

LNA Housing Committee Meeting

04/03/2024

Present: Michael Nelson, Sarah Linnes-Robinson, Bryce Pier, Tiffany

Group discussed the future of the garden properties, focusing on the Corner Gardens & Rain Gardens.

Group reviewed the JamBoard document and noted that we had missed a few months' progress due to project development meetings.

Initial thought was to proceed with discussing how to approach the gardeners of the Corner Gardens to see if they were interested in assuming responsibility for the parcel.

- It was noted that this garden does not have a strong core group like the Pleasant Avenue Gardens
- It was noted that at this time, there are no 'gardeners' as the call for gardeners was just released.
- It is believed that there is not a core group to take on the responsibility of the garden and that a new non-profit would need to be formed, and that non-profit would then have to cover the taxes, insurance and other associated costs.
- It was noted that the Environment Committee has already agreed in principle that these properties could discontinue as community gardens.
- The gardeners from the Corner Garden could be moved to the Pillsbury site, especially if funds are received through grants this year to expand the gardening space at Pillsbury..
- Any situation where LNA remains owner of the property would result in a small ROI and would not be worth the effort to package a deal.
- Local land trust is currently not building anything new, only rehabbing properties.

Regarding the Rain Garden property, LNA has continued to have encampments on the property and has become a management issue.

The group recommends the following:

1. This committee begins to create a plan to develop both the Corner Garden and the Rain Garden as it's not believed that LNA should be a long term property holder of these parcels.
 - a. Until the property is developed, it can either be under contract by SAFI or other small community garden group.
2. The environment committee should begin to develop a long-range plan for the remaining garden sites and determine how to sustainably run these parcels prior to the easements expiring.
3. Project director to do the following:
 - a. Reach out to small property developers to gauge interest in these parcels
 - b. Reach out to the 3rd property owner at 30th and Pleasant and ask him to notify LNA if and when they might consider selling the property.
 - c. Research if these properties can be developed while the 2040 plan is on hold

- d. Research the steps and timing to remove the conservation easement on the Raingarden, as LNA would likely want to sell it with the easement removed, as it will bring more money and also be developable.
4. The housing committee will begin to develop a framework as to priorities LNA would like to see as the property is developed, and if we are willing to sell cheaply if affordable housing could be developed on the site.
- a. Site could be sold to Habitat for Humanity
 - b. Maybe a non-profit developer?
 - c. Do we priorities super energy efficient development?
 - d. Do we have enough affordable housing this area and it should be market rate?
 - e. Do we ask for it to include parking?