

Weinland Park Community Civic Association
Housing Committee
Summary of Meeting of May 14, 2018

Attendance:

Laura Bidwa, co-chair	Diane Dixon	Sean Knoppe
Sean Storey, co-chair	Erin Prosser	Chris Micciche
Matt Adair, co-chair	Amy Elbaor	Marque Majors
CJ Hodge	Derek Elbaor	Michael Nelligan
Evelyn Van Til	Tanya Long	Steve Sterrett

Laura Bidwa, co-chair of the committee, called the meeting to order at 6 p.m. at Godman Guild Association. The people in attendance introduced themselves.

Mural. Ms. Bidwa showed a photograph of the mural on the side of the building on North Fourth Street near East 11th Avenue that was taken by the developer who may demolish the building. The mural was painted in 2008 when Barack Obama was running for president. Ms. Bidwa has the high-resolution photograph on a CD. Committee members suggested sharing the files with someone at Weinland Park Elementary School, the University District Organization for its archives, and those who could add it to the civic association's website and Facebook page. It was also suggested that Wagenbrenner Development be asked to similarly document the graffiti and other paintings in the former Rice Paddy buildings.

Wagenbrenner. Ms. Bidwa reported on a conversation with Steve Bollinger of Wagenbrenner Development. Mr. Bollinger said renovation work on the four-unit building at 1446 N. Sixth Avenue has begun. Work on the two other four-unit buildings at 1375 N. Fifth and 1400 Hamlet will follow. Mr. Bollinger also said Wagenbrenner hopes to break ground on construction of additional single-family homes along the west side of North Grant Avenue in the next week to 10 days. The committee discussed the green space along North Grant Avenue that Wagenbrenner has proposed as a park. Several committee members urged that the green space be used for a playground. One committee member suggested a traffic light should be considered for the intersection of North Grant Avenue and East Fifth Avenue due to the increased vehicular traffic.

Rice Paddy. Evelyn Van Til said Wagenbrenner Development is soliciting comments through Instagram on the potential uses for the Rice Paddy buildings. One resident suggested that parking needs to be considered for any redevelopment. One suggestion for reuse of the property was for a restaurant. Ms. Bidwa said she will ask Mr. Bollinger for additional information about the Rice Paddy property that can be shared at the Housing Committee meeting in June.

Hometeam. Michael Nelligan reported the city has imposed a new 15-day deadline for Hometeam Properties to take action to rectify its illegal expansion of a parking lot behind Lantern Square Apartments. Some of the illegal blacktop has been removed, but no new landscaping has been added.

New officers. Ms. Bidwa said the civic association elected new officers at its April meeting. Omar Elhagmusa was elected president, Ms. Bidwa as vice president, and Lydia Yoder as secretary. To help give direction to the civic association's new officers, Ms. Bidwa distributed paper to committee members, asking them to write down a main reason why they don't attend the civic association's monthly meetings (if they don't) and to express their idea of what the best civic association might be. Ms. Bidwa also announced the civic association won't meet on May 23, but she encouraged committee members to attend the Weinland Park Elementary School PTO's fundraising dance that evening from 6 to 8 p.m. at the school.

Move meeting date. Ms. Bidwa suggested moving the monthly meeting date of the Housing Committee to the first Tuesday of the month, starting in June. Committee members agreed. The next meeting will be Tuesday, June 5.

D&J property. Ms. Bidwa reported an update on the former D&J Carryout property from Chad Ketler, president of Community Properties of Ohio. As a result of meeting with the Housing Committee in April, Mr. Ketler contacted John Edgar of Community Development for All People, which runs a fresh-food-oriented convenience store on the South Side, to discuss a fresh food option. The condition of the building is challenging with roof problems, mold and other problems. Mr. Ketler said CPO needs a partner to redevelop the property. Among the suggested uses was a coin-operated laundry, which had a lot of support from the committee. Childcare also was a suggested use. Mr. Ketler expressed a willingness to come back to a Housing Committee meeting to discuss the property further. The timing of his appearance will be announced in a future agenda.

NRP homes. Ms. Bidwa explained the Housing Committee's previous discussions of the opportunity for tenants to buy The NRP Group's lease-to-purchase houses at the end of the 15-year tax credit financing period in 2027. She emphasized that these discussions should include the families living in the NRP houses, several of whom were in attendance at the meeting. It was pointed out that there is a wide range of income levels among NRP tenants, meaning that different families may have different needs and priorities regarding purchasing the homes. One NRP resident said it would be helpful to know if The NRP Group will maintain the houses through 2027 and replace items such as water heaters that will reach the end of their expected functional lives at the time the homes go up for sale. Another question is whether the rents can continue to rise or whether the caps on rents can increase – rents have been unpredictable in recent years. Will residents be able to continue to afford the rent in the later years of the

financing? Will families have difficulty with a down payment at the end of 15 years? What will the market valuation of these houses be in 2027? The suggestion was made that one-on-one financial counseling (beyond what has been available in a workshop format from OSU Extension) would be very valuable to families who might not have experience with longer-range financial planning.

Ms. Bidwa suggested that Erin Prosser and Steve Sterrett meet with the committee co-chairs to determine who can be convened from the City of Columbus and other stakeholders to discuss lease-to-purchase houses citywide, as some solutions may require a larger group than just Weinland Park's 40 homes. Diane Dixon and CJ Hodge expressed concern that some of the children of NRP families are playing in the street and damaging property. They also expressed concern with the leasing of the houses beyond the first 15 years. Ms. Prosser noted that Susan Colbert has a role as an advocate for The NRP Group's residents under the tax-credit financing.

Duplexes. Ms. Prosser said Campus Partners has six duplexes in its Weinland Park real estate portfolio. She distributed a matrix for the committee to use to help keep track of its discussion of opportunities for the use of these duplexes. The matrix is a grid that includes the different ideas that have been raised for use of the duplexes and a number of different benefits that each idea might provide. The proposed ideas for the duplexes will be discussed at the next meeting of the Housing Committee. Ms. Bidwa noted Campus Partners' research on the potential renovation costs and rental projections is available to anyone upon request.

Matt Adair asked to discuss an Air B&B in the neighborhood at the June meeting.

Laura Bidwa adjourned the meeting at 7:30 p.m.

Summary prepared by Steve Sterrett.