



August 20, 2020

Dear Mayor Frey, Council President Bender, and Mr. Crandall:

We, the Board of the Lowry Hill East Neighborhood Association (LHENA), are reaching out to you today with regard to the 25 residences at 2003 Aldrich Avenue South.

The building at 2003 Aldrich Avenue South was designed by Milton Goldstein and built by his brother's company in 1923. Goldstein was a well-regarded designer of residences and commercial structures, few of which remain today.

And until October 12 of 2018, 2003 Aldrich contained 25 naturally-occurring affordable residences. But on that weekend in 2018, residents were evacuated as damage to their homes caused by construction at an adjacent jobsite compromised their safety.

Today, we await the inevitable demolition of 2003 Aldrich, as the party responsible for the damage incurred elected not to allocate their liability benefit toward its repair, and instead purchased the property at its now significantly devalued rate (17% of its 2017 purchase price). And our historic fabric will soon be replaced with more market-rate residential units.

Our neighbors in the Wedge (the Lowry Hill East neighborhood) proudly stand as a role-model for inclusive communities in Minneapolis and throughout the nation. For generations, the Wedge has held strong to its values of equity, fairness, and accessibility. We celebrate our rich history of being a community that brings together diverse voices, cultures, and means.

We hear these values echoed in the words of our City and State leaders. But 2003 Aldrich is the quintessential example of those words falling short in action. At every step in this long 3-year process, the City has failed to protect 2003 Aldrich and its residents. From the approval of inadequate shoring design at 2004 Lyndale Ave, to the lack of housing support for residents upon evacuation, to inaction against the negligent parties to make right the damage incurred and the history and affordable homes lost.

As such, **LHENA wishes to go on record in our insistence of several action items for the City with regards to 2003 Aldrich moving forward:**

1. We call for a hold on the current wrecking permit applied for by RSRC Aldrich LLC for 2003 Aldrich until analysis of the existing structure is made public and viability is assessed.
2. If it is determined that the current structure is no longer viable, we demand the city to require RSRC Aldrich LLC to replace all 25 units of housing at 50% AMI rates IN ADDITION to any affordable housing requirements mandated by City ordinance as qualification for building permit.
3. We call upon the City to adopt legislation that will secure the existence of these, and all other naturally occurring affordable units in the City of Minneapolis in perpetuity.

LHENA and our Wedge community will not compromise on these action items, as we know they are the manifestation of our values and the voices of our great neighborhood. Now is the time for City leaders and communities to make space for the prioritization of accessible housing. LHENA stands engaged and eager to support our representatives as we do the hard and necessary work of preserving housing for our most vulnerable neighbors.

Sincerely,

Rachel Usher  
Zoning & Planning Committee Chair  
Lowry Hill East Neighborhood Association

Paul Shanafelt  
Executive Director  
Lowry Hill East Neighborhood Association

A handwritten signature in black ink, appearing to read "P Shanafelt", written over a light gray rectangular background.

CC:  
D'Ana Pennington  
Ward 10 Policy Aide