

Santa Clara Community Organization
Executive Board meeting
July 2, 2020 (via Zoom)

The meeting was called to order at 7:06 p.m. by the chair, Kate Perle. Others attending included board members Jerry Finigan, George Price, Dawn Lesley, Anne Vaughn, and Tim Foelker. Also in attendance was Gary Wildish, Carey Hilbert, Rene Kane of HRNI, and Dan Bryant from Square One Village. Tim moved the minutes from the June 4th meeting be approved with the correction of the spelling of Wilkes Dr. and the spelling of Dawn Lesley's name. Dawn seconded. Motion passed.

Kate introduced Dan Bryant with Square One Villages. He said this concept has been around for seven years, beginning with Opportunity Village. These are more sleeping cabins than truly small homes and that 60% transition out to actual homes. This began with a partnership with Homes For Good six years ago and that resulted in Emerald Village in the Whiteaker neighborhood in 2016. These are 22 tiny homes of 160 to 320 square feet, mostly singles. Residents pay their own way at between \$250 and \$350 a month. The goal is to not just build homes, but to build communities. Currently a project is under way in Cottage Grove of 13 of these homes. It is hoped the next project will be in Santa Clara on land currently owned by Peace Presbyterian Church. These would be slightly larger buildings than in Emerald Village involving two separate co-ops and 36 structures. Each coop would own the buildings and will collect rent between \$600 to \$700 per month. The funding will be done through grants and rents collected.

Q & A:

- Gary: I toured Emerald Village and it's very impressive. It also allows people to build equity giving them an eventual leg-up. Dan said that, due to pandemic restriction, tours have been suspended. It might be possible to figure out an exception.
- George: Tell us about some of the challenges you deal with. Dan: funding is always an issue and finding appropriate grants. Also, sometimes residents are not always ideal so neighbors might be bothered, though the co-op can vote people in non-compliance "off the island". Long term sustainability may be an issue. George: how do the villages affect surrounding home values? Dan: due to the small footprints home values in the villages are actually higher. The concern that the village might be a concern of neighbors often is taken into account by villagers. There have sometimes been a suggestion that people living in the community might be given priority when applications are made. George asked what data might be available about the affect on real estate values – there may need to be some research done on this.
- Gary: was surprised about the pride of ownership at Emerald Village. Rick Duncan might be a good resource when it comes to impact of real estate values.
- Dawn: How are people selected? Dan: There is an in-depth interview of applicants and it is necessary that anyone selected is able to pay the rents. There is a requirement that residents commit to at least 10 hours a month to participate in the co-op. Currently it is thought that the building of the village might be a good opportunity to involve ten to twelve young adults in the construction to give them usable skills. 15th night is being approached with this idea.
- Kate: Applicants pledge sweat equity- how is this monitored: Dan: The coop monitors this and polices the requirements. A couple are put in a different queue for larger units. Kate: How is there assurance the unit holds its value over time? Dan: The value is

predetermined and there is a cap on inflation. When sold, the unit is sold back to the coop. Kate: Is there a way to assure diversity of population? Dan: not formally but diversity is strived for. The guideline is that applicants have 60% of the average area income. Emerald Village tends to have an older population. Future projects will strive for more 2-bedroom units to attract younger families.

- Carey: It appears that these might be modeled after Habitat for Humanity. She said she came to the first meeting of SCCO when St. Vincent's, partnering with LTD, was proposing the car-camping on the Hunsaker LTD site and she was quite disappointed by the community reaction. Does the co-op inventory and access the skills of its residents to maintain the project? Dan: There have been very good community involvement and the co-op takes advantage of the skills residents might have.

- Tim: Likes the project and wonders how change of ownership works. Does the co-op have a revenue base to buy back units when people move out? Dan: yes, there is a co-op fee and part of the rent goes back to the co-op to maintain a general fund. It is the goal to get to a point where people moving out have equity as a nest egg to elevate into a traditional housing situation.

In response to Dan's earlier request to find about why the St. Vinnie's project was rejected by the community, Kate summarized what was proposed and the negative crowd that appeared in response. Jerry opined that one major problem was the image the homeless had been branded with because of the illegal camping in the area. Tim said that the image was more pervasive and that it generally was that homelessness co-existed with criminality. Ann said this proposal is impressive and as it moved forward, communication is the key – there must be a variety of communications channels engaged. Tim suggested that using other community resources might be networked. Gary agreed with Ann that we might expect push-back: St. Vinnie's and LTD made a number of mistakes in proposing this to the community. Rene asked if there will be a land use community hearing on this and Dan responded that the area is zone R-1 and doesn't expect any hearing on zoning, though there might be others regarding design standards or variances for the low-income units. Kate said that with the St. Vinnie's proposal, the vetting seemed to be the stumbling block. People must understand that poverty is not a communicable disease. Dawn said that we will need to be an ambassador for this project, especially in getting information out. Kate suggested using the SCCO website to stream a virtual tour of Emerald Village. Dan responded that there are a number of media products out about this and maybe it might be possible to set up a local presentation. There is plenty of time as this is in the early stages and he doesn't expect the project to start until spring of 2022. Dawn opined that it is never too early to begin educating people. Tim asked if this kind of project was anticipated in the RRSC Neighborhood Plan and if there were any obstacles that might be inadvertently there. Dawn suggested that Dan review the land use part of the Neighborhood Plan to make sure there isn't anything there to make his job harder. Jerry asked when the public might be getting involved and Dan said possibly the fall of 2021 when plans are submitted to the City. We might try to assure this is not a surprise to the community if the proposal makes it to the newspaper. Ann said we should not wait until a developer/community meeting is set up. People should not be caught be surprise. Dawn said that we might involve other community groups in Santa Clara to get the word out. Either Dan or SCCO might do this.

This presentation ended at 8:14. Kate thanked Dan for his patience with us.

Diversity/Inclusion Statement: As Gary Wildish needed to leave the meeting, there was some discussion if there was a quorum for a general meeting. Rene said there wasn't but that if this was an Executive Board meeting, there was still a quorum of the Board. The Board could adopt it and refer it to the public for a vote at a future general meeting. Dawn moved that the proposed diversity-inclusion statement be accepted at written, Tim seconded. Rene said she liked the statement as it was a strong statement and was succinctly expressed. The vote was taken, the motion was passed unanimously. Tim said that as you look at the statement it really tends to be an anti-discrimination statement. Dawn suggested that when we present it to the public later the title could be changed.

Dawn moved the statement in response to the recent police killings be accepted as written. Kate seconded. Motion passed unanimously.

Communications/reports:

- Jerry suggested that the group be given the update from Mark Kosmos as to the progress of the planning of the Santa Clara Community Park. Kate said she would forward his e-mail to the group.
- Kate reminded of the neighborhood/applicant meeting via Zoom on July 8 regarding dividing a property on Wilkes Drive.
- Jerry said the NLC is involved with a number of initiatives that is requiring our input from boards and there doesn't seem to be enough space to do that. It was agreed he would send out the NLC minutes to the Board for perusal and comment; along with a City homeless policy that was adopted by the NLC.
- Dawn reported that the phone set up for community response to the pandemic (bat-phone) has been silent. The earlier request for help in dealing with a problem property on Scottsdale is still pending and it is not clear how the County responds to these complaints. Tim asked if it might be possible to get some clarification. Dawn said she would try to bird-dog this with the County to try to find out who we might send a letter to.

meeting was adjourned at 8:37 p.m.

submitted,
Jerry Finigan, sec.