

MINUTES

Housing and Human Services Advisory Board
Tuesday December 9th, 2008 6:00-8:00 PM
Community Action Network
2724 Hikone, Ann Arbor, MI

Members Present: Barbara Eichmuller, Kristine Martin, Soni Mithani, Margie Teall, Teresa Myers, Stephen Pontoni, Anna Erickson, Sandi Smith, Anthony Ramirez, Ned Staebler, Roger Kerson

Members Absent: Robyn Konkel, Stephen Rapundalo, David Blanchard, ~~Robyn Konkel~~

Staff Present: Andrea Plevak, Mary Jo Callan, Jennifer Hall

Guests: Sacha Platt, Ann Clouse, Heather Adkins, Phenice Gibbons, Betty Jones, Michael Brann, Joan Doughty, Aaron Pressel, Melissa Olla

I. Convene Meeting

B. Eichmuller convened the meeting at 6:09pm.

II. Public Comment

Residents of Hikone highlighted the services and assistance they have received from Community Action Network and detailed their experiences as members of this community.

Melissa Olla, Hikone resident, stated that she had recently had her utilities shut-off by DTE, despite the fact that she and Aaron Pressel (CAN Staff member) had arranged payment from DHS. She and Aaron were able to get her service back on and he has been an incredible advocate to her and her family. Melissa also stated that CAN has really helped keep her two teenaged children in school with homework help and mentoring.

Phenice Gibbons, Hikone resident, stated that the things she appreciates most about living in Hikone and working with CAN include: homework help, childcare help, food for kids, summer camp, community activities, the Christmas Wish List, help with finding community resources, health screenings and more. She said, "I just love our community—that's all I can say."

Betty Jones, Hikone resident, stated that she has been living in Hikone for many years and really appreciates their community garden.

Michael Brann, Hikone resident, stated that he has lived in Hikone for many years and has seen many providers come through to help the residents, but that CAN has really helped the residents help themselves. He also highlighted the mentoring and

tutoring for children and shared that Aaron has been a good force for change for their community.

Ann Clouse, Hikone resident, stated that she has appreciated her time in Hikone and is proud that she will be moving into a Habitat home soon. She helped Hikone get \$10,000 from a Jenny Jones grant to build a basketball court for Hikone and said that Aaron was invaluable in getting that accomplished.

Joan Doughty, Executive Director, CAN, stated that this community is really driven by the residents. They have installed two playgrounds themselves and continue to do the work in the community. She expressed a desire to see Hikone studied as a model for community building. Another program she highlighted was the Packard Clinic "Community Health Worker" outreach program in which residents become trained to help other residents navigate the health care system. She also thanked the HHSAB and said she hoped the Board can see how the City's funds are being used for transforming communities.

Sacha Platt, Parkhurst Apartments, stated that he has seen some problems in his neighborhood and would like to engage the HHSAB and the Office of Community Development (CD) in a dialogue about how to improve the neighborhood. He invited the HHSAB to hold a meeting in his neighborhood to discuss the neighborhood concerns. He said he would be in touch with Mary Jo Callan and the Office of CD to pursue his concerns.

III. Approval of Agenda

S. Pontoni moved to approve the agenda; Soni seconded. Motion approved, 7-0 (Barbara Eichmuller, Kristine Martin, Soni Mithani, Teresa Myers, Stephen Pontoni, Anna Erickson, Anthony Ramirez, 7 Aye, 0 Nay)

IV. Approval of Minutes

B. Eichmuller moved to accept the minutes from November 18, 2008 with the following changes: under Section V: Discussion Issues , a. Human Services Funding, paragraph 3, sentence 3, the word "date" should be changed to "data." K. Martin seconded. A. Ramirez seconded. Motion approved, 7-0 (Barbara Eichmuller, Kristine Martin, Soni Mithani, Teresa Myers, Stephen Pontoni, Anna Erickson, Anthony Ramirez, 7 Aye, 0 Nay)

V. Discussion Issues

a. Presentation by Community Action Network

See "Public Comment" for presentations made by residents and Executive Director, Joan Doughty.

b. Adopt 2009 Meeting Schedule (ACTION)

See "Public Meeting Notice" in meeting materials. N. Staebler asked to consider moving the proposed meeting start time of 6pm back to 6:30pm. B. Eichmuller suggested that the group try to end at 8pm either way. M. Callan also identified a

conflict on the scheduled September 8th meeting with a City Council meeting, due to a holiday.

B. Eichmuller moved to accept the 2009 meeting schedule as amended to start at 6:30pm and to move the September 2009 meeting from September 8th to September 15th. S. Pontoni seconded. Motion approved, 8-0 (Barbara Eichmuller, Kristine Martin, Soni Mithani, Teresa Myers, Stephen Pontoni, Anna Erickson, Anthony Ramirez, Ned Staebler, 8 Aye, 0 Nay)

c. Human Service Process discussion, cont'd

MJ. Callan provided a brief review of the Human Services funding process up to this point. Please see meeting materials for “Human Services RFP Ranking Criteria” and for the “2009-11 Decision-making Process for Human Service Funds”.

A. Plevak reviewed the “Human Services RFP Ranking Criteria” indicating the categories and scoring criteria for this funding round. The non-profits make one application for all of these funds through Community Grants, an online grant application process used by multiple funders. HHSAB members asked questions about the scoring criteria. Andrea responded that the criteria is in no particular order, each application will be scored and the information will be public. The new form was based on the work the Executive Committee and Candace Cadena did last cycle. The goal was to make the evaluation criteria as objective as possible, given the reality that evaluators will have different perspectives. For example, under the Key People criteria, the score would be 0 = no key people identified, 1 = key people identified but not experienced up to 5 = key people identified and both supervisors and direct service are experienced.

