



# CANNERY DISTRICT, EC

## Health Impact Assessment

### **Cannery HIA Neighborhood Advisory Committee Meeting Minutes**

720 Second Avenue, Eau Claire Health Department, Room 302

Thursday June 15<sup>th</sup>, 2017 8:00 – 9:30am

Present:

- 1. Welcome**
- 2. Discuss housing research findings and recommendations**

Audrey and Carleigh shared draft recommendations for housing and the justification from the research for them. These recommendations included:

- consideration of mixed income housing development, in which a portion of the units were affordable and a portion were market rate,
- easily accessible green and open spaces in and around the housing development,
- close proximity to commercial/retail areas so that residents can walk or bike to basic amenities and services
- Minimized neighborhood noise and traffic through soundproofing or other building design techniques.

The group discussed the many implications that housing and new development has in this area. The group wants to be sure that the focus for the neighborhood is on re-energizing the area and that this should be the frame used when writing the report.

Carleigh and Audrey also shared a summary of research on gentrification indicators, potential impacts to health, and action steps recommended by the CDC to minimize effects of gentrification. This summary sheet is attached to the minutes. The group discussed gentrification in this area and how a “little gentrification” may be necessary to bring activity back into the areas that currently have no development. It was clear that through the HIA and other projects in the area, it is important to make informed decisions to encourage the right balance of new development while minimizing any potential harm.

### 3. Advisory committee process evaluation

Carleigh lead the group through a discussion on perceptions of what worked and did not work during the past year. Questions and a summary of the discussion are below:

- What have you liked/disliked about participating in the HIA committee?
  - The group shared that they enjoyed being a part of this project. Some quotes are listed below to capture the feedback.
    1. “[The HIA] is a cultural change”
    2. “I am really pleased that I was a part of this group. The work was very enlightening. Going forward, in my roles, my decisions will be impacted by what’s happened here”
    3. “Getting the committees together has generated a lot of discussion and people are learning!”
    4. “Next time we should mix groups a bit with the neighborhood group”
    5. “This is a very valuable piece of planning and hasn’t really been done before here”
    6. “[The HIA] is much more than just about health”
- How should the project team continue the work done by this group?
  - There was a suggestion to make a check list or some way for decision makers to quickly be able to evaluate a project based on health.
- What does ‘success’ look like for this project?
  - Some people mentioned that success is being able to apply what we have done in the HIA and use it in other projects so that we are always evaluating health in planning.

### 4. Wrap up & next steps

- This is the last meeting of this committee. A draft report will be circulated via email for comment.
- Additional communication may be sent before the findings are presented to the Redevelopment Authority or other public meeting

**Gentrification Summary**  
HIA Advisory Committee Meeting June 2017

**Gentrification definition:** Process by which higher income households displace lower income residents of a neighborhood, physically upgrading the housing stock, and changing the essential character and flavor of that neighborhood<sup>1</sup>.

<b>THE GENTRIFICATION PROCESS</b>		
<u>CAUSES/DRIVERS/ENABLERS</u>	<u>PROCESS</u>	<u>CONSEQUENCES</u>
Job Growth—CBD or regional Housing Market Dynamics Constrained supply Affordability High demand Preferences for Urban Living Public Incentives—Direct and Indirect Quality-of-Life Issues	Gentrification	Displacement Increased Tax Revenues Increased Income Mix Deconcentration of Poverty Changing Street Flavor Changing Leadership/Institutions Changing Income Mix Increased Property Values

**Leading indicators of gentrification<sup>1</sup>:**

- High rate of renters
- Ease of access to job centers
- High and increasing levels of metropolitan congestion
- High architectural value
- Comparatively low housing values

**Trends indicating gentrification in progress<sup>1</sup>:**

- Shift from rental tenure to homeownership
- Increase in down payment ratios, decline in FHA-financing
- Influx of households and individuals interested in urban amenities/cultural niches
- Influx of amenities that serve higher income levels

---

<sup>1</sup> Kennedy, M. and Leonard, P. 2001. Dealing with neighborhood change: A primer on gentrification and policy choices. Prepared for Brookings Institution Center on Urban and Metropolitan Policy.

## Potential health effects<sup>2</sup>

Limited access to	Health outcomes impacted
<ul style="list-style-type: none"><li>• Affordable health housing</li><li>• Healthy food choices</li><li>• Transportation choices</li><li>• Quality schools</li><li>• Biking, walking, exercise facilities</li><li>• Social networks</li></ul>	<ul style="list-style-type: none"><li>• Stress levels</li><li>• Injuries</li><li>• Violence and crime</li><li>• Mental health</li><li>• Social/environmental justice</li></ul>

## Action steps to minimize gentrification effects<sup>2</sup>:

- 1. Create affordable housing for all incomes**
  - a. Mixed Income communities
  - b. Inclusionary zoning policies (% of units allocated for low-moderate income)
  - c. Identify incentives for planners, developers, government to control displacement
- 2. Approve policies to ensure continued affordability of housing units and the ability of residents to remain in their homes**
  - a. Policies to assist residents with home improvements
  - b. Policies for rent control
  - c. Preserve federally subsidized housing programs
  - d. Competitive rate and low down payment mortgages for those who want to live in communities that are close to amenities
- 3. Increase individuals' assets to reduce dependence on subsidized housing**
  - a. Homeownership programs
  - b. Job creation strategies and programs
- 4. Ensure that new housing-relation investments benefit current residents**
  - a. Evaluate development proposals for potential to cause displacement
- 5. Involve the community**
  - a. Allow community to provide input inot the design and redevelopment of their neighborhoods
  - b. Share available options with the community
  - c. Create organized bodies and partnerships that develop programs to mitigate gentrification

---

<sup>2</sup> Centers for Disease Control and Prevention. Health Effects of Gentrification.  
[www.cdc.gov/healthyplaces/healthtopics/gentrification.htm](http://www.cdc.gov/healthyplaces/healthtopics/gentrification.htm)