

LPCA General Meeting - 8 November 2023

FSK School

~90 attendees; 45 new members registered

Membership Report/Treasurer Report

- No update this month.

Minutes Review - September & October 2023

- Will be reviewed next regular meeting.

Safety Update

- No Officer present.
- No DOT representative present.
- LPCA got DOT to install new crosswalk across Fort at Porter.
- City installed more signs deterring commercial truck traffic on Fort, and at McComas directing commercial truck traffic to use McComas to Andre to bypass neighborhood.

Parks & Beautification

- Thanks to Domino for Latrobe Rec Center exterior upgrades & cleanup!
- Fall Latrobe Park Cleanup was successful, with many volunteers.
- Hap Duffy painted many of picnic tables in park and behind FSK.

Education/Schools

- No update this month.

Social

- Looking for volunteers to help coordinate social events.
- Holiday party in lieu of December LPCA meeting - free event with food, drinks, and Santa - at Knights of Columbus on December 13.
- Hosting Wreath Sale at FSK Holiday Extravaganza - Dec 2. Can also order on mylocustpoint.org

Community Garden

- Garden still doesn't have resolution on next year's plans, regarding UA plans to sell lot.
- Working with Rec & Parks on plan to move garden to Latrobe Park as contingency. Rec & Parks has asked LPCA to submit letter of support:
 - Locust Point Community Garden letter - (Summary) LPCA is in support of moving garden to Latrobe if it can no longer stay in current location.
 - **MOTION: In favor of sending letter of support; seconded. Motion carries unanimously.**
- LPCA-sponsored tour of Domino Sugar factory for 12 residents recently. Next tour in April. Domino also agreed to distribute LPCA info flyer with new resident welcome packages.

- South Baltimore Community Land Trust & Baltimore Clean Water letter request for LPCA support on removing subsidies for waste incineration from renewable energy portfolio credit eligibility.
 - **MOTION:** *Support LPCA co-sponsoring letter request; seconded.* Q&A:
 - Question: Will this close incinerator? No.
 - Question: How many megawatts generated? Less than 10% of city needs.
 - Question: Other solution than incineration? 80% of what's incinerated is compostable.
 - Question: How many Bresco employees? 150.
 - Question: Does infrastructure exist to support composting? City just got grant to set up center.
 - Question: What is funding from? RPS was set up in Maryland in 2005 to fund things like wind & solar, but incineration was added in 2008. Want to make sure subsidy is going to clean sources of energy. MD spends \$30M/year subsidizing.
 - Question: Subsidies for residents to compost? City doesn't have any outside of drop-off locations, but LPCA has sponsored compost credits for residents that commit to composting for a year with Baltimore Compost Collective. See mylocustpoint.org
 - Question: What is financial impact on city of proposal? No impact on city's contract.
 - Motion called to closure. In Favor: 35. Opposed: 18. **Motion carries.**

Councilman Costello updates

- Working on crosswalk at Fort & Richardson, as well as enhanced visibility at Fort and Andre and other intersections. Light out in Latrobe near tennis courts was repaired.
- Theft from auto in parking lot of Latrobe on Andre concerns - Parks will be upgrading lightbulbs.
- Question: What can be done to stop LP Community Church Immigrant House plan? Understanding is that they don't need an entitlement from the city for proposal.
- Redistricting: LP is staying in 11th district. Mayor's map separates portions of South Baltimore peninsula, including everything southwest of Fort Ave & Light St. Council proposed amended map that was vetoed by Mayor. City Charter dictates redistricting every 10 years after census.
 - Question: What can be done? Charter Amendment being proposed to define process and timing around vetoes, but redistricting map is now passed.

