

MAPP Housing Workgroup Meeting
 Tuesday, January 9, 2024 1:00 – 2:30pm
 Via In-Person & Zoom

Present In-Person: Lorne Carroll, Karin Marks, Hannah Gustafson, Ryan Foster, Sherry Stead, Brian Partridge, Jane Dunn, Katie Gavanus, Brandy McGee, Nona Safra, Fred, Penelope Haas
 Present via Zoom: Mary, Foot
 Notetaker: Mary

TIME	TOPIC	DISCUSSION	ACTION
1:00-1:20	Welcome & Intros	<ul style="list-style-type: none"> - Brian Partridge: Representing Kachemak Bay College as psych professor. Also a part of MAPP Steering Committee. Brian is also a landlord just outside of Homer and on the board for local community mental health where houselessness is big topic. - Katie Gavanus: Works for Center for Alaskan Coastal Studies where there are a lot of seasonal employees. Housing is the biggest barrier to hiring and growing the program. Katie also just went through the process to find housing for her family. Interested in this place and the land and how housing can exist and sustain us. - Ryan Foster: City Planner. There is a lot going on related to planning and development. Comp Plan (will talk about later), zoning and construction permits, etc. Ryan was also a part of the Homer Housing Event last March where they started talking about this topic. - Karin Marks: Economic Development Advisory commission. Also a part of the Homer Housing committee in March. There are many interactions between housing and economics i.e., a lot of economic issues have to do with housing availability. Interested in community attitudes related to alternative types of housing - Jane Dunn: On the Homer Housing committee for the event in March. Works for Choosing Our Roots which deals with housing for LGBTQ+ for Kenai Peninsula. Involved with other peninsula wide housing organizations as well. - Lorne Carroll: State Public Health Nurse, MAPP Steering Committee member. Interested in housing and its impact on both communicable diseases and noncommunicable diseases like heart disease, etc. - Sherry Stead: Community member interested in helping our community and the people who live here make their livelihood here. 	

		<ul style="list-style-type: none"> - Brandy McGee: Kenai Peninsula Housing Initiatives, Inc. Currently have 26 projects throughout the peninsula. Serve low income, special needs, and more with the goal of developing high quality, affordable rental housing, and partnering with a number of other community organizations to ensure a full continuum of housing services are available to address people's needs. - Nona Safra: Alaska Governor council on disabilities and special education - statewide council. Works with people with brain injuries. Serves all Alaskans. Nona is interested in Housing because we are the second most growing borough in Alaska and we do not have the infrastructure to support this - esp. for seniors, low income, and people with disabilities. - Fred: Iditarod trail committee. - Penelope Haas: Local to Homer. Personally wants to see that people can make their lives here. Knows it can get worse than the current state and wants to do whatever we can to make this place better. Penelope works for Kachemak Bay conservation society. She is hopeful we can create housing and sustainability. Also leads Guiding Growth - new group who will be plugging into the Comp Plan process. Want to ensure everyone at the table is participating in conversation. - Mary Darbonne: Interested in making Homer a great place to live. Works for Elemental Consulting. - Foot: Works w/ youth liaison for youth homelessness in Alaska. Interested in sustainable housing and in search of funding for housing in Alaska. 	
1:20-1:25	Review Agreements	<p>Operating Guidelines/Terms of Engagement</p> <p>To help build trust and momentum, work group members commit to make their best efforts to:</p> <ul style="list-style-type: none"> ● Do your best to attend all scheduled meetings (hybrid option?); ● Be prepared to participate fully in the work group sessions; ● Decisions made by consensus ● Hear, engage, and represent the community ● Shared understanding that the solution will be nuanced/multi-tiered 	<i>Add: ...may be imperfect</i>

		<ul style="list-style-type: none"> - Katie: Add - Nuanced, multi tiered and <i>may be imperfect</i> - Question about Consensus: If not all on the same page, we'll keep talking 	
1:25-1:40	Background	<p>What is MAPP?</p> <ul style="list-style-type: none"> - MAPP is the hosting entity of the Housing Workgroup. We're better off if we come together and work together. - MAPP framework is a strategic planning framework. We are in the Improvement Plan phase - i.e., "What are we actually doing about the problem?" - Current MAPP Implementation Entities: Southern Kenai Peninsula Resilience Coalition, All Things Recovery. New Additions: Housing Workgroup, Communication Workgroup. <p>What work has already been done?</p> <ul style="list-style-type: none"> - Homer Housing Event - March of last year <ul style="list-style-type: none"> - Reports available here https://ddaalaska.com/homer-housing-solutions/ - A lot of good ideas came from this meeting. - Jumping off point for this workgroup - About of this current group was at March Housing event - Community Health Needs Assessment <ul style="list-style-type: none"> - Assessment that produced data to support 6 potential community priorities - Community meetings (10/13, 10/18, 10/27) <ul style="list-style-type: none"> - Groups of 60+ people came together to discuss CHNA data and hone in on focus areas which ended up being Housing & Communication. - Thinking/strategy behind the Communication Workgroup is that it will highlight the other 5 priorities through increased community communication - Comp Plan Update Approval 	

