don't plan to change the layout of the home.
- *City requires that the project be completed in 6 months time.
- *A home similar that they did was at 4400 Russell Ave N. The home is 560 sq ft. sold in 2 days for \$150k. City has huge demand for 1&2 BR homes under \$150k.
- *

Residents Q&A:

***It says in the paperwork from the City that the developer is required to attend the Open House, but in the paperwork it states that you did not attend the open house, can you explain?** CTW Group Inc states he did attend the open house.

***It states in the paperwork from the City that there will be garage improvements but there is no garage on the current property, only a storage shed large enough to fit a lawn mower. Can you explain?** CTW Group Inc explains that the City has a required form and that he was giving an estimate of what it would cost to repair the door. Residents have growing concerns that Mr. Delendik may not have even visited the property prior to placing the proposal since there is no garage on the property and the statement that he didn't attend the Open House.

***Would you be willing to increase the size of the home to include another bedroom or make any other changes to increase the footprint or size of the home?** CTW Group Inc was unwilling to do so citing 6 month timeline to complete project, cost prohibitive and zoning restrictions.

***Would you be willing to go up "Pop Top" the property?** CTW Group Inc states that on a home of this size, it doesn't make financial sense to do so, need the right quality of home.

*If there's a proposal to demolish and build new then we are not the company for that kind of a job. That's not what we do. If a different proposal is preferred and they don't work out for whatever reason, a remodel project is what we do.

Resident Debrief and Comments on Housing proposal:

***Residents question why there are only two proposals. Couldn't there be more?** The City received two completed applications and these are the two that we heard from this evening.

*Residents struggle with CTW Group, Inc proposal due to the lack of a prepared coherent presentation, failure to attend the Open House and unsatisfactory answer about the garage repairs when there is no garage.

***Residents feel this proposal is an effort to "fix and flip" which doesn't upgrade the housing stock. Struggle with the small size of the current home.**

***Lack of flexibility of this proposal**

***Lack of preparedness of this presentation**

***One resident had driven by a property currently underdevelopment on Fremont by this contractor that wasn't near completion**

Staff Notes prior to meeting: CTW Group Inc. has had some difficulties in responding to requests by SCNA to possibly meet until the City was included in on the email. The phone number listed on the application was disconnected. SCNA finally reached CTW Group Inc. and confirmed the meeting date/time as with Harvest Management Group, LLC and the open meeting date/time/place was distributed.

At 6:04pm on the day of the meeting, SCNA staff received a phone call from CTW Group, Inc stating he thought the meeting had been changed due to an email he received from the City. He said the address was similar to another address of a different property that he owns. He asked if there was a different date he could attend or if 7:30pm would be okay to present, when SCNA relayed 7:30pm was too late, he stated that he couldn't attend tonight's meeting and ended the call. A couple minutes later he contacted SCNA staff again asked if 7:00pm would be too late? SCNA confirmed that if he could be there by 7:00pm that that would be acceptable.

5. Comments to forward to SCNA Executive Committee: Straw poll of attendees was that presentation by Harvest Management Group was preferred over CTW Group Inc to recommend to the SCNA Executive Committee.

6. Next Steps and Final Comments: n/a

7. Adjourn: 8:05 pm