

## Development Activities Meeting Report (Version: 4/18/2019)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: Rose Street Apartments (21 Rose)	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Hill Community Development Corporation, Residents, Rose Street Ventres, LP, R Kendall Development, PHDC, Property Owner, Department of City Planning,
Meeting Location: Hill CDC Zoom	
Date: 08/12/2021	
Meeting Start Time: 05:30 PM	
Applicant:	Approx. Number of Attendees: 51

### How did the meeting inform the community about the development project?

*Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.*

Diverse quality housing option ownership within the Hill District. Six new construction, mixed-income, for-sale townhouse development. Public/private development partnership. Acquire 5 URA-owned parcels with MWBE involvement across development. Open floor plan with cultural design incorporation. The affordable units (2) will be within the development. 3-bedroom, three-bath, rear access with front parking pad. Seeking approval for exterior side setback, Subdivision of a lot being built. This precedes a Zoning Board of Adjustment Meeting for the New construction of single-family townhomes.

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
What's the asking price? What's the proposed dates of occupation?	Between 350-375,000 dollars for market-rate units. With additional funding will be listed for under 200,000 dollars. the URA requires this with their funding. URA assistance programs will provide additional subsidies.
How much are the units? Market vs Affordable?	
Why do you think it's so important to provide market rate housing in the Hill?	It is important to have diverse housing that can support local businesses. We
What is the significance for providing four luxury homes and two affordable homes?	I would not categorize them as luxury homes, but quality homes. Current Hill residents are already interested in potentially purchasing from this development.

Questions and Comments from Attendees	Responses from Applicants
Why is it important that you are not displacing people NOW, even though you are aware that Hill residents were displaced and the neighborhood has seen huge neglect over the years?	These were vacant parcels and we are attracting new resident, potentially.
Is this a Union signatory project?	Will have prevailing wages associated with it. I am not up to date on my union laws.
Is this going to raise the taxes on the surrounding Rose Street home owners? this is not going to help us.	Given the proximity to Downtown and other areas it will affect property values. However, it will increase over time with new/redevelopment. There are many other factors that will determine property values.
Where do we sign up to see if qualified for affordable	You can utilize the Hill CDC programs. The AMI determines
The displacement happened decades ago! Prior to gentrification how many homes sold in the lower Hill for 350 thousand dollars? Just who are you trying to attract to the Hill District? Economics and property taxes increase for the neighbors in the area... So what happens to those who were there before these homes were built? Sounds like you could care less... respectfully! My grandmother is currently a lifelong resident of the Hill and can not afford a home at this market rate! She above many deserve an affordable option!	This project is geared toward African American professionals that can afford to live here. This site is for the current residents that can afford it.
	the Hill CDC works with almost all developments in the neighborhood to implement the Greater Hill District Master Plan. We have initiatives in place to do so such as Hill District 100 and MBE Maximization. However, as you, Stefan and Justin are all aware, the Hill CDC does not take a position of support on a project UNTIL it has received community support by completing the DRP process.
Thanks everyone. I appreciate and respect this process!	

**Other Notes**

The Project has received a B-grade (83%) from the Hill Development Review Panel (DRP). Please review the Hill Community Development Corporation (CDC) Letter for additional comments from stakeholders for this project.

**Planner completing report: Ose Akinlotan, Senior Planner**