

MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMISSION

Zoom Meeting

May 21, 2021 / 8:00 a.m.

Meeting Minutes

Members in Attendance: Vauhxx Booker, Lisa Abbott, Deborah Myerson, Cathi Crabtree, Will Smith, Doris Sims, Sarah Cahillane, Mary Morgan, Chris Cockerham

Others Present: Byron Turner, Jana Perea, Dave Warren, Peter Iverson (County Council), Penny Githens (County Commissioner)

Call to Order

The meeting was called to order at 8:01 a.m.

Review meeting notes from April 16, 2021. Motion to approve the minutes. Motion carried.

New Business

Guest speaker Jana Perea, a local architect, attended the meeting to talk about the development of tiny homes. Ms. Perea showed the legal camping solution in Eugene, Oregon, called Safe Spot. It includes portable toilets, trash service, and water taps. She noted that it is illegal to camp in Bloomington. Eugene's Outreach Handbook is a how-to guide on creating a place where homeless people can be while they work through their homelessness. Conestoga huts are insulated and have lockable doors so they can be used in inclement weather and secure belongings. Ms. Perea's group have acquired the building plans and they cost about \$2500/unit to build. The City Eugene negotiated a whole set of rules that can be found on their website. They are building them into villages and can include on-site food services and counseling services. Information can be found at <https://communitysupportedshelters.org>.

Moving up another step is tiny houses, such as was done in Opportunity Village. It has 30 units on 1 acre. They cost about \$6,000/unit. The target population is 0-20 AMI. The funding is about half public and half private funds. The Village is governed by a manual (available on the City of Eugene's website).

Emerald Village is another step up and is under construction now. It is part of the city rather than set up outside of town. It includes larger units (22/acre). The rents are \$200-\$300/month for 15-30% AMI households. Land is held in a community trust that was donated by the city. Limited equity coop governance which means the members own the housing. Community First! in Austin, Texas is one of the models of a tiny home used by the community when considering this housing development. Austin's

development is out in the country and is sponsored by Mobile Loaves and Fishes which began as a food truck that served the homeless.

Bloomington Cooperative Village's vision is an integrated community of tiny homes. Ms. Pereau is working with some people interested in tiny homes and IU CRE to consider housing affordability in a project such as this.

A Commissioner asked how the villages are managed. Ms. Pereau explained the manual for self-governance outlines the rules oversight is by the residence council. It was noted that this may not work for a segment of the homeless population. It is about learning to live cooperatively. It is a delicate line to walk, but it is something that can be negotiated by the residents themselves. It is a living document and can be adjusted to fit the community.

Paired Working Group Updates:

- David/Mary – one of thing that we need to factor into the timeliness is the work coming out of the Community Foundation/United Way work. There is some question about the timing of the release of the report.
- Lisa/Chris – scheduling a time to meet with the County Plan Commission.
- Doris/Mary – attended the ROI webinar this week on Residential TIF.
- David/Vauhxx – worked on a template draft to look at the market for outreach which includes fellow boards and commissions for the county. Working on this month.
- Sarah – participating in the map & gap committee. One of the biggest gaps in the community is wrap around case management that is easily accessible. Thursday at 1 p.m. on zoom.
- Cathi – Plugged book The Book on Ending Homelessness. Working on a final report for the report on Thursday.

June meeting needs to be rescheduled so the meeting will be on June 11th. The State changed the rules on virtual meetings. Will reviewed the policy. See attached. Motion to approve. Motion carried. Commission discussed an RSVP system.

Motion to adjourn.

Next meeting: June 11, 2021 at 8 a.m.