



City of Ann Arbor
Meeting Minutes
Housing and Human Services
Advisory Board

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Thursday, March 14, 2019

6:30 PM

Washtenaw County Building, 200 N. Main
St., Lower level conference room

CONVENE MEETING (GREG PRATT, CHAIRPERSON) 6:30pm

ROLL CALL

INTRODUCTIONS / WELCOME 6:35 pm

APPROVAL OF AGENDA (ACTION) 6:40pm

Approved

PUBLIC COMMENT 6:45pm

N/A

I. APPROVAL OF MINUTES (ACTION) 6:50pm

Approved as presented

**Housing and Human Services Advisory Board (HHSAB) Meeting Minutes of 1-10-19
and 2-14-19**

II. OLD BUSINESS

III. NEW BUSINESS 6:50pm

a. Public Hearing - Washtenaw Urban County Annual Action Plan (Mirada Jenkins)

The Annual Action Plan identifies the specific projects and programs that the County intends to implement with Community Development Block Grant Funds (CDBG, HOME Improvement Partnerships, Housing Emergency Grant Solutions (HESG, etc)

during the period July 1, 2019 – June 30, 2020. We currently project \$2.97 million as the FY 2019-20 estimated allocation. Funding estimates were based on our funding in 2017 as 2018 was an outlier for us. The Ann Arbor CDBG proposed allocations include Community Based Development Organization (CBDO) and potential affordable housing improvements and code compliance for Michigan Ability Partners (MAP) and Avalon Housing, Inc. The department plans to review of CDBO the request for proposals as presented by Peace Neighborhood Center and Community Action Network (CAN) and will provided proposal outcomes to designated Ann Arbor representatives.

This is the 2nd public hearing of 3 schedule hearings. The 1st was at Washtenaw County Urban County Executive Committee (UCEC). The Public Notices for the three (3) public hearings, 30-Day Comment Period for the FY2019-20 and draft Annual Action plan were published in the Thursday Classifieds of the Ann Arbor News and MLive.com on February 21st. They were also posted and posted on the Washtenaw County and OCED websites on March 4th.

The three (3) public hearings invite participation and/or written comments on the Annual Action Plan from any person having an interest, or their duly appointed representative, in the Urban County's 20 participating jurisdictions. The Schedule of Public Hearings is as follows:

Wednesday, March 6, 2019 at 2:00PM
Urban County Executive Committee Meeting
Learning Resource Center
4135 Washtenaw Ave.
Michigan Room
Ann Arbor, MI 48108

Thursday, March 14, 2019 at 6:30PM
City of Ann Arbor Housing and Human Services Advisory Board
200 N. Main St.
Lower Conference Room
Ann Arbor, MI 48104

Wednesday, March 20, 2019 at 6:45PM
Washtenaw County Board of Commissioners

**Washtenaw County Administration Building
Board of Commissioners Board Room
220 N. Main
Ann Arbor, MI 48104**

The 30-day comment period began Monday, March 4th and will conclude April 4th, to solicit input on the draft 2019 Action Plan. During this 30-Day Comment period, residents and interested parties can obtain the draft plan by contacting Tara Cohen at (734) 544-3056 or cohent@washtenaw.org or by downloading the plans from HERE (Link: <https://www.washtenaw.org/Archive.aspx?AMID=66>).

A. Carlisle: Do the CDBG funds go through coordinated funding?

M. Jenkins: The CDBG allocation funding was divided over two years to comply with the coordinated funding process? The current Coordinated Funding (COFU) term is 2018-2020 (every 2 years).

R. Sarri: Do you have info for what is being proposed for new area? The new budget from Trump seems a bit worrisome.

M. Jenkins: It's hard to say, but we've been in situation before where federal projects imply a reduction in federal resources. We estimate conservatively, hope for the best and routinely contact federal contacts and representatives to make sure we are getting the most recent information.

Board discusses

b. U of M Student Project on Affordable Housing

G. Pratt: Brief update for this project to move meeting from 4/11 to 4/4.

T. Gillotti: A reminder that this is a project from a group of students at UM. We asked for couple things: student inquiries, going through data channels, etc. They're doing a doing great job, and they're looking at other tools that other states are using for housing and more.

