

MINUTES

Housing and Human Services Advisory Board
Thursday, November 13, 2015 6:30-8:30pm
200 N. Main Street
Ann Arbor, MI 48104
Lower Level Conference Room

Members Present: A. Gilroy, T. Jabzanka, A. Erickson, R. Sarri, J. Lumm, G. Pratt; E. Pollack, N. Wright, A. Freundl, W. Leaf

Members Absent: D. Blanchard, A. Baker-White, A. Carlisle, S. Briere,

Staff Present: Mary Casey, Andrea Plevak, Mirada Jenkins

Public: Wendy Carty-Saxon from Avalon, Megan Masson Minock

I. Convene Meeting:

A. Erickson, Chair, convened the meeting at 6:38 PM.

II. Approval of Agenda:

G. Pratt moved to approve the agenda; E. Pollack seconded. Motion approved (A. Gilroy, T. Jabzanka, A. Erickson, R. Sarri, N. Wright, A. Freundl, W. Leaf; 7 Aye, 0 Nay)

III. Approval of Minutes:

T. Jabzenka moved to approve the October meeting minutes; R. Sarri seconded. Motion approved (A. Gilroy, A. Erickson, G. Pratt; E. Pollack, N. Wright, A. Freundl, W. Leaf; 7 Aye, 0 Nay).

IV. Public Comment:

None.

V. Action Items, Discussion Items and Updates:

A. CHA/Avalon Transfer Request

Mirada Jenkins from OCED presented the resolution regarding Community Housing Alternatives (CHA) to Avalon Housing and Avalon Second Nonprofit. Through transfer of these properties as described, the units will continue to be maintained as income-restricted housing, and will enable the City to continue to meet the obligations of the federally-awarded HOME funds. It is important to approve this recommendation so the City of Ann Arbor knows everyone is on board. Avalon is a good candidate for that because they are already a community partner, it's their mission, and we're confident that the people will continue to be housed in line with the requirements of federal funding.

R. Sarri asked if all of the units will transfer. M. Jenkins said not all of them; 3 units will transfer with 99 year terms.

Members discussed.

R. Sarri moved to approve; E. Pollack seconded. Motion approved (A. Gilroy, T. Jabzanka, A. Erickson, R. Sarri, G. Pratt; E. Pollack, N. Wright, A. Freundl, W. Leaf; 9 Aye, 0 Nay).

B. Downtown Premium Prioritization

M. Masson-Minock from ENP and Associates is working with the city of Ann Arbor Planning Commission to evaluate the downtown premiums and whether amendments could be made to align outcome with community values. This process will go from March to December 2015.

One of the premiums not used frequently is the affordable housing, as real estate professionals feel it is difficult to manage despite the premium being very valuable. While state policy can require design standards, but cannot require housing affordability, so continues to be under-utilized.

The recommendations of her consulting group are to stop incentivizing parking, increase the LEED incentives, and incentivize workforce housing. They are recommending the incentives be making the workforce housing 30-60% AMI, up to 1/3 units may be in-lieu payments and decrease of minimum unit size to 300 square feet (currently 600).

E. Pollack said that in NYC people will live happily in a 400 square foot apartment. When we talk about workforce housing, small space isn't necessarily a problem if it is in a metropolitan area and if it's a person's own space.

A. Erickson said that if all the units are in the 300-400 square foot range, we are only going to get a certain type of renter, probably not too many families.

W. Leaf said that to make housing more affordable, perhaps we should set no minimum space requirement; let the developers decide that based on state safety regulations.

Members discussed.

W. Leaf was concerned with the 30-60% AMI requirement. He said that we need to do more for the people who are at the lowest end of the AMI. It should include 20% AMI or below.

J. Lumm said when we're talking about workforce housing, we're talking about groups like nurses and teachers who work in Ann Arbor but who cannot afford to live here, so the upper threshold should be 80% not 60% AMI.

Members discussed.

C. Winter Shelter Response

A. Plevak said that this recommendation is keeping with previous year's recommendations to come up with a more thoughtful shelter response that in past years. Everyone came

together to create an overflow overnight shelter along with a daytime warm space. We are proposing again to do that this year. We learned from the kinks of last year and made changes. We're hoping the need is less this year, a more mild winter and success with the Zero:2016 initiative. This recommendation will go to council this week, with the county's contribution being 50%, \$89,040.00. We're looking to the City to provide the support again.

J. Lumm asked what funding is currently in the budget. She said amending the budget will take 8 votes on city council and she'll get a lot of questions. And if the money is in "Non-departmental", it'll be more challenging to move the funds. A. Plevak said she needs to clarify that, as the information in the meeting documents is not the final draft that will make it to council.

J. Lumm is wondering why it was not in the original budget. If it was known to be a need in the community, why wasn't it brought up during when the budget was being drafted?

Members discussed.

N. Wright moved to approve. R. Sarri seconded. Motion passed (A. Gilroy, T. Jabzanka, A. Erickson, R. Sarri, E. Pollack, N. Wright, A. Freundl, W. Leaf; G. Pratt abstained; 8 Aye, 1 Abstention, 0 Nay).

D. Platt Road Update

A. Plevak said in the past week's conversation, things were positive. No date and no decisions have been made. Any additional questions can be brought to A. Plevak and she will get back to you with the information.

J. Lumm asked if there was any talk of a timeline. A. Plevak said not yet.

E. Coordinated Funding Update

A. Plevak said that we are in the middle of the cycle for program ops and capacity building. In the initial round we do a request for information from interested agencies. The shift this year was to make a screen *in* process, not a screen *out* process. We are also focusing on east side and rural areas of the county.

The capacity building piece is made up of volunteers from the Community Foundation and the United Way. The RFP will go out in January, and is due in February. Right now we're writing resolutions for formal mechanisms for identifying those volunteers. A resolution is coming your way in December.

F. Elect 2016 Board Officers

A. Erickson nominated herself for vice chair and T. Jabzenka for chair. E. Pollack seconded both motions. **Motion passed (A. Gilroy, T. Jabzanka, A. Erickson, R. Sarri, G. Pratt; E. Pollack, N. Wright, A. Freundl, W. Leaf; 9 Aye, 0 Nay)**

G. Approve 2016 Meeting Schedule

N. Wright moves to adopt meeting dates. G. Pratt seconded. Motion passed **(A. Gilroy, T. Jabzanka, A. Erickson, R. Sarri, J. Lumm, E. Pollack, A. Freundl, W. Leaf; 8 Aye, 0 Nay)**

H. Approve 2016 Workplan

A. Plevak introduced the workplan with the idea that we would think about it over a month and we will vote to finalize it in January 2016. A. Carlisle has brought up an idea for a project for the coming year; She is not at the meeting, but her idea is to look into what land is available for affordable housing development.

J. Lumm said it might be a really short project with a short inventory list. W. Leaf said there are available plots of land.

I. Complete 2016 Conflict of Interest Disclosures

A. Plevak said we need these forms by the next meeting. Please fill them out and bring them the next time we meet.

VI. City Council Updates:

Steve Powers' last day is coming up. The police chief vacancy is hopefully starting in January. He comes from Detroit and has a lot of background in community engagement. Sumedh Bahl's last day is Friday, 11/13/15. She recommends OCED offers input in what that position's profile should be. New council members will be sworn in on Monday, 11/16/15.

VII. Public Comment:

None.

VIII. Adjournment:

N. Wright moved to adjourn. E. Pollack seconded. Motion passed meeting adjourned at 8:41 pm