Old/New Business:

- Former JR's/Port Public House - proposal for food industry incubator concept with transfer of liquor license. Continued discussions with neighborhood and LPCA Board. Board is working with organization to develop binding MOU to attach to liquor license transfer, and has requested organization to share a business plan with community that can be used to inform MOU. LPCA considering having MOU developed.
 - **MOTION:** *LPCA creates task force for any residents interested in working on MOU process; seconded.* **Motion carries unanimously.**

- Inner Harbor redevelopment update - LPCA attended recent meeting on redevelopment proposal for Inner Harbor pavilion that involves rezoning from Parks to Residential/Commercial use, with up to 1000 new residential units. Concerns with parking and traffic impacts. Encourage residents to get engaged; a Charter Amendment is being proposed to increase allowable height in harbor front development, and reduce existing lanes on Light St near harbor.
- Community issues: What's procedure for LPCA to get action/awareness? Just found out convicted pedophile living in Latrobe Park. LPCA has in the past connected these type of requests with city services and Council office to engage homeless services.

Reverend Johnny Ramsey - Pastor, Locust Point Community Church: Immigrant House proposal

- Church has been sharing plans and goals for past 3 months of LPCA meetings, to try and avoid rumor mill and share with community. Church originally started as an immigrant church in 1807. In 1904 started housing arriving immigrants. Worked with Immigration Museum to turn 1st floor of house into museum, along with Church offices. Church continues to do missions in community, including food collection, clothing drives, and school supplies. Immigrant House is old building, and upper floors are in bad shape. For 30 years, worked with Sheila who run Earl's Place transitional housing program. See mission of church to be good stewards, and need to do something good with building. Have prior offers to renovate building by developers or sell it, but didn't want to do that. Saw opportunity to partner with Earl's Place to convert upper floors of building into small apartments that would be more affordable for people graduating out of Earl's Place transitional program. So far, only action has been to engage architect to determine possible layout, which would result in 9 apartments, with separate external entrance in rear. Church would not sell building; would have lease arrangement with organization managing it. Church is having meeting this Sunday at 11:30 for neighborhood.
- Shiela Helgersen - Executive Director, Cornerstone Community Housing. Have operated Earl's Place for 25 years. Developed Prospect Place with Episcopal Housing as well. Earl's Place works with men who are homeless and experiencing problems with drugs or alcohol, and may have been incarcerated. Served over 400 men in 25 years; many of whom have gone on to buy own homes. Program would be for men who have completed the program, but are low income. Rents are based on 30% of minimum wage. 2 of apartments would be for people with disabilities.
- Diallo - Project Manager, Episcopal Housing Corp: Working with Shiela since April discussing project. Don't plan on moving forward unless we have community support. Goal is to create housing for individuals that don't have anywhere else to go. Organization is non-profit, mission based.
- Q&A:
 - Q: Is there chance you won't develop property?
 - Ultimately need community support, and church needs to decide in end.
 - Q: How about affordable housing for seniors instead?
 - Church already had relationship with Earl's Place and was supporting them and familiar with their results. Finding

affordable housing for this population is a big gap in city.

- **MOTION:** extend meeting by 30 minutes; seconded. **Motion carries unanimously.**

- Q: Case manager with mental health services - few questions: What is program they will be graduating from?
 - Transitional from up to 2 years in temporary housing, includes case management, housing, job training, etc. Average age is 53, and have already become sober before transitioning.
- Q: What qualifies them from graduating program?
 - Must be working and able to pay rent.
- Q: Drug tested?
 - Not while living in independent apartments.
- Q: Is Pastor at church more than Sundays?
 - Have 3 jobs currently, live in Catonsville. Intending to retire from one job soon.
- Q: Appreciate need for solutions like this.
- Q: Prospect Park location in Rosedale - what issues have come up?
 - None in neighborhood; chronically homeless when entering, so no requirements there for sobriety, etc. Neighbors are commercial area. Have had minor issues with people drinking; if becomes chronic issue, they will be evicted.
- Q: Considered doing paid study (highest & best use) to determine neighborhood needs?
 - No, do not have resources to do that. LPCA survey pointed out need for affordable housing.
- Q: What is going to be oversight to ensure participants continue to work program and maintain sobriety?
 - Permanent housing, so will be rented with lease. Can evict them if they don't meet conditions of lease. Case manager will check in on them.
- Q: In previous minutes, see Joann Best had proposed transitional housing? Numerous other transitional housing organizations, why didn't church look into others?
 - Have existing relationship with Cornerstone, and was familiar with their successes. Have roughly 25 Church members, with Sunday attendance of 10-15.
- Q: Is this type of housing generally available in city? What's alternative if people can't find housing at this price?
 - Do projects similar to this all over city, because there is a lack of it. 93,000 affordable houses deficit in state. For graduates of program, if they can't afford \$1200 monthly market rate rent, limited options and risk of regression.
- Q: If church has no funding, where's funding for construction and maintenance?
 - Will apply for specific programs for non-profits for construction funds, and rent will pay for maintenance.

