



CANNERY DISTRICT, EC

Health Impact Assessment

Cannery HIA Neighborhood Advisory Committee Meeting Minutes

L.E. Phillips Senior Center, 1616 Bellinger St

Thursday June 8th, 2017 4:30-6:00 pm

Present: Christa Cupp, Pat Perkins, Audrey Boerner, Barb Powers, Mark Mernitz, Barbara Gosch, Andrew Werthman, Carleigh Olson

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 also suggested that if there was the possibility that housing might permit smoking, that a recommendation for non-smoking housing be made. Also, the group determined that it would be important for housing to be accessible for physically disabled residents. The group also suggested that some lessons learned could be obtained from the developer of the Biscuit Lofts (this is Section 42 housing, mixed income), or developers of mixed-income housing in Minneapolis/Twin Cities.

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.

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?
 - A good level of background was provided at the meetings, and the meeting frequency was appropriate. At times, more technical details than necessary about development were shared, considering what was actually needed to evaluate health impacts
- How should the project team continue the work done by this group?
 - Update the group via email with progress on the project, “big news”, or opportunities to provide public input about the report or development
- What does ‘success’ look like for this project?
 - Represent the voices of the committee as the report is written and disseminated
 - Another HIA is conducted based on the value contributed by this process and lessons learned
- Who else should be involved before the project is complete?
 - Possibly Chippewa Valley Transit Alliance, or other active transportation advocacy groups.
 - West Central Regional Planning Commission – evaluate flood/storm water changes from development, and potential health risks

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 neighborhood¹.

THE GENTRIFICATION PROCESS		
<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 gentrification¹:

- 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 progress¹:

- 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

¹ 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 effects²

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

Action steps to minimize gentrification effects²:

- 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

² Centers for Disease Control and Prevention. Health Effects of Gentrification.
www.cdc.gov/healthyplaces/healthtopics/gentrification.htm