K. Martin indicated that the criteria seems to encourage collaboration by including “unduplicated” in demonstration of need, what if there is still a need?. MJ Callan replied that we are trying to get away from 3 counseling agencies providing the same services to the same population. The agency will have to demonstrate that the need still exists. M. Teall, B Eichmuller and T. Meyers indicated that they thought the ranking criteria was much clearer.

N. Staebler asked how the evaluation criteria will be ranked, because it is an important part of the process? MJ Callan responded that this is the next step. What do people think are higher priorities? M. Teall responded that Program Outcome, Demonstration of Need and maybe Accessibility are high priorities. S. Smith suggested that people rank them and she would tally the scores at the meeting. The group discussed the final rankings based on everyone’s scores and agreed to the general order of the rankings. Steve Pontoni asked whether the Safety Net Bonus should be 2 points or a percent of the total points because it is hard to know until you add up the total available. MJ Callan suggested that staff take this info and bring back a final ranking criteria at the next HHSAB meeting.

S. Pontoni moved to approve the “Human Services RFP Ranking Criteria” weighting the top four categories as determined by the HHSAB and to empower staff to determine the exact and final weight of each category. B. Eichmuller seconded. Motion approved, 9-0. (Barbara Eichmuller, Kristine Martin, Soni Mithani, Teresa Myers, Stephen Pontoni, Anna Erickson, Anthony Ramirez, Ned Staebler, Roger Kerson 9 Aye, 0 Nay)

d. PILOT Ordinance amendment discussion cont’d

J. Hall reviewed the proposed change to the PILOT (payment in lieu of taxes) ordinance and provided a review of the information and discussion shared at the November 18th meeting (Please see 11/18/08 meeting minutes).

J. Hall went on to report that implementing the proposed change to the PILOT ordinance would provide a potential \$350,000 in saved taxes annually for Cooperatives in the city, and about \$3,000 - \$5,000 for the existing nonprofit housing providers.

Due to the individual situations of each cooperative and the unknown impact on the ever-tightening city budget, the CD staff are not recommending the change to the PILOT ordinance at this time. J. Hall will continue to work with the cooperatives to determine their next steps. For example, Arrowood has started a non-profit to preserve some of its units as permanently affordable but Colonial Square has gone market rate.

N. Staebler asked if Arrowood is managing the units on its own. J. Hall reported that yes, its system for collecting its monthly “service charge” from its coop members and maintaining those units is identical to the management necessary for rental units.

J. Hall also mentioned that another option to ensure affordability for low-income residents would be set up a down-payment assistance program to help families afford the initial “buy-in” cost of becoming a coop member. The CD office will be looking into such a program for its next fiscal year.

M. Teall suggested that perhaps we can meet both needs for the PILOT ordinance. She proposed approving the change in the maximum area median income (AMI) from a maximum of 50% AMI to 60% AMI, thereby assisting our low-income housing providers at a minimal cost to the city (\$3-\$5 thousand per year) and postpone the decision to raise the income limit to 80% AMI until CD staff have confirmed what the cooperatives would like to do.

B. Eichmuller moved to make the recommendation to the City Council that the PILOT ordinance be changed to reflect a maximum income limit of 60% AMI. A. Ramirez seconded. Motion approved, 9-0. (Barbara Eichmuller, Kristine Martin, Soni Mithani, Teresa Myers, Stephen Pontoni, Anna Erickson, Anthony Ramirez, Ned Staebler, Roger Kerson 9 Aye, 0 Nay)

e. Neighborhood Stabilization Funds—Update

See meeting materials for page from RFP regarding summary of available housing funds for Washtenaw County/City of Ann Arbor.

J. Hall provided an update regarding the Neighborhood Stabilization Program funds. Over \$3 million was allocated to the Washtenaw Urban County and nearly \$850,000 for the City of Ann Arbor. These funds will be focused entirely on vacant, foreclosed and abandoned properties in each jurisdiction. Approximately \$640,000 will be available for projects in the City after administration and Land Bank costs are calculated in. In total, we will be allocating \$3 million more to Washtenaw County& Ann Arbor housing-related projects this year over last year.

J. Hall went on to say that the biggest question for staff regarding the city funds is how many potential eligible projects are out there? And, are they mostly rental or mostly homeownership?

R. Kerson asked, What can we do with the funds? J. Hall responded that the NSP funds are limited for use on projects that fall into one of the following categories: acquisition/rehab, creation of a land bank, redevelopment of vacant land, demolition, or financing mechanisms. J. Hall went on to say that we will not be creating financing mechanisms, simply because the cost would outweigh any benefits because of the small allocation. Additionally, given the current housing market, we do not intend to do any redevelopment (new construction) because there are so many existing properties in need of rehab or demolition. Our biggest concerns are the 18 month spending timeline and the capacity of our non-profits to be able to use these funds expeditiously.

S. Smith stated that our mission is to get houses back on the tax roll, to make them safe and to keep them occupied. J. Hall asked if the problems are with owner or rental type properties. N. Staebler stated concern about continuing blight if the homes are not occupied—by owners or renters—and that we should be doing as much demolition and land banking as possible.

J. Hall stated that CD will be doing advertising to get the word out about the programs and will be helping non-profits “ramp up” behind the scenes to prepare them all for these programs. More information will be made available as things move forward.

VI. Public Comment

Joan Doughty, Executive Director, CAN, thanked the HHSAB for its funding of CAN’s programs and for listening to the residents speak.

VII. Adjournment

B. Eichmuller moved to adjourn the meeting; S. Mithani seconded. N. Staebler adjourned the meeting at 7:52 PM