- Q: Resident who is lawyer who worked with homeless clients and expungement efforts, can vouch Earl's Place is best organization have seen in this area. Propose creating community-driven board to meet potential tenants.
- Q: Where has transparency been with making decisions?
 - Have come to 4th monthly community meeting.
- Q: Restriction on number of residents per lease?
 - Studio apartments, so 2 max.
- Q: Concern with residents that have alcohol/drug problems in neighborhood given number of bars around.
 - Men worked with are in recovery from drugs & alcohol, but not actively using. They still need a place to live.
- Q: We have residents already who are addicted, so why are we so opposed to these people.
- Q: For LPCA, pulled up website, and on agenda says Councilman will attend, also says Pastor has requested letter of support and will vote at meeting. Couldn't get October minutes. What is LPCA's Board projecting should happen, and what does Church want from community?
 - Church came in August initially to share when were just starting. Had ability to do it by right per existing zoning, but wanted to have community's support. Was discussion of vote in September, but wasn't quorum, so couldn't do vote. Came back in October, also no quorum. Yesterday, decided would be best not to have vote this month, because want to make sure community has chance to understand things. Having another meeting Sunday at 11:30 at Church to present plans and answer more questions. No decisions have been made.
 - Minutes are reviewed and approved at the next meeting, and don't appear on website until after approved. Need to amend bylaws if we want to change process.
 - Regarding historical requirements, most work will be on interior of building and not impact things. Brigitta who runs Immigration Museum is also on CHAP board.
- Q: Reynolds resident, have 2 neighbors with drinking problems on street. It's hard to live with, and raises concerns about bringing in new population with a history of those issue.

- **MOTION:** Extend another 15 minutes; seconded. **Motion carries unanimously.**

- Q: Are there any written plans?
 - 7 page document is posted on mylocustpoint.org with background and overview.
- Q: Will community be able to review lease and have input into conditions prior to issuing them?

- Community will not have say in what goes in lease. Will run program appropriately, and organization will field any nuisance complaints.
- Q: If rent is fixed, what is plan for maintenance given astronomical increase in cost of materials?
 - Have experience already budgeting for these kinds of issues under a non-profit context so that it is still sustainable.
- Q: Embarrassed that this took 3 meetings until community became aware enough to have big turnout.
- Q: Agree everyone deserves second chance, but as homeowner, concerned how this could impact home value, or whether has in other projects?
 - Generally neighborhoods we've done projects in have sustained or increased value. Church was concerned about parking, crime, and programming. Generally this population doesn't have cars.
- Q: Voluntary program?
 - Yes.
- Q: Are sex offenders eligible?
 - No.
- Q: Lots of fear around history of previous incarceration or homelessness/addiction. What is recidivism rate?
 - Served 35 men last year, 16 moved to permanent housing, 3 relapsed, and had to leave program.
- Q: Is the church open to other housing programs, like for elderly low income?
 - There's risk the Church itself may not be able to sustain its existence, and doesn't have the resources to investigate numerous alternatives.
- Q: Is there specific criteria for program?
 - Don't take sex offenders, do work with those with criminal records to expunge records. With HUD programs, can go back 7 years into their record only. With permanent housing, can't evict them for relapsing, but can for being bad tenants.
- Q: Are tenants signing lease to Earl's Place, or subletting?
 - Likely LLC formed to do lease between resident and Cornerstone, with agreement between Cornerstone & Church.
- Q: What is programming they must complete?
 - Main goal is to provide supportive housing, but each person is different so support depends and work with them individually. Not a treatment program, main focus is housing. Residents self-determine readiness for permanent housing. Do drug testing while living in transitional housing, must have income and be able to pay rent. Come see it at 1400 Lombard.

Motion to adjourn; seconded. Meeting adjourned 9:45pm.