

## MINUTES

Housing and Human Services Advisory Board  
Tuesday, June 10, 2008 6:00 – 8:00 PM  
110 N. 4<sup>th</sup> Avenue, 1st Floor Conference Room

Members Present: David Blanchard, Robyn Konkell, Teresa Myers, Anthony Ramirez, Ned Staebler, Barbara Eichmuller, Margie Teall,

Members Absent: Soni Mithani, Laurie Wechter, Kristine Martin, Stephen Rapundalo, Stephen Pontoni

Staff Present: Jennifer Hall, Mary Jo Callan

Guests: None

I. Convene Meeting

N. Staebler called the meeting to order at 6:13 pm.

II. Public Comment

None.

III. Approval of the Agenda

**B. Eichmuller moved to approve the agenda; T. Myers seconded. Motion Approved, 6-0 (Blanchard, Konkell, Eichmuller, Myers, Ramirez, Staebler, Aye, 0 Nay).**

IV. Approval of the Minutes

**B. Eichmuller moved to accept the minutes from May 20, 2008; T. Myers seconded. Motion Approved, 6-0 (Blanchard, Konkell, Eichmuller, Myers, Ramirez, Staebler, Aye, 0 Nay).**

V. Discussion Items

A. Urban County Background and Impact

MJ Callan gave a presentation on the history and implications of the City of Ann Arbor joining the Urban County of Washtenaw. The City will officially be part of the Urban County on July 1, 2009, but Annual Plan, budget and program planning is already underway to ensure a smooth transition. All of the City's federal CDBG and HOME funds will now be part of the Urban County instead of the City. The City's Mayor, or his designee will represent the City on the Urban County Board. Each community has 1 vote, with the ability to veto approval of funding in their own jurisdiction. The amount of funds allocated to each community is determined by a formula based on total population, low-income population and condition of housing stock.

One impact is that HUD's human service cap is 15%. The City currently can allocate \$396,000 each year to human services, regardless of the allocation from HUD, due to a grandfather clause. \$396,000 represented about 36% of the City's CDBG funds in 2007. Although the City has not received an official written response from HUD, the City has verbally heard that our request to continue our grandfathered human service cap if the City joins the Urban County was denied. Consequently, when the City joins the Urban County, the human service funding would be approximately \$150,000 (15%), instead of \$396,000. The City would not lose those funds, they would be spent on other programs that have been cut, as the City's HUD allocation has diminished. The human service funding loss will be made-up in several ways. The City and County together are eligible for almost \$100,000 in Emergency Shelter Funds (ESG) that they were not eligible for separately. In addition, the County will contribute \$100,000 in general funds to human services for 3 years.

Both general funds and federal funds for housing and human services will be allocated by subcommittees. The HHSAB could have members on these subcommittees, but the HHSAB will not be the body that makes recommendations to City Council on funding. The HHSAB's role is to recommend the policies and priorities, so that when the funds are allocated, they align with community policies and priorities.

D. Blanchard thought that the HHSAB would continue to make funding recommendations, like the Executive Committee and HPB did. MJ Callan explained that the biggest reason the EC and HPB were merged was to enable the HHSAB to focus on housing and human service policies at a macro level. The HHSAB does not have the time or the mandate to be the funding recommendation body in the new by-laws. However, it would be appropriate to request that HHSAB members participate on individual evaluation committees that make funding recommendations. Those committees would not report back to the HHSAB.

N. Staebler emphasized the importance of citizen involvement in the funding allocation process because they can be more neutral than staff who can get too close to the agencies. D. Blanchard added that Council does not have time to review every application and therefore the HHSAB acts as the delegate of council. MJ Callan replied that the HHSAB members are not delegates of Council, they are members of an advisory board. N. Staebler added that as long as the HHSAB members are able to participate in the subcommittee evaluation process, that would be good.

#### B. HOME RFP Priorities

J. Hall gave a presentation on the history of federal funds (CDBG funds have decreased from \$2.2 million in 1975 to \$1.1 million in 2007) and the implications on programming. The OCD has stopped funding economic development, public infrastructure, public facilities, multi-family rehab and drastically cut down payment assistance programs since 1975. The HOME program began in 1992 and the funds can only be spent on housing activities. The highest priorities in the 2008 RFP was permanent supportive housing, very low-income rental housing and then rental and

owner housing for households under 60% AMI. J. Hall suggested adding the cooperatives as a priority. The cooperatives have the greatest number of low-cost housing units in the City. Once each Co-op reaches the end of its HUD affordability period, the members can vote to change the structure of the Co-op from limited equity to another legal structure, including market-rate condominiums. OCD has spent many years trying to reach out to the co-operatives to help them preserve affordable units. Arrowwood Co-op has formed a non-profit to purchase shares now, so that if the Co-op votes to change its legal structure, those units will be permanently affordable. Pine Lake Co-op is restructuring its HUD debt to rehab its units and will extend its affordability period another 30 years. D. Blanchard suggested that the HHSAB discuss the Co-ops before changing the priorities. **B. Eichmuller moved and D. Blanchard seconded amending the HHSAB work plan to discuss the Co-ops at the next meeting, and to discuss PUD's afterwards. Motion Approved, 6-0 (Blanchard, Konkel, Eichmuller, Myers, Ramirez, Staebler, Aye, 0 Nay).**

C. New Meeting Schedule

T. Myers and A. Ramirez can only meet on Tuesday nights. B. Eichmuller moved and T. Myers seconded not changing the HHSAB schedule. **Motion Approved, 6-0 (Blanchard, Konkel, Eichmuller, Myers, Ramirez, Staebler, Aye, 0 Nay).**

VI. Public Comment

No public comment

VII. Adjournment

B. Eichmuller moved to adjourn the meeting; D. Blanchard seconded. N. Staebler adjourned the meeting at 8:05 pm.