



**Housing Authority of Clallam County (HACC)
Mt. Angeles View Master Plan
Steering Committee**

**Meeting Summary #2
December 15, 2009**

Overview

This was the second meeting in 2009 of the Mt. Angeles View Steering Committee for Housing Authority of Clallam County (HACC). The Steering Committee will meet approximately four times in 2009-2010 to help guide redevelopment efforts of Mt. Angeles View over the next six years.

The role of the Steering Committee is to:

- Provide advisory input relative to their organizational and community expertise.
- Provide recommendations regarding the planning and development process.
- Review partnership and leverage opportunities for the supportive services and economic self-sufficiency component.
- Assist HACC and its partners in developing strategies for disseminating public information about the redevelopment effort to the greater Port Angeles community.
- Review program documents and materials.

Attendees

Steering Committee Members:

Bob Schilling, *Boys & Girls Club of the Olympic Peninsula*

Bryan Maple, *HACC Board and Resident*

Chuck Lisk, *Stevens Middle School*

Dan Mcguire, *formerly of the YMCA*

Florence Bucierka, *Clallam County Department of Health & Human Services*

Jeff Doryland, *Olympic National Park*

John Melcher, *Volunteers in Medicine of the Olympics (VIMO)*

Kendra Waggoner, *First Federal Savings Bank*

Lisa Lyons, *Lutheran Community Services NW/ Mt. Angeles Family Center*

Martha Melcher, *Volunteer Hospice*

Mary Louise Melly, *Early Childhood Children's Programs*

Norma Turner, *HACC Board*

Scott Johns, *City of Port Angeles*

Terry Weed, *Clallam Transit System*

Wendi Thornton, *Mt. Angeles View Resident Advisor*

Staff:

Pam Tietz, *HACC*

Kay Kassinger, *HACC*

Jami Snyder, *HACC*

Matt Sullivan, *Mithun*

Laura Curry, *Mithun*

Lisa Folkins, *Mithun*

Susanne Britsch, *New Home Trends Inc.* (via phone)

Kathi Dahlem, *Abt Associates*

Chris Hartman, *Zenovic & Associates*

Shanon Kearney, *Norton-Arnold & Company*

Introductions and Meeting Overview

Matt and Shanon welcomed committee members to the second committee meeting, this time at the Mt. Angeles View Community Center. Shanon reminded members that the November meeting notes had been updated and would be posted to the site before the end of December. Matt Sullivan introduced himself and the rest of the consultant team and asked for committee members to introduce themselves. Pam Tietz, Executive Director of HACC, thanked members for their time and commitment and reminded them of the following:

Why is HACC doing a Master Plan? The homes and infrastructure of Mt. Angeles View are over 50 years old and it is time to build new and improved affordable housing in Clallam County to serve broader range of incomes. Redevelopment will add new, healthier homes to the property, enhance the natural environment, and improve connections and access to nearby jobs, businesses, schools, and other support services.

Why convene a Steering Committee? The participation of multiple community stakeholders is a key component to making the community revitalization effort successful. HACC chose to convene a group of community leaders and residents to form the Mt. Angeles View Steering Committee to help guide their redevelopment efforts.

Master Plan Discussion and Review

Matt Sullivan of Mithun refreshed the group on the status of the master planning process and reviewed the project's timeline:

- Subconsultants have completed analyses of habitat, tree health, utilities, stormwater drainage, and real estate trends.
- The December community meeting takes place tonight from 6:30 -8:00pm at the Boys & Girls Club and will review the visioning and analysis that has been completed by the consultant team. The next community meeting will happen in February 2010.
- To demonstrate typical comments received from residents and the larger community about Mt. Angeles View, Laura Curry of Mithun presented an audiovisual slideshow known as a CulturalAudit.TM

- Kathi Dahlem of Abt Associates informed the committee that collection of the Residents' Needs Survey was still underway. She anticipates that the results of the survey will be complete by the February community meeting.
- Susanne Britsch of New Home Trends, Inc. described current trends in the Port Angeles and Clallam County housing market. She explained that the greatest need in the future will be affordable senior housing and rental apartments for young singles. She added that it will take years for the commercial building sector to recover since contractors are struggling to finance new or existing projects. Therefore, investing in senior housing and apartments offers the greatest financial opportunity for developers when the market improves.
- Matt Sullivan and Lisa Folkins of Mithun, and Chris Hartman of Zenovic Associates then gave a site analysis presentation covering the following topics: information about site/neighborhood assets, Mt. Angeles View's physical context, weather analysis, soils, infrastructure, slopes, energy, water, and program elements.
- Lisa Folkins provided pictures and descriptions of possible redevelopment strategies.
- Matt Sullivan talked about the project's next steps for creating design concepts and moving towards a "Preferred Alternative."

