

## Spruce Hill Community Association (SHCA) Annual Meeting and Elections

November 12, 2019 - 7:30 pm

### Board Attendance

**Present:** Evan Johnstone; Sylvia Hamerman-Brown; Andrew Richman; Leslie Medley; Veronica Alvarez; Tyree Carr II; Vicki Lewis-McGarvey; Richard Moore; Ken Steif; Monica Calkins; Abigail Su; Eric Santoro; Craig Santoro; Barry Grossbach; Laura Line; Libby Rosof; Jon Potter; Richard Guffanti; Alexa Bosse

**Absent:** Al Suh; Julie Bush; Roseann Liu;

**Guests:** Jamie Gauthier (Councilmember-elect); Jamie Vann;

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### Meeting Minutes

#### Jamie Gauthier (Councilmember-elect, 3<sup>rd</sup> District)

Councilmember-elect Gauthier outlined a few areas of focus for her upcoming terms:

1. Zoning/Inclusionary Zoning
2. Preservation
3. Poverty
4. Education

#### Zoning

- Re-mapping of several neighborhoods in the district
- There are large swaths of the district where zoning doesn't make sense, like the development at 51<sup>st</sup> & Baltimore
- Zoning should be done with equity and affordability in mind
- Historic District in this community
- Vacant land and properties represent a key opportunity to develop affordable housing, with the help of Community Development corporations

#### Inclusionary Zoning

- Current process allows for density bonus via addition of affordable housing or paying into Housing Trust Fund
- The councilmember-elect would like to see mandatory inclusionary zoning

#### Preservation

- Councilmember-elect Gauthier believes preservation will have an impact on maintaining affordable housing, and will help renters who are struggling
- She plans to create a position within her office to address these issues, Director of Equitable Development

#### Poverty

- The 3<sup>rd</sup> district has a 36% poverty rate, which is higher than the city rate
- Ms. Gauthier wants to increase employment in the community, and improve neighborhood business corridors, particularly Woodland Avenue and 52<sup>nd</sup> Street

#### Education

- The goal is to increase investment in schools through call on businesses to invest

### Question & Answer Period for Jamie Gauthier

1. There was a question regarding Penn's development of People's Park at 40<sup>th</sup> & Locust Streets, to which Ms. Gauthier responded, not all open lots need to be developed into buildings.
2. To a question regarding a new bill on eviction, high rents and protections for renters, Ms. Gauthier replied that she would like to see a "good cause" bill cover more renters. The current law prevents an owner or landlord from issuing a lease termination or non-renewal notice without first showing a "Good Cause" reason why the lease should be terminated. The law applies to leases less than one year, including leases that convert to shorter time frames such as month to month.
3. In answer to a question about whether she supported the city council vote to support a moratorium on sheriff sales, Ms. Gauthier replied, "yes, absolutely".
4. In answer to a question regarding increased trash and noise, Ms. Gauthier noted that being a renter does not mean someone is not a part of the community. Ms. Gauthier said she would advocate for family friendly building units.
5. When asked about how to crack down on landlords who are not good actors, and not responsive to complaints, Ms. Gauthier said it would be important to identify those landlords and work L&I to bring them into compliance
6. Ms. Gauthier was asked about unregulated auto-related businesses, and she responded that this was something she would look in to.
7. Asked about the development at 51<sup>st</sup> & Baltimore, she responded that she is impressed by the organization of the group that is putting pressure on the developer.

### Treasurer's Report

Andrew Richman, SHCA Treasurer presented a 2019 financial report for SHCA.

### Education Committee

Laura Line presented an update on PAS outdoor space projects.

### Zoning Committee

Barry Grossbach presented an overview of current addresses/locations before the zoning committee.

### Election of Board Members and Officers

Jamie Vann introduced current Board members and Officers who were asked to stand for recognition, along with the new board members: Chris Bole, Emily Dowdall, Rebecca Geller-Puchasky and Sugirtha Stathis.