

MINUTES
Housing and Human Services Advisory Board
Thursday, February 13, 2020
6:30-8:30pm
200 N. Main Street
Ann Arbor, MI 48104
Lower Level Conference Room

Members Present: Amanda Carlisle, Anna Erickson, Greg Pratt, Nora Wright, Anna Foster, James Daniel, Zach Ackerman, Anne Bannister

Members Absent: Josh Whinston, David Blanchard, Eleanor Pollack, Paul Sher, Rosemary Sarri

Staff Present: Teresa Gillotti, David Beck

Public Present: Michael Johnson, Jim Mogenson, Glenn Nelson, Barbara Hyman

I. Convene Meeting:

G. Pratt, chair, convened meeting at 6:40 pm

II. Public Comment

G. Nelson: I'm speaking for the Citizens for Mental Health & Public Safety (CMHPS). I wanted to emphasize a specific portion of our platform. We propose to think creatively and try to reduce our carbon footprint while reducing operating costs for affordable housing, especially to people in need of supportive housing. We think equity is at center of Ann Arbor policy. What could be more equitable than spending millage funds on sustainable actions? We need to act in ways that positively affects the short and long term sustainability of equity, mental health, and the environment.

J. Mogenson: I'm going to focus on the human services aspect of this board. I did some research on Coordinated Funders (CoFU), and the one thing I noticed and want to mention is that there's not enough money in the CoFu funding pool for human services. Even for people who are more knowledgeable about different processes like the RFPs, there isn't enough money available. We need to intentionally reflect on the problem and think of a solution.

A. Bannister: City Council is considering both as it determines the budget. I will be forwarding Glen's packet to budget committee. I think Glenn raises a good point on supportive services, mental health, and the environment boost.

A. Foster: Glenn Nelson was also recently appointed to serve on AAPS school board! Congratulations to him!

III. Approval of Agenda

A. Foster: Can we add in a portion before the city councilmember update to discuss the attendance policy?

A. Erickson moved to include A. Foster's request and approve agenda; A. Foster seconded. Motion passed unanimously

IV. Approval of Minutes for May & July

G. Pratt: I'm hoping to have a glossary of affordable housing terms soon.

A. Carlisle moved to approve agenda; N. Wright seconded. Motion passed unanimously

V. Business

- a. Y lot and 415 W. Washington St focus group follow up (Michael Johnson, Smith Group)

Michael Johnson presented on Housing and Affordability in Ann Arbor.

There are plans to speak with the public, announce the results, and present this to the DDA office on February 25 from 6-8pm.

The goal is to put 415 W Washington St and the Y Lot in context to the great work that this board is connected to. There were 1400 people that went to the webpage in 6 weeks. 300 people filled out the survey, and the results were filtered into age, ward, income, and understanding of affordable housing. There was a generally well educated crowd that came out to meetings.

Some data points were that the attendees were mostly Ann Arbor residents and about a third didn't work in Ann Arbor. We also measured income levels, percentage of income spent on housing, City Council priorities of redeveloping 7 municipality owned lots, and specific questions about development for both 415 W Washington and Y-Lot. We had 5 days of workshops for about 20 total hours that were come-as-you-are sessions. We went through the priorities, Y Lot objectives, and 415 W Washington objectives.

Y Lot site

There were multiple options that represented density gradients, housing unit implications, and our thoughts on each.

The options are below:

- Option 1A: U shaped building facing Williams St
- Option 1B: William St Orientation
 - Required going over transit center area
- Option 2a: Fifth Street orientation

- Option 2b: Fifth Street orientation
- Option 3a: South East corner orientation
- Option 3b: South East corner orientation

The General feedback from the 150-200 people who attended the workshops were that there was more willingness to have additional density on-site for more affordable housing units. Taller options were well supported as well. There was some interest in the Williams St oriented ideas. We also had a lot of conversation for not just meeting the need for 60% AMI, but also trying for those at 30% AMI. There was concern that building over Blake Transit Center might be too complex.

Our recommended option is to have approximately 25,000 square feet on the ground floor, and a space for the buses to go through. There is also an opportunity to split this site into two projects.

T. Gillotti: The DDA has said that it wants Williams St to be pedestrian friendly.

Board discusses opportunities for retail and bus situation at Blake Transit Center

415 W Washington Site

M. Johnson:

The options are below:

- Option 1A: Minimal Footprint
- Option 2A: Stepped building
- Option 2B: Full Buildout

The general feedback were for the Treeline, the amount of housing units, and finding a compromise plan between options 2A and 2B. The preferred option is achieving 173 units and discussion of affordable housing on this site should be done in next phase.

