



Present:

Co-Chairs: Eric Hamilton, Cailey Jamison

Core Committee Members: Ross Wuennenberg, Lynn Lee, Mike Tarby, Maryann McBride, Steve Ohlson

Community: Winston Thompson, Diane Michalski Turner, Gary Tipler, Brent Pauba, Claire Myers, Courtney Lindl, Logan Wille, Melanie Wille,

Guests: Justice Castaneda, Evelyn Betts, Stefan Davidson, Beth, Bob (Commonwealth)

Absent:

Core Committee Members: Lindsay Lee, Jessica Wartenweiler,

1. Discussion of 1001-1007 Willy Street

- Commonwealth Development Intro
 - Started in the Marquette neighborhood in the 70s as a violence prevention organization based on affordable housing and economic development
 - In 2012, partnered with Meadowood neighborhood because experiencing gun violence, working with them now
 - The only concentrated low-income project is 1459 E Main Street (60 units), run by Commonwealth; we also have 2 business incubators in the neighborhood operated by Commonwealth in the neighborhood; workforce development projects with high schools
- Falconer Redevelopment at 1001-1007 Willy Street
 - Arrived at current renderings after many meetings with city staff and other neighborhood stakeholders
 - Currently there are 2 buildings (built in 1990s); this needs to remain 2 buildings due to landmarks reasons (lots of issues with rehab makes it too expensive to rehab than to redevelopment)
 - Proposal: 3 stories, 28 units across; heavy on 1 bedrooms, studios, and 2 3-bedrooms, 11 parking stalls
 - There are currently 8 units, 1 vacant because of extensive renovations needed
 - Needs to be re-zoned overall to complete this project; It is currently PD and the city wants them to zone as Neighborhood Mixed Use or TSS
 - Historic preservation statute requires 3 stories
 - Zoning allows for 4 stories
 - Commercial space will be for Commonwealth staff
 - With income restrictions, at 48% of the maximum allowed rent; the buildings are getting older, difficult to maintain with the revenue they are receiving
 - Original plan to go more aggressive on Willy Street and less aggressive on Baldwin at the Port St Vincent site – goal to get close to 40 units overall to make this work as tax credit project
 - Tough to get this done at 4% tax credit project but potentially possible; unable to do a 9% project because of timeline and smaller size of the project
- What is needed is neighborhood support for the land use application (not yet on the books with plan commission)
- Goal to break ground in early 2027; will work with current tenants on transition/relocation; commonwealth follows guidelines from state about relocation information (info about comparable locations/prices, moving resources, direct reimbursement)
- In 30 years are we going to be in the same place again with maintenance? Doing the best to build for durability.

- Will the size of the building affect the trees in Willy Street Park? Commonwealth intends to preserve the trees as much as possible

Eric moves to support the re-zoning of these parcels to TSS; Mike seconds; Cailey suggests the board attaches the previous letter from the downtown affordable housing compact and includes language about maximizing affordable housing supply in the neighborhood

6 votes for, 1 opposed