

MINUTES

Housing and Human Services Advisory Board
Tuesday, September 9, 2008 6:00-8:00 PM
Child Care Network, 2385 S. Huron Parkway, Suite 2-N

Members Present: David Blanchard, Barbara Eichmuller, Robyn Konkel, Kristine Martin, Soni Mithani, Anthony Ramirez, Ned Staebler, Roger Kerson, Stephen Rapundalo, Margie Teall

Members Absent: Teresa Myers, Stephen Pontoni

Staff Present: Candace Cadena, Mary Jo Callan, Jennifer Hall

Guests: Michelle Bush, Corporate Facts

I. Convene Meeting

K. Martin called the meeting to order at 6:10 PM

II. Public Comment

None.

III. Approval of Agenda

S. Mithani moved to approve the agenda; A. Ramirez seconded. Motion approved, 8-0 (Eichmuller, Konkel, Martin, Mithani, Ramirez, Kerson, Rapundalo, Teall – Aye, 0 Nay)

IV. Approval of Minutes

B. Eichmuller moved to accept the minutes from July 2, 2008; A. Ramirez seconded. Motion approved, 9-0 (Blanchard, Eichmuller, Konkel, Martin, Mithani, Ramirez, Kerson, Rapundalo, Teall – Aye, 0 Nay)

V. Discussion Issues

a. Child Care Network Presentation and Discussion.

Pam Smith and Lori Bush of Child Care Network presented to the Board. Also Tim Wilhelm, Vice President of CCN's Board of Directors, attended the presentation.

b. WAHC/Avalon Merger

J. Hall reported that WAHC is dissolving. Now staff is working with WAHC and Avalon staff to figure out how WAHC will merge with Avalon, or how Avalon can absorb WAHC's properties.

Burton Commons: The City may not have enough funding available in the Ann Arbor Housing Trust Fund (AAHTF) to assist in the WAHC/Avalon merger project because \$435,000 is currently committed to the Burton Commons project. Within the next week, we will find out whether that project is going forward. The

major challenges to Burton Commons are the bottoming out financial market and the inability to meet the MSHDA requirements—the developer can't find an investor to buy the tax credits. Eventually the project will go through most likely because \$500,000 has already been spent and the site plan is approved. MSHDA, who is also putting grant money into that project, agrees that the decision of whether or not to move forward with the project needs to happen next week. It brings up the question of whether to keep investing in new construction projects. If no funds from the AAHTF are available for the WAHC/Avalon merger project, the other option is to loan funds from the City's General Fund to be paid back by the AAHTF.

Michelle Bush of Corporate Facts, a consulting firm, has been hired to assist with the WAHC/Avalon project. She has experience with both agencies, and stressed the importance of creating a business model that is sustainable in moving forward. She explained that without a new business plan, Avalon cannot absorb WAHC's properties. Neither WAHC nor Avalon had a sustainable business plan. Any affordable housing projects built before this decade have these same issues—it is not a result of negligence. J. Hall added that any projects funded by the City in the past 5 years do not have these problems—they are sustainable, as the City switched to a 0% interest in debt policy. M. Bush explained that project fees must sustain the project costs.

M. Bush stressed that the sustainability of projects be a factor community-wide, in the allocation of HOME and CDBG funds, for example. She suggested funds be used to make existing units sustainable instead of to build new units.

Corporate Facts is looking at the following for WAHC/Avalon: Is there a way to refinance projects to make them more sustainable? Or sell them to invest in sustainable units? Focusing on current units instead of building or acquiring new units. Could the 23 units at Miller (WAHC) be turned into Permanent Supportive Housing, being a part of the 100 units called for by City Council? Sustainability-wise, Gateway will be the toughest WAHC property to deal with.

J. Hall reported that property management of WAHC properties will transfer to Avalon on January 1, 2009. The question was asked whether the Urban County could contribute funds. J. Hall explained that the County has already contributed \$95,000 toward this transition project. The question was asked if HOME funds are used on this WAHC/Avalon project, what projects will not be able to be funded? Arrowwood Hills Cooperative, Pine Lake, MAP's project, the YMCA/Main Street project.

c. Human Service Priorities and Discussion

C. Cadena's last day as the Human Services Coordinator will be Friday, September 26. She suggested that as the HHSAB prepares the RFP in late fall (to be released in late February), they use the process of joining the City and Urban County as an opportunity to change the priorities. Historically the City and UC

priorities haven't changed much every year, but this is an opportunity to establish a long-term strategy of setting community goals and community priorities. Ideally, outcomes could be compared across funded agencies as well instead of the current system in which 50 funded programs measure success differently. If the HHSAB established a few community goals and outcomes to reach those goals, funded programs could all report on those same outcomes and we could give aggregate numbers for our funded programs in reaching our community goals. For example, currently one of the City's 4 funding priorities is "Increase Housing Stability"—that is a topic, not a goal. One related outcome could be to help x number of people move into/maintain stable permanent housing, not just serving x number of people. This way we could compare and compile outcomes from all funded agencies to measure the impact of the money the City (or Urban County) put toward that goal. Community outcomes are already being worked on in the housing and homelessness area by the Washtenaw Housing Alliance, so maybe that goal is a good one to start with. M. Callan pointed out that there are models from other communities we can use as well.

VI. Public Comment

None.

VII. Adjournment

S. Mithani moved to adjourn the meeting; B. Eichmuller seconded. N. Staebler adjourned the meeting at 8:00 PM