

## Mixed Income Housing

THE APARTMENTS ON EAST MAIN - Home Leasing, Hillside, City & EMMA presentations 3.8.16 at RGRTA Conference Room

### Comments - *Mixed Income Housing*

***Based on what you have learned this evening, what opportunities does this housing development present to you?***

#### ***Group 1 Responses***

Secondary development inspired by project

Opportunity to attract city attention

Opportunity for buttressing current neighborhood businesses

Opportunity for lower income families in the city to live in high quality housing

Brings jobs to neighborhood - local builders - jobs w/ housing (maintenance, etc)

2 eyesore properties gone

Keeping local HFA mental health clinic

#### ***Group 3 responses***

Streetscape would slow traffic but still accessible for bus; new possibility for transportation

Job opportunities

"Don't see any."

Kick start businesses

Lead free, clean, accessible housing

#### ***Group 4 Responses***

Placement for persons with disabilities to live on their own

Could be a good anchor and example for future development

Keeps residential character intact & doesn't displace residents

Neighborhoods will feel safer

Jobs

Affordable housing for residents

1 BR apartments are 1st step to buying home

Mix of types of people: seniors, persons with developmental disabilities, a cross section
Opportunities to educate residents about homeownership
<b>Group 5 Responses</b>
Opportunities to build community
Beautification
Business uplifting; new
Use of old building is better than current use
Reputable/ trustworthy management
Responsiveness with parking and building size
<b>Group 6 Responses</b>
Spur more development on East Main
Streetscapes, building facades, more pedestrian friendly
Accessible and ADA compliant
Increased community leverage & voice; investment
Opportunity to improve the aesthetics fo E. Main IF the building looked different; better fit
<b>Based on what you have learnd this evening, what concerns do you have about this project?</b>
<b>Group 1 Responses</b>
Does this address crime?
More crime?
More RPD presence?
Increased loitering in front or on porches?
Enough parking on site?
Bus stop in front of building?
True community space or just resident space?
Traffic increase (more traffic lights?)
More cutting through neighborhood to reach E. Main?
Don't need more low income/affordable housing - need more high end
Need investment in blighted housing & keep it affordable
Noise

**Group 2 Responses (consisting of EMMA and N. Winton residents)**

What will be seen from Breck Street?

Nothing provided for services - lacking neighborhood

Cedarwood Terrace started with DD and Sr. population; tenants changed as management changed

Not family friendly

Renters do not contribute to stable community - homeowners do

What benefit is there for current residents? Need \$ to fix houses in EMMA

Why not townhomes or homes in line with single homes?

Need details, not "sales pitch"

57 units of 1 BR is too many

Cost \$17MM - approximately \$293,000 per apt.

Million \$s with no quality of life improvement

Working folks

Future Development:

Park, places for children and kids to play

Request that Home Leasing and Hillside meet only with EMMA residents with details

**Group 3 Responses**

Increased traffic and less parking for homeowners

Only 1 clean house on Main Street

Retirement seems bleak

Transportation

Looked at income taxation jobs

Concern for safety needs

Another traffic light?

Increase property value (ours keeps going down and even if you upgrade it not enough to cover what you have spent

Property just reassessed and my property taxes went up

Future tax increases for residents

Still putting poor people in the same neighborhood

Expand mixed income in the future (right now I would not be eligible)

Proper programs to create a balance within the community to make it work

**Group 4 Responses**

Will the project be managed and maintained properly? (security, upkeep, resident issues?)

Making sure this is a catalyst for further development

Will existing residents accept the new development?
What about existing homeowners and need to improve existing single family homes?
<b>Group 5 Responses</b>
Adequate parking?
Size of parcel may create physical barrier/divide
Mobility from Breck Street?
Long term reliability of residents.
Openness v. security
Will amenities be open to local residents - community erosion if not.
<b>Group 6 Responses</b>
Unsure about other opportunities because need more details - not enough details tonight
Does not want to see further development of E. Main following this
What will happen to existing vacant lots?
Will housing be permanently affordable?
What incentive will there be to keep it affordable in 30 years?
Is Home Leasing open to keeping it affordable?
The breakdown (cost v. bedrooms) of rental units does not fit the need of current residents
Too car-centric
<b>As revitalization occurs over the next several years, what do you recommend as your top 2 development projects?</b>
<b>Group 1 Responses</b>
Increase local jobs
Remediation of vacant/dilapidated homes
Hold existing homeowners and landlords accountable
Long term plan for Brownfield site
Park / Green space
Anchors at edges of neighborhood
<b>Group 3 Responses</b>
More neighborhood amenities - laundramat, healthy food stores
Fedder Building needs a make over (eyesore) - tear down or repurpose

Take new and old buildings and turn them into future homes or businesses
Perk up Main St. - live and work
Urban rooftop farming
Community gardens
Community solar
Explore solar on toxic sites turning into potential energy sources
Economic development
Webster Ave street repair
Pedestrian walk ways
Bird cage libraries
Crime - public safety a continuing concern
Want more single homes
Clean up properties to increase property value
Kick start businesses
<b>Group 4 responses</b>
Owner occupied grants or long term tenants
Enforcement of laws against landlords
Beautification - trees and gardens
Push for more economic development
<b>Group 6 responses</b>
Focused investment strategy for rehabbing single family homes
Bringing businesses to vacant industrial properties
Improving Main St. Streetscape - cycling infrastructure, public art, pedestrian level lighting, landscaping