After the project presentation, HACC staff and the consulting team directed the meeting participants' attention to the draft list of *Community Redevelopment and Revitalization Goals*. To prepare them for the discussion, Shanon distributed the list to the Steering Committee via email a week prior to meeting.

Discussion about Community Redevelopment and Revitalization Goals

Shanon asked the Steering Committee if the list captured ideas discussed at the previous meeting; if any goals were missing; and what two goals deserved higher priority. After the group discussion, Matt Sullivan informed meeting participants that the next Steering Committee meeting would take place in February 2010.

Listed below are the Mt. Angeles View Steering Committee's goals listed in order of priority from highest to lowest

1. Overarching Goals:

- Integrate with the surrounding neighborhood and Port Angeles context** by opening the property to adjacent roads.
- Foster pride of place.**
- Remove the stigma of public housing.**

2. Goals specific to Mt. Angeles View:

- Create a mixed income redevelopment** that includes public housing, affordable rental homes, and for sale homes. Create a diverse community with a mix of incomes, ethnicity, ages, tenure, and abilities, therefore, removing the stigma of public housing.

- b. **Provide a walkable, pedestrian focused community**, with a range of outdoor activities for all. Connect Mt. Angeles View within and to the surrounding neighborhood and waterfront by bike paths, sidewalks, and walking trails that are ADA accessible to all residents and visitors, where feasible.
- c. **Provide case management services and community partnerships** that will identify and address indicators relating to families' ability to achieve greater self-sufficiency, self-reliance, and quality of life. Emphasize expanding resources to **promote home-ownership opportunities** for resident families.
- d. **Expand job training, educational programs, and employment opportunities for youth and adults** that will assist people to obtain employment, school credits, and become economically self-sufficient.
- e. **Create opportunities for social cooperation** among residents by creating a community center with educational and recreational opportunities. Facilitate resource sharing. Build on community skills and knowledge.
- f. **Incorporate Universal Design principles** in the homes and shared facilities, and meet the needs of residents with disabilities. Comply with all required Federal Accessibility codes, including FHA, UFAS, ADA, and Visitability.
- g. **Improve safety and security** of homes, site amenities, public places, and streets. Improve lighting levels to deter crime and to promote positive social interaction while being conscious of light pollution.
- h. **Design replacement homes to accommodate resident needs**, including unit type, size, storage, kitchen configurations, appliances, recreation areas, and durable materials.
- i. **Provide a healthy living environment** including sustainable building materials, healthy indoor air quality, and accessibility.
- j. **Provide all homes and onsite businesses with Internet access through a Neighborhood Network.**
- k. **Provide commuters and students with easy onsite access to regular bus transportation** that connects to the highway, jobs, and area schools.
- l. **Foster partnerships with the Port Angeles School District, Boys and Girls Club, Head Start, ECEAP, and Peninsula College** to address the child development, education, and youth development needs of MAV youth and their families. Build on community programs to reduce school drop-out rates and promote high school graduation.
- m. Implement an **integrated approach to resource efficiency** and conservation by creating "complete streets" and planting street trees.

Other Important Ideas

During the Goals discussion, committee member also offered the following suggestions:

- Create a community asset in the form of a community center that includes facilities for a health clinic, working out, and family planning classes.
- Maintain affordability.
- Use housing design that promotes social interaction via central courtyards or parks.
- Open up roads to the Mt. Angeles community thereby tying it into the larger community.
- Provide onsite recreational storage for campers, boats, kayaks, and bikes.
- Create a community garden where residents can grow food.
- Create a community center that is like a “shopping mall” of facilities and services (i.e. sound studio, computer room, dance studio, etc.). Use the “Main Street” idea and allow for after hours use.

Next Steps

The Mt. Angeles View Steering Committee will meet again in February prior to the broader community meeting. The Steering Committee will review and discuss the revised *Community Redevelopment and Revitalization Goals* and December’s Meeting Summary. This meeting will also serve as an opportunity for the committee to explore design concepts, experiment with a physical planning exercise, and begin moving towards a preferred design alternative.