Board discusses options, chimney swifts, and alternate uses of space for community benefit

A. Foster: What are the next steps?

M. Johnson: We will present at the public meeting at the DDA office on February 25. We are hoping to move ahead with council approval in March, and the next phase would be pushing sites through the area plan approval process.

b. City Councilmember Meeting/Millage Discussion with Board Chair

G. Pratt: We had discussions through the fall that went well. Some councilmembers supported our ideas overall. To implement these ideas, we'd have to look into services and

additional funding. We want to take the discussion to community members, partners, and for council members. There's a committee now that is working on language and outreach for a potential millage. We are hoping to move forward with this in the next few weeks. If we want to provide the services needed for the different development and housing sites, we as a community need to budget well to meet our goals.

A. Foster: Greg has been doing a lot of talking and outreach, but we need to keep in mind the process. We planned backwards to account for the likely high voter turnout so we want to have something prepared soon. We're hoping to have something on the agenda here for April and want to present it to Council soon after.

There are two ways that a millage can be brought to voters:

- Action by councilmembers
- Through gathering signature (~10,000 signatures)

A. Carlisle: There are two renewal millages on ballot as well.

G. Pratt: Tax increases can be a big deal for people on fixed income so we will be looking to include some things like poverty exemption in the millage.

A. Foster: We have also been communicating with different student groups at the University of Michigan that are advocating for affordable housing to possibly align with the students.

c. Affordable Housing Waitlist Review

T. Gillotti: We have a draft here for a centralized waitlist that is more available and marketed for everyone to see the availability for open affordable housing units. We will have to work out timelines for leases, developers, and other processes.

A. Foster: I think it would be helpful to include realistic times for moving such as any options that will be open immediately or at a later date.

Board discusses timelines of moving in, possible systems of how to maintain waitlist, and more.

T. Gillotti: Under current considerations, everyone will have a chance to apply, but there will be documents that we will be asking for all applicants. For example, we will be asking for tax returns for households.

A. Foster: How do international students fit into this?

T. Gillotti: International students will have some different steps and documents to provide. Also, for preferences of eligibility, one of the challenges is that units aren't specifically designed for disabilities so it should will be marketed generally as affordable housing.

A. Foster: My suggestion would be that there's an option to say that if you have a disability, and there is a matching unit that meets ADA compliance and need, that there is higher priority.

Board discusses methods of assisting those with disabilities and the waitlist.

T. Gillotti: Also, for the Waitlist Criteria, I am planning on removing the portion on penalties for non-compliance. I will also be removing the April 15 date and will replace with other language similar to "will be checked annually."

A. Foster moved to make the amendments; J. Daniels seconded. Motion passed unanimously

d. Inclusive Housing Flyer

This update was postponed to the March HHSAB meeting

e. Affordable Housing Dashboard

This update was postponed to the March HHSAB meeting

f. Attendance Policies

A. Foster: I would like to address the issue of attendance. The by-laws state that if a board member misses two meetings, a note will be sent to the mayor. I want to keep a stricter expectation of attendance.

N. Wright: I think it'd be important to discuss that first with the different board members first and emphasize the expectations first before further action.

Board discusses attendance expectations and issues.

G. Pratt: I can talk to the board members who have missed more than two meetings.

VI. City Council Member Update

Z. Ackerman: City Council will vote on the WHA pledge (agenda item DC-5) and support the affordable housing pledge and the 7 declarations about values. Another update is that in January, we sent around \$400k to veterans, drug abuse victims, and more to the courts to

address these issues in the county. City council is also looking at short-term rental regulations.

A. Bannister: City Council also looked at United Way's pledge that is similar to the WHA pledge, but has language for environmental justice. We also added Collins (2857 packard) for properties for community, but didn't qualify for li-tech low-income housing credits. We are still trying to piece together funding for it. Zack, do you know when that property came through planning commission?

Z. Ackerman: It went to planning commission back in late spring/early summer of 2019.

A. Bannister: In the final plan, are they saving the oak trees?

Z. Ackerman: It would save more trees

VII. General Updates

A. Foster: I was approached by no less than 3 board members at the meeting where Glenn was appointed to the AAPS School Board. They said that AAPS might want to reopen affordable housing conversation on their unused land. Is there time for review for next HHSAB meeting?

VIII. Public Comment

J. Mogenson: Our current nondiscrimination policy is good, but rarely enforced. For example, there are buildings downtown that are marketed and mostly for students. We need to keep that in mind. For the waitlist, Arrowwood has a good waitlist experience and format as well as Carpenter Place.

IX. Adjournment

G. Pratt, chair, adjourned meeting at 8:40 pm.