

Name of Group: Neighborhoods

Meeting Date: November 15, 2021

Meeting Time: 6PM

Meeting Location: Zoom

Members Present: Lisa Miller, Keagan Sacripanti, Karen Lado, Laura Biediger, Rebecca Winders, Ashley Robbins, Erin Durkin, Jess Brandes, Jeymi Dubon, Felipe Blue, Dian Wilson, Chanetha McCabe, Marissa Mortiboy (members absent: Dionne Hines, Michael Stock)

Adopted Group Agreements

- Come to the discussion with an open mind and heart
- Show up and be present in their own commitment/capacity whatever way you are most comfortable (cameras on or off, speaking up or adding things to the chat, everyone is different)
- Be able to see, support and respect one another's point of view, respect and honor our differences, and create an open safe space.
- Understand that we each bring individual experiences and perspectives, don't make assumptions based on the different identities people bring to the space (young people, elders, people of color, etc.)
- Make space for each person to participate, for self-reflection and collective reflection
- Step up and step down when needed.
- Be transparent, share power, and work towards building trust
- Be bold together and think generationally and creatively
- Focus on what's possible, what are the opportunities - as opposed to jumping to the risks and what can't be done
- Respond to and engage with what individuals are saying so they feel heard, write down and consider all ideas, even if they don't all make it into the final plan
- Respect everyone's time and provide the opportunity, tools, and resources to be successful
- Provide meeting notes, agendas, and intended outcomes for people to reflect on outside of the meetings.
- Strive to make meetings and engagement as accessible as possible.

Info and Updates from Staff

- Reminder we're working towards making the [Community Goals and Objectives](#) a reality
- Here are some existing barriers and example possible policies brainstormed by to help get us thinking about policy ideas
 - Existing Barriers:
 - These housing types are either not allowed or have significant regulatory barriers: Supportive housing, SROs, small homes, cooperative housing, and co-living options etc.

- Most of our existing zoning districts are single use/single density which segregate uses and housing types (RS-20 – large lot SF residential – so much of the County zoned this)
- Possible Policies:
 - Reduce policy and regulatory barriers and disincentives to supportive housing options (SROs) that provide options for residents to move out of houselessness.
 - Proposals for new development should include an assessment of where daily needs are located compared to a proposed use or development.
 - Allow or require that different types of housing are included in a single neighborhood to create options for people with different needs (accessible single/ground floor units, units with more bedrooms for larger families, lots of levels of density SF to small MF, small housing options)

SRO: Single Room Occupancy¹; limited to number of unrelated persons per structure (NC Building Code), special use permit needed to exceed limit as boarding house/rooming house (which is a deterrent to building SROs - increases risk to developer of disapproval, increases cost and time)

Policy Brainstorming Discussion

- Distinction between what is allowed and what actually gets built
- Thinking about renters as well as homeowners, particularly low and moderate income renters
- Impacts of the comprehensive plan
 - What are planning commission/elected officials looking at to evaluate a development proposal? They are required to consider comprehensive plan
 - What policies can we put in place to change the UDO?
 - What programs can we work with city/county to develop around?
- Minneapolis 2040 comprehensive plan as model for Durham
 - <https://minneapolis2040.com/policies/access-to-housing/>
 - <https://minneapolis2040.com/policies/affordable-housing-production-and-preservation/>
- We want to be drawing directly from goals and objectives, but goals and objectives are interconnected - we can start with one but do not have to; might work to look at individual problems and develop policy solutions and then plug them into the goals since multiple goals/objectives will apply

¹ <https://files.hudexchange.info/resources/documents/Understanding-SRO.pdf>

- Connection between what residents tell us, what we think will address it, and whether that's feasible - we do not want to let feasibility discourage creativity, but need to be aware of barriers; staff will try to bring information about barriers as we go; next step (instead of thinking about feasibility) can be thinking about the specifics of what to present
- Starting with Minneapolis/not reinventing the wheel - adapting what others have done to what feedback we have received in Durham - looking at their housing and complete neighborhoods goals to see how their policies line up with our plan and goals, while making sure to respond to community feedback informing our goals
- Operationalizing equity commitment, including as part of process; creating metrics to measure and address equity