

MINUTES

Housing and Human Services Advisory Board (HHSAB)

October 14, 2008

6:00 PM – 8:00 PM

Location: 110 N 4th Ave, 1st floor conference room

Members Present: David Blanchard, Robyn Konkel, Kristine Martin, Soni Mithani, Anthony Ramirez, Margie Teall

Members Absent: Ned Staebler, Barbara Eichmuller, Stephen Pontoni, Roger Kerson, Stephen Rapundalo, Teresa Myers

Staff Present: Mary Jo Callan

Guests: Wendy Rampson, Rebecca Cheezum, Anna Erickson

I. Convene Meeting (David Blanchard, Vice-Chair)

Meeting was convened at 6:00pm

II. Public Comment

None

III. Approval of Agenda (**ACTION**)

Moved by A. Ramirez, Seconded by K. Martin. Passed Unanimously

IV. Approval of Minutes from 9/9/08 (**ACTION**)

Moved by S. Mithani, Seconded by K. Martin. Passed Unanimously

V. Discussion Items

A. A2D2 Presentation & Discussion

Wendy Rampson, Systems Planner from the City of Ann Arbor, presented the City's A2D2 zoning and design guidelines for the city's downtown, which have been in the works for nearly two years. Among its recommendations is creating greater density and more mixed-use developments, along with creating architectural guidelines that call for new buildings to blend in with their surroundings.

A2D2 has delayed the final recommendation phase and roll-out, in an attempt to get greater community feedback, including feedback from the HHSAB.

A2D2 includes a variety of incentives for developers, including square footage and footprint "bonuses" for including affordable housing in new residential developments. David Blanchard had questions about why the income of 80% AMI is being targeted through these incentives, instead of lower incomes, as well as the specific housing premiums and whether they could be increased.

At David Blanchard's request, the HHSAB will discuss these issues at the next HHSAB, and submit written public comment at one of the upcoming public hearings on A2D2.

B. Schedule Changes

i. Nov 11th Veteran's Day, City & County Holiday

Since this is a City and County holiday, the next HHSAB meeting will be moved back one week to November 18th.

ii. Dec 9th will be held at the Community Action Network Office at 2724 Hikone, (across from Buhr Park off Packard)

C. Human Service Evaluation Process

Staff presented information about the upcoming Human Service funding process, which is tentatively targeted for a January or February 2009 release date. Staff is recommending that the City's general Fund Human Services and the Urban County's Human Service funds be released in a combined RFP, with an integrated application and review process. Both the City and the Urban County will need to approve this combined funding and review process, which *does not pool* the funds from each organization, but merely creates a streamlined, regionally focused process. This streamlined process will reduce the time nonprofits have to spend applying for and managing separate funding

Staff will present additional information about funding history, both by priority category and agency, as well as additional information, as available, which may assist the HHSAB to make final priority and funding recommendations to City Council.

The HHSAB will take action on Human Service funding priorities and funding levels at its November meeting.

D. Neighborhood Stabilization Funds – Update

HUD's recent announced the Neighborhood Stabilization Program funding, some of which will come to Washtenaw County, as a part of the Housing and Economic Recovery Act of 2008. Almost \$4billion is being divided among the five states hardest hit by the housing crisis, including Michigan. The state will receive approximately \$263 million, and Washtenaw County is slated to receive an allocation of \$3,024,719 in one-time CDBG funding to be expended within eighteen months of receipt.

These funds are being distributed to entitlement communities with the highest demonstrated housing market need, based on sub-prime loans, delinquencies, and foreclosures. In Michigan, twenty-four of the forty-six CDBG Entitlement communities are receiving a direct allocation, and the State is receiving an additional \$99 million to distribute to eligible activities to applicant jurisdictions around the State.

At this point, we know that there are a few eligible expenses, including:

- establishing financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate-income homebuyers;
- purchasing and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties;
- establishing land banks for homes that have been foreclosed upon;
- demolishing blighted structures; and
- redeveloping demolished or vacant properties.

There is still much to be determined by HUD in the administration and implementation of this much-needed relief for hard hit communities, and Community Development staff are working diligently to fully understand the possibilities and limitations for how our community might best use these funds.

VI. **Public Comment**

Rebecca Cheezum, a UM Graduate Student, encouraged the HHSAB and Staff to create a funding review process that is transparent, and that accommodates those with limited English proficiency or other challenges that would cause their proposal to be received less favorably than others.

VII. **Adjournment (ACTION)**

Adjournment motioned by D. Blanchard, seconded by A. Ramirez.
Meeting adjourned at 8:05pm

**The next meeting is Tuesday November 18th,
110 N Fourth Ave 6pm – 8:00 pm**