

MINUTES

Housing and Human Services Advisory Board
Thursday May 7th, 2009 6:30-8:30pm
4100 Clark Road
Ypsilanti, MI 48197

Members Present: Soni Mithani, Stephen Pontoni, Ned Staebler, Stephen Rapundalo, Anna Erickson, Kristine Martin, Robyn Konkol, David Blanchard, Anthony Ramirez

Members Absent: Barbara Eichmuller, Roger Kerson, Sandi Smith, Teresa Myers

Staff Present: Andrea Plevak, Jennifer Hall, Mary Jo Callan & Shannon Tubb

Guests: None.

- I. Convene Meeting:
N. Staebler convened the meeting at 6:45pm.
- II. Public Comment:
None.
- III. Approval of Agenda:
K. Martin moved to approve the agenda; S. Mithani seconded. Motion approved: 7-0 (Soni Mithani, Stephen Pontoni, Ned Staebler, Anna Erickson, Kristine Martin, Robyn Konkol, David Blanchard, 7 Aye, 0 Nay).
- IV. Approval of Minutes:
S. Pontoni motioned to approve minutes from 4-14-09; D. Blanchard seconded. Motion approved: 7-0 (Soni Mithani, Stephen Pontoni, Ned Staebler, Anna Erickson, Kristine Martin, Robyn Konkol, David Blanchard, 7 Aye, 0 Nay).
- V. Discussion Issues
 - A. Inclusionary Zoning (Discussion)
See "Inclusionary Zoning" toolbox.

J. Hall provided an overview of Inclusionary Zoning and a process to evaluate inclusionary zoning.

Members discussed the Inclusionary Zoning materials and moved through questions number 1 through 3 in the toolbox. Question #4 was tabled to next month. The following items were discussed:
 1. Inclusionary zoning as jurisdiction wide.
 2. Inclusionary Zoning as mandatory.
 3. Inclusionary Zoning as being triggered in all PUD requests except those for non-residential zoning that do not include housing.
 - a. Triggers may include:

- i. Non-residential zoning to PUD with housing (Increase Residential Density)
 - ii. Residential zoning to non-residential (Decrease Residential Density)
 - iii. Residential zoning to mixed use, with residential (but Decreased Residential Density)
 - iv. Residential zoning to residential zoning (Increase Residential Density)
 - b. Decreased residential density triggered per unit cash-in-lieu could equate to:
 - i. A per unit cash-in-lieu amount based on a loss of housing calculated on the net loss between units removed and units built
 - ii. A per unit cash-in-lieu amount based on a loss of housing calculated as the maximum number of units allowed per existing residential zoning or the actual number of units existing on the property that were removed, whichever is greater

4. Tabled.

- B. 2008 CDBG Funds/American Reinvestment & Recovery Act 2009 (Discussion)
 - J. Hall provided an overview of 2009 ARRA funding and recommended projects.

Board members discussed recommendations.

S. Pontoni moved to support staff recommendations to fund 15% public services and the remaining funds to support rehabilitation and energy efficiency improvements of Avalon units that Avalon applied for through the affordable housing RFP. A. Ramirez seconded. Motion approved: 8-0 (Soni Mithani, Stephen Pontoni, Ned Staebler, Anna Erickson, Kristine Martin, Robyn Konkel, David Blanchard, Anthony Ramirez, 8 Aye, 0 Nay).

- C. Y-Replacement Units/100 Units (Update)
 - M. Callan provided an update of the Y-Replacement Units.

Members discussed.

- VI. Public Comment
None

- VII. Adjournment
D. Blanchard moved to adjourn the meeting at 8:30pm; S. Pontoni seconded. Motion approved: 8-0 (Soni Mithani, Stephen Pontoni, Ned Staebler, Anna Erickson, Kristine Martin, Robyn Konkel, David Blanchard, Anthony Ramirez, 8 Aye, 0 Nay).