

# COMMUNITY MEETING ON PROPOSED DEVELOPMENT OF 2551 WYNNTON RD

## AGENDA

### 1) Introduction

#### a) Meeting purpose:

- i) To provide the community with an update on the available information and to develop a singular position that the community can adopt.
- ii) What do we know so far?
  - (1) Property located at 2551 Wynnton Avenue.
  - (2) Property is properly zoned (RMF2) for the proposed development.
  - (3) This development was first learned of approximately one month ago when the developer reached out the City for funding assistance
    - (a) City Council declined to offer assistance in the form of HOME funds.
  - (4) Understanding is that there is a contract on the property, though not much else is known (i.e. contingencies etc.)
  - (5) Developer has now proceeded with the application process for Low Income Housing Tax Credit (LIHTC) through the Georgia Department of Community Affairs.
    - (a) Application due at the end of May. Credits are awarded in October/November.
  - (6) This location is on the National Historic Registry
    - (a) There was apparent confusion about this earlier. (Will Johnson will explain further).

### 2) Explanation of the Proposed Development

#### a) Who is TBG and what have they developed?

- i) TBG is an Atlanta based developer who specializes in building affordable housing throughout the southeast.
- ii) Presently they operate 14 developments in Georgia, Alabama and Tennessee
  - (1) 9 of those developments are “multi family” and 5 are “senior living”
  - (2) Some of the online reviews for their facilities are good, some are concerning.

#### b) What is it they ACTUALLY want to build ?

- i) Simple answer: 94 unit mixed-income housing development
- ii) 3-4 story buildings. Approximately two parking spaces per unit
- iii) \$85 per square foot is apparently what has been discussed.
  - (1) Much cheaper than the \$135 per square foot of the recently constructed Columbus Commons.

### 3) Midtown Inc.

#### a) Muffy Schladensky and Jim Livingston

- i) Provide update on Midtown’s current position, etc
- ii) Questions?

### 4) Historic Columbus

#### a) Elizabeth Barker

- i) Update on Historic Columbus position.

- ii) Questions?
- 5) BHAR/City Planning
- a) Will Johnson & Pam Hodge
    - i) What will BHAR be able to do to dictate how this potential development looks? How/to what extent?
    - ii) Does the City of Columbus have any further say in this development?
    - iii) Questions?
- 6) Tax Credit Allocation
- a) Cathy Williams
    - i) Explanation of the tax credit allocation application process.
    - ii) Questions?
- 7) What is our position as a community?
- a) Solidarity in our position is important, this is not just limited to the residents of Midtown and immediate area, but it should be considered the position of the entire city.
  - b) The community opposes this development for the following reasons;
    - i) Density
      - (1) Size and scale of this projects would overwhelm the area and fails to consider the characteristics of the surrounding neighborhood.
    - ii) Traffic flow
      - (1) I.e. entrances on Wynnton would overwhelm an already congested area.
      - (2) Entrances on 15th st should take into consideration the wall presently bordering the property
    - iii) Environmental Concerns
      - (1) Landscape/Green space
      - (2) Requirements of foliage?
    - iv) Property Management
      - (1) Out of town property management is a difficult task.
    - v) Sustainability
    - vi) Resident adoption of the neighborhood as their own
      - (1) will the residents and TBG take ownership and pride in the community the way current residents have?
- 8) What can be done?
- a) Ideas?
    - i) Capital Campaign?
    - ii) Non-profit involvement?