

HLU Committee Meeting Summary
February 28, 2024

Attendees: Art Punyko, Jack Fei, Gene Johnson, Cathy Plessner, Dave Pasiuk, Regina Purins, Deb Burns, Bill _____, Ginny Housum, Zuza Paula, Kensey Lipstreui, Tom Dietsche, Meg Grove, Mike Moore (Chair)

Guest: Mike Mulrooney, Mike's Tav on the Ave (472 Snelling Avenue – Snelling/Randolph)

1. January meeting summary approval: Jack Fei moved approval, Art Punyko seconded. Motion approved 7-0, with 1 abstention.

2. Notification of St. Patrick's Day event at Mike's Tav on the Ave. Mike Mulrooney provided voluntary notice of St. Patrick's Day weekend events at his tavern:

- Saturday, March 16 – 11AM or noon – 11PM music/DJ outdoors (in a tent)
- Sunday, March 17 – music/DJ outdoors ends at 8PM.

Committee discussion: Has anyone commented about the event after information on it was distributed to neighborhood? Response: Nothing has come to the Tavern. The phone number provided was for the City, and nothing has come through to the Tavern through that channel either.

Action item: None

3. 2024 HLU Committee workplan. The January HLU meeting summary outlined three general topics for HLU's 2024 work:

- Bringing more low/moderate income/affordable housing to Macalester Groveland
- Studying how St. Paul's rent control ordinance is operating.
- Updating the 10 Year Community Plan

Committee discussion: While all of the topics are important, Committee discussion focused on how to attract more low/moderate/affordable housing units to Macalester Groveland. See below for the draft workplan for this topic based on Committee member comments. The Committee discussed appointing a workgroup to carry out the tasks, reporting regularly to the full Committee.

Action item: None.

4. Update on MGCC staff hiring. Punyko is leading up the effort to replace departing staff Alexa Galemo and Alyssa Mitchell. He said a new executive director will likely come on board in April, probably around the time of MGCC Annual Meeting. No word yet on Mitchell's successor.

Committee discussion: The Committee observed that though the loss of both staff members is coincidental, it isn't unusual in the world of small non-profit groups. MGCC cannot count on additional funds to hire more staff, so volunteers/committee members will probably be asked to step in. In the words of one Committee member: "let's not tie up any more resources with things we should be able to handle ourselves."

Action items:

- Mike Moore will contact Mitchell to get a complete to-do list so that MGCC can stay on track with its activities and commitments as new staff are hired and trained.
- Committee members should, in the meantime, contact MGCC Board Chair Punyko (artpunyko@gmail.com), HLU Committee Chair Moore (mtmoore@iphouse.com), or mgcc@macgrove.org (Punky monitors this for now) with questions, ideas, etc.

5. Announcements: None

Meeting adjourned.

DRAFT WORKPLAN – ATTRACTING AFFORDABLE HOUSING TO MACALESTER GROVELAND

From Macalester-Groveland Community Council’s 10 Year Plan: *Macalester Groveland is treasured for its “small town feel.” Central to that dynamic are strong cores of well-maintained, pre-World War II single family homes and duplexes, bordered by apartments of varying sizes and multi-family buildings. This wide range of housing stock provides housing to an even wider range of individuals: students, young professionals, families, empty nesters, and retirees. The plan seeks to preserve the neighborhood’s unique character by encouraging upkeep, promoting intelligent development, and adopting a collaborative approach to addressing student housing needs.*

Objective 1: Educate ourselves on what it takes to attract, building, support affordable housing. Connect with builders/developers of affordable housing.			
Tasks	Due Date	HLU Comm Member Assigned	Deliverable
1.Contact Aeon Homes, Habitat for Humanity to ask: <i>What does it take for non-profit developers to build in a neighborhood? What are barriers for getting into Macalester Groveland – property costs, zoning issues, costs/supply chain of building materials, interest rates? What kinds of housing are they working on – multi-family? Single family? New construction? Renewal of existing structures?</i>		Aeon – Art Punyko HFH Phil Hartley (952)489-3470 – Punyko, using Ginny Housum’s name	Written summary
2.Draw on information already available about developing affordable housing. Read Striking the right balance to attract affordable housing Federal Reserve Bank of Minneapolis (minneapolisfed.org)		Committee members	Written summary

Objective 2: Learn about the City’s affordable housing strategies, ordinances, etc.			
Tasks	Due Date	Responsible	Deliverable
1. Contact St Paul City staff – PED, HRA, etc. to find out <i>how the City is approaching development of affordable housing. How does the City define “affordable housing?” (Recognize that property in Mac-Grove isn’t similarly valued moving from east to west.) How and why the City allows some property owners to purchase, tear down houses, and hold empty lots. What are the implications for St. Paul’s tax base? (HLU does not support development of McMansions.) How does the City support individuals (vs. corporations) seeking to build, add on, or renew older housing stock? What are the City processes individuals must navigate?</i>			Written summary
2. Identify and contact experts on the types of affordable housing that seem most likely to happen in Macalester Groveland. <i>Should we focus solely on multi-family buildings? How does renewal of aging housing stock fit in? What about starter single family homes?</i>			Written summary
3. Talk with Wards 3 and 4 council reps – Jost and Jalali. (Jost is treasurer of the Housing and Redevelopment Authority). <i>What are kinds of affordable housing they considering, supporting?</i>			Written summary
3. Talk with legislators on where the state is going with affordable housing, including discussions on the impact of out of state			Written summary

property owners. Invite Sen. Erin Murphy and Rep. Dave Pinto to HLU meetings.			
Objective 3: Prepare recommendations for update of Mac-Grove's 10 Community Plan.			
Task	Due Date	Responsible	Deliverable
1. Look at current 10 Year Community Plan language – has aspirational language that might be helpful for this workplan. <i>Can we make this happen in Macalester Groveland? How can we work with the community to preserve Macalester Groveland's stock of affordable single family homes and multi-family properties?</i>		Committee members	Written summary, conclusions
2. Ask City of St. Paul's Housing and Economic Development officials, staff to address HLU questions? Striking the right balance to attract affordable housing Federal Reserve Bank of Minneapolis (minneapolisfed.org)			Written summary