<p>1:40-2:00</p>	<p>Strategize</p>	<ul style="list-style-type: none"> - Who are we missing in this group? <ul style="list-style-type: none"> - Diverse voices and perspectives are important to solutions, want to make sure we have everyone here who may be involved or interested in housing in some way - Hannah will provide messaging, etc. for outreach - Whom will reach out to whom? <ul style="list-style-type: none"> - Mayor - Karin <ul style="list-style-type: none"> - Group decides that if the individual themselves cannot attend, it is okay to send a representative or be kept up-to-date in a format of their choosing. - Rep Vance: Nona - Senator Stevens: Nona - Chamber of Commerce: Sherry and Karin - HEA: Penelope - Parks & Rec: ?? - Police Department: Hannah - Local Contractors: Weiser, Beechy <ul style="list-style-type: none"> - Group Discussion: - Are there alternative ways to engage busy contractors, realtors, etc. rather than having them come to every meeting? <ul style="list-style-type: none"> - Idea to give them a heads up that this is happening and ask how they would like to be kept in the loop - Workgroup could come up with specific questions that we have for contractors (Examples: dynamics of home building, opinion of overall housing situation in SKP, to what extent is inflation of supplies impacting building, etc.) - Idea to identify people, sectors, or agencies that we would like input from, but do not need at every meeting - Foot mentions realtors and contractors are rarely at the table for conversations like these and they seem to be the missing puzzle piece. Foot hopes they can be a part of this conversation sooner rather than later. - YHSI grant (see info in chat below) 	<ul style="list-style-type: none"> - Mary and Hannah to send messaging materials to group for individual outreach.
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<p>2:00-2:20</p>	<p>Actionable Items</p>	<ul style="list-style-type: none"> - Comprehensive Plan Overview - Ryan Foster: <ul style="list-style-type: none"> - It will take approx. 2+ years to finish Comp Plan and Zoning Code - Comp plan is a policy document - City staff and commissioners maintains these documents - This is a 20 year plan - a visionary document - A successful plan includes community input <ul style="list-style-type: none"> - Comp Plan Community Outreach Plan: <ul style="list-style-type: none"> - Will look similar to Homer Housing Event - 1st outreach/engagement events will be March-May - There will be alternative ways to participate <ul style="list-style-type: none"> - Committee plans to go to the people - Example: Go to High School classes to ask what they want to see for Homer in 20yrs - There was an internal Comp Plan kick-off 2 weeks ago with contractor and City staff - There will be additional targeted outreach in Summer - A 5 member steering committee will be appointed by the City Council. This group will help with the outreach component. <ul style="list-style-type: none"> - First three appointees: Mel Kim, Charles B, Kathy Carson (?) - Ryan believes engaging in the Comp Plan conversations will be a great opportunity for this group to take advantage of what topics and perspectives we want to make sure are heard - Once the draft is finalized next year, it will go through next steps up to borough for approval - Ryan mentions that it is notable that the Comp Plan is being updated along side the zoning code (which is in big need of an update) so that we are not using data and public opinion from 2017 	<p>If you want to be a part of the Guiding Growth “Comp Plan Book Club”, email Penelope (info@guidinggrowthhomer.com)</p>
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		<ul style="list-style-type: none"> - Senior Housing: - Nona mentions concerns with Homer Senior Center and the policies that are making it difficult for seniors to find, keep, and afford housing. - There is a listening session tonight (Jan. 9th) at 5:30p @ Islands and Oceans. 	
2:20-2:30	Next Steps	<ul style="list-style-type: none"> - What is the right rhythm and timeline for this group in regards to meeting schedule? <ul style="list-style-type: none"> - Group agrees that Monthly meetings give time to get things done between meetings. - Give it a year for now to see what happens - 1st Tuesday of each month - Hannah will send out to group at tentative date - For folks who aren't able to be here in the middle of the day, what are our plans to engage? - Next Meeting: February 6th - Agenda Items for next meeting: <ul style="list-style-type: none"> - Update from group looking into 2018 Comp Plan - Start thinking about what we want to bring to the table for the Comp Plan - Hannah and Mary to create a matrix of complex, big picture items related to housing to bring back to the group from prioritization 	<ul style="list-style-type: none"> - Next Meeting: Feb. 6th @ 1p - Hannah and Mary to create housing matrix for next meeting prioritization

	Zoom Chat	<p>You (Jan 9, 2024, 1:22 PM) We're getting about every other word, Foot!</p> <p>Foot / Youth Alaska Action Board (Jan 9, 2024, 1:50 PM) Sorry my connection is poor. Some of this has been hard for me to hear as well. I also have another meeting at 2. So unfortunately I have to leave soon. But I'm interested in meeting notes I was hoping to share briefly about the YHSI grant. It's on grants.gov and there's a few folks coming together to make an application for Alaska. We are looking for partners and letters of support for Homelessness Systems Improvement youthakactionboard@gmail.com</p> <p>You (Jan 9, 2024, 1:54 PM) Thanks, Foot! I will share this info with the group and notes when they are available. Thanks for being here!!</p> <p>Foot / Youth Alaska Action Board (Jan 9, 2024, 1:57 PM) Let's do something different</p>	
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