Board discusses availability

Motion to change: Amanda moves, Foster seconds.

c. Y Lot update - RCP released for community engagement (Teresa Gilotti)

Four proposals have been received, and a staff review team is meeting Monday., March 11, 2019 to score proposals and decide on what teams to bring in for interviews.

T. Gillotti: The RFPs for the developers: The Yard, Hamilton-Anderson, Project for Public Spaces, and Stan-Tech were scored. Some stood out, but the group that scored the RFPs didn't have a clear ranking so there'll be more interviews to come. The community engagement piece will come around June after deciding.

E. Pollack: When are they doing interviews?

T. Gillotti: The 1st and 2nd week of April, and we will get the word out when we find out the time for the community engagement.

d. HHSAB Resolution March 14, 2019 - Budget

Z. Ackerman: The reaffirmation for the fiscal year is in April for this year, and this is on the agenda for first week of April in City Council. We have lot of non-binding resolutions that affects our budget.

Motion to move item for a vote:

Erickson moves, Foster seconds [with those edits/amendments].

e. Fee in lieu - reintroduction of possible methods for standardizing annual calculations. Staff will present history and options to confirm direction - then bring back more detail at future meeting.

T. Gillotti: This is for zoning ordinance for PUD, that fee-in-lieu should be updated every year, but hasn't been for a long time. I wanted to talk about it today before I recalculate and want to set a new process to calculate FIL. The last calculations to identify affordability gap or calculating actual cost of constructing unit were back in 2004, 2006, and 2007.

R. Sarri: How often does it happen that a builder allows for affordable housing?

T. Gillotti: Lately, there are 2 developers that want to use the PUD, but there hasn't been much recently.

Board discusses

A. Foster: For #2, when it says over the lifetime of the unit, what does that mean?

T. Gillotti: The unit has to be there for 99 years.

G. Pratt: I noticed we've moved AMI from 80% to 50%

TG: The way I think we can come up with consistent methodology is 2 parts with the caveat that it's very hard to get consistent data on cost of rental units. We have sales data, and it will show the trend of the market. I proposing that look at median market rate for sales prices, and use assessor's data to figure out how median market price is. We selected 50% because 60% is on the higher end for affordability, 50% was more moderated. Maybe it's possible to go down to 40-45? If we choose top part of our range (60%), it would skew the info.

A. Foster: Is the market Washtenaw County or just Ann Arbor?

T. Gillotti: Washtenaw County

A. Foster: For median square footage of houses sold, is that for all?

T. Gillotti: Yes, once we have the price per square foot, then if the developer is making 99 units, 1/3 would be this, 1/3 that, etc.

A. Foster: For that scenario (fee-in-lieu), we would do representative sample of room types when developers put in affordable housing instead of putting in a fee. Are they held to that?

T. Gillotti: Yes, when we were talking about South U developer, they have smaller apartments and bigger designed spaces. We would prefer to do efficiency 1-2 bedrooms.
How does this feel? Hard to come up with something standardized, but we will try to update the numbers soon.

A. Erickson: Would rather split 30-60 AMI, so 45% AMI.

Board discusses the AMI.

f.

Affordable housing “Value or Policy Statement”

There has been much talk and press about work being done in Minneapolis and even Grand Rapids around increasing housing types and providing for more affordability and inclusivity in housing

* Grand Rapids’ Housing Now! (click here)

* Minneapolis’ Unified Housing Policy (click here) and change to single family zoning (click here)

* And also <https://www.localhousingsolutions.org/act/>

The Washtenaw Housing Alliance has brought together community partners to develop a pledge or policy statement around multiple aspects of affordable housing. Staff would like to introduce this to the HHSAB and discuss how it could be presented to City Council as a policy stance around all aspects of housing. (Attached)

A. Carlisle: We’re hoping this is something all municipalities will adopt. We got a lot of feedback and will be making edits to it. After the beliefs, there are the 4 goals we’d like to achieve as well as some possible actions. We will decide next month.

