

Baker Heights New Development

Meeting Notes – 09/19/18

Speaker: Ashley Lommers-Johnson

Purpose of meeting: Gather community input on potential new development after the sale of Baker Heights.

Introductions

- Residents of EHA – Majority of attendees
- Overview
 - Review EHA investments in the Delta neighborhood, ask for feedback on four options for future development of Baker Heights property

Presentation

- *Viable Properties*
 - Converted public housing to tax credit and PBV
 - \$50 million worth of investment into Delta community through public housing conversion, new development, and renovation
- *Non-Viable Properties*
 - Baker Heights does not qualify for Choice neighborhood grant because it does not meet criteria for crime rate.
 - Delta neighborhood has lower crime rate than rest of Everett.
 - HUD has approved Baker Heights for disposition due to physical obsolescence.

Review of four possible redevelopment option (refer to maps attached):

- Option 1 (HUD Approved)
 - EHA retains area outlined in red
 - EHA develops approximately 150 new units of affordable housing (mid-rises)
 - Remaining area outline in green to be sold to highest market bidder
- Option 2
 - EHA retains area outlined in yellow
 - EHA develops approximately 140-150 units (mid-rise and townhomes)
 - Remaining area outlined in green potentially sold through negotiated sale with WSU
- Option 3
 - Area filled in pink, transferred to EHA-related entity at less than fair market value
 - EHA develops between 100-200 units (mid-rises and townhomes)
 - Remaining portion sold at public bid
- Option 4
 - EHA retains area outlined in green
 - EHA develops approximately 200 units (mid-rise and townhomes)
 - Remaining portion sold at Fair Market Value

Q & A

- Q As a neighbor close by, what about parking?
A All options meet city's parking requirements. Provide off street parking in marked areas.
- Q Concerned about on-site parking, and number of stories
A Up to 4 stories
- Q If sold to WSU, what will spaces be utilized for student housing or classroom space?
A Mostly academic. They would do master planning and future planning of campus. Have not heard about housing.
- Q What section will be 4 story building? Where will townhouse style housing be?
A In lower acres, we will have 4 story and townhouse style
A All will have apartment style buildings
A If west of Poplar and East of Fir – More townhouse style
- Q Between time of sale and EHA's partnership, what is the time period that the property will be torn down?
A Property will not be torn down until redevelopment starts
- Q Will people be in them or not?
A Hoping to sell and use other tax credit to build housing that we want to build as replacement housing and more
- Q Michael Hill – Thank you, EHA – What is affordable housing outside of BH? Cost change?
A Resident pays 30% of income and federal govt subsidizes housing (section 8). Affordable housing – not including subsidized housing, but tax credit properties serves up to certain income level. Up to 60% income level
- Q Mail carrier – When will units be vacant for post office
A Currently there are 141 vacancies. Will be vacant by end of Sept 19, 2019. We have relocated 140 households in 12 months
- Q Friendship Garden – How will we ensure garden isn't torn down? Will it be sold to park?
A It will be sold to the purchaser. We won't replace the park, we will sell it. EHA has created other garden spaces in other communities. If we don't develop that part, we will have to figure out how to move garden. Resource for community to provide interaction and food.
- Q Not allowed to subdivide lot. Look at option 1 get good sidewalks and access for wheelchairs. Have park as buffer to people paying property tax across street. Suggested Option 5 – Place a strip of park, sidewalks to make up for huge part that's sold off. Manages property: Arbor White/Right
A Ask to provide name afterwards. Won't put more than zone. Big improvement. Will have requirements for open space.
- Q How are you handling people moving out? Address vacant units.
A Trying to meet HUD agreement. We will not be filling these units up again.
- Q Option 1: How many units currently in south part?
A 48 units
- Q Where is garden located? In the southwest corner near 15th and Baker, there's a nice area where I see residents. What about moving garden to south side of red zone. Community can be near that area.
A The Community garden is being discussed.
- Q Open spaces. City requirement for open spaces. Would it be accessible to non-residents?
A Rick – Open spaces are for public – but according to the city, it depends upon how it's designed.
- Q You're selling a portion of park that includes the baseball park which has not been cleaned up. Is that going to be a problem?
A It's been surveyed by Ecology. Only few spots that needed to be cleaned.
- Q Parks and Rec are scheduled to clean up baseball field in fall. A soccer field will be placed in area owned by Parks and Rec.
A EHA has not been informed about a soccer field.
- Q Ability for long term residents to rent-to-own space they're living in after 10 years? Opportunity to building equity.

A EHA has not considered homeownership as part of replacement housing, but has considered selling Scattered Sites units to residents.

Q 80% of AMI. What would 2 bedroom apt at 80% AMI?

A 9,000 income – pay 1/3 of that

Participants were asked to go around the room and review the maps and options in order to make comments and give feedback. These comments will be compiled into a document and will be used to make recommendations to the EHA Board of Directors at the September 24, 2018 board meeting.