Z. Ackerman: Are we hoping the municipalities adopt all of this?

A. Carlisle: Just belief/value statements.

R. Sarri: Because they are proposing senior units, why aren’t we proposing shared units? I’ve read about shared housing where students and seniors live around where it’s a mutually beneficial arrangement. We need to think through this a bit differently.

A. Carlisle: Maybe we can have accessible dwelling units?

G. Pratt: Were you thinking of adding language to advocate for senior housing?

T. Gillotti: The best neighborhoods are ones that can help people of all walks.

g. Affordable housing education series (potential ACTION)

Several community partners have expressed interest in an educational series around housing and its connections to our lives. The Ann Arbor Housing Commission, Avalon Housing, OCED and DDA partnership committee are partner along with City of Ann Arbor Planning Department. We felt it would make sense for the HHSAB to be the lead on this series so wanted to talk through our conversations about the series, and see what appetite the HHSAB would have to engage and even provide for 1-2 volunteers to serve on a committee this winter/spring to help plan the series.

At February meeting Anna Erickson offered to serve on the committee for HHSAB.

TG: To recap from our last meeting, some folks on DDA Partnership Committee invited some people to talk about affordable housing and want to package information to share with general public through videotape sessions/info, etc.

G. Pratt: Would we make this Ann Arbor-centric?

T. Gillotti: Nope, the more general resources and speakers we could get would be good to expand pool of involved people.

Action: Move to approve HHSAB being a lead

R. Sarri moves, Thad seconds

h. Affordable housing projects going through the City's development process.

Lockwood – is a proposed senior development including 38 affordable senior units. The project has been considered by the Planning Commission and recommended for approval to City Council. Recent news coverage does not indicate council support: “Ann Arbor council unlikely to OK plans for affordable senior housing”

There are a few other potential projects staff can provide updates on as well. Burton Road – Washington Street

G. Pratt: I just wanted to recognize A. Carlisle who came and spoke for the Lockwood development. The public hearing will be on Monday during the council meeting.

A. Carlisle: The developer is offering 41 affordable housing units out of 90, 21 of 41 would be for seniors at 60% AMI.

G. Pratt: There's mention of other developments in play. The planning commission voted 6-1 on Lockwood project while Burton

Rd was turned down by planning commission.

A. Carlisle: If council turns down the Lockwood development, our ability to improve anything else will be discouraging.

IV. CITY COUNCIL (COUNCIL MEMBER UPDATE) 8:00 pm

Z. Ackerman: The community should make council's decision to turn down Lockwood a hard one. I've been working on 5 resolutions on affordable housing. 3 are going forward on March 18. Those 3 resolutions have to do with downtown zoning premiums. Hopefully we'll see other real opportunities to get affordable housing. The 2 that aren't going forward are about using park land for housing. I ran into some roadblock with all 4 possible parks. There are 3 different roadblocks: The first is bad for 2 parks, the second needs more info, and the third roadblock could start a conversation.

On April 1, the mayor will be putting forward a resolution to secure funding for fiscal year. He has also said that any attempts to remove funding (\$880K) will be vetoed.

I don't have any philosophical qualms with the last proposal, but may introduce a counter resolution because it's a fire department resource, and they have million dollar needs. The counter resolution would be a compromise to fund construction of firehouses, but would amount to some amount of affordable housing.

G. Pratt: I do want to thank Councilmembers Hayner and Bannister for putting forward resolutions for affordable housing. I also would like to thank A. Bannister did speak to our funding request.

V. PUBLIC COMMENT 8:20pm

M. Jenkins: I would like to have it on record that the Comment Period for the FY19-20 Draft Annual Action plan is from March 4-April 4.

A. Carlisle: Also, there are councilmembers asking the city administrator for short-term rentals like Airbnb.

TG: Also, while we are here, did we want to make resolution for Lockwood, Bannister, Ackerman, etc?

Board discusses resolution.

ADJOURNMENT 8:30pm

G. Pratt, chair, adjourned meeting at 8:30 pm.

All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: cityclerk@a2gov.org; or by written request addressed and mailed or delivered to:

**City Clerk's Office
301 E. Huron St.
Ann Arbor, MI 48104**

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