

## MINUTES

Housing and Human Services Advisory Board  
Tuesday, May 20, 2008 6:00 – 8:00 PM  
110 N. 4<sup>th</sup> Avenue, 1st Floor Conference Room

Members Present: David Blanchard, Robyn Konkol, Kristine Martin, Teresa Myers, Stephen Pontoni, Anthony Ramirez, Ned Staebler, Stephen Rapundalo

Members Absent: Barbara Eichmuller, Soni Mithani, Margie Teall, Laurie Wechter

Staff Present: Candace Cadena, Mary Jo Callan

Guests: Bill Godfrey; Carolyn Grawi, Ann Arbor Center for Independent Living; Chuck Kieffer, Washtenaw Housing Alliance (WHA); Teresa Welsh

I. Convene Meeting

N. Staebler called the meeting to order at 6:05 pm.

II. Public Comment

None.

III. Approval of the Agenda

**S. Pontoni moved to approve the agenda; K. Martin seconded. Motion Approved, 7-0 (Blanchard, Konkol, Martin, Myers, Pontoni, Ramirez, Staebler, Aye, 0 Nay).**

IV. Approval of the Minutes

**D. Blanchard moved to accept the minutes from April 22, 2008; K. Martin seconded. Motion Approved, 7-0 (Blanchard, Konkol, Martin, Myers, Pontoni, Ramirez, Staebler, Aye, 0 Nay).**

V. Discussion Items

A. Replacement of Units at Former Y Site—Final Recommendation

Members noted the much smaller turnout to the public hearing on 5/13/08 as compared to the one on 2/12/08. Most public comment agreed that the former YMCA site was ideal for all the reasons listed in the recommendation memo, but also that an alternate downtown site would be acceptable if it included all of the elements outlined in the memo. And that the former YMCA site be held until the alternative site is secured. This is consistent with the existing recommendation.

The Board briefly discussed whether 100 units was presented as a minimum number of units that should be on one site, or whether 60-80 was a minimum. Agreement that 100 units should be built downtown, with at least 60 units in one location.

Board members suggested several changes to the recommendation memo to emphasize that an alternative downtown location would be acceptable and that at least 60 of the 100 units should be on one site. Changes were not substantive, but made instead to highlight certain information in the recommendation section. The existing recommendation to City Council read as follows:

In addition to these materials and extensive expert knowledge provided by staff, the HHSAB carefully considered presentations from the Corporation for Supportive Housing, the Michigan State Housing Development Authority, Synod Residential Services, the Washtenaw Housing Alliance, and dialogue with the Downtown Development Authority, the Ann Arbor Transportation Authority, and other expert and Ann Arbor residents' testimony. Having been further informed by and mindful of the City of Ann Arbor and Washtenaw County Housing Needs Assessment and the context provided by the Blueprint to End Homelessness, the HHSAB recommends the following:

- 1) that the former YMCA site be redeveloped with 100 units of affordable housing;
- 2) that these units be targeted to very-low-income single adults (please see the finance section regarding the reason for setting the income limits at 50% AMI), persons who are homeless, and those who have the greatest challenges to achieving and maintaining stable housing;
- 3) that the redeveloped units maximize opportunities for residents through services and community supports, and have a central entrance to maximize resident safety;
- 4) that another comparable downtown site would be an acceptable alternative if already held secure by the City of Ann Arbor or Washtenaw County, and
- 5) that, should the former YMCA site be sold for use other than redevelopment of 100 units of affordable housing, the net equity shall be committed to future supportive housing at an alternative downtown location.

The Board's proposed amended version reads as follows:

In addition to these materials and extensive expert knowledge provided by staff, the HHSAB carefully considered presentations from the Corporation for Supportive Housing, the Michigan State Housing Development Authority, Synod Residential Services, the Washtenaw Housing Alliance, and dialogue with the Downtown Development Authority, the Ann Arbor Transportation Authority, and other expert and Ann Arbor residents' testimony. The HHSAB was further informed by and mindful of the City of Ann Arbor and Washtenaw County Housing Needs Assessment and the context provided by the Blueprint to End Homelessness.

#### **Recommendation**

Based on the above considerations, the HHSAB recommends the following:

- 1) that the former YMCA site be redeveloped with 100 units of affordable housing. Other comparable downtown site(s) would be an acceptable alternative if already held secure by the City of Ann Arbor or Washtenaw County. The City should hold the former YMCA site for affordable housing until at least 100 units are secured at the alternative suitable downtown location(s);
- 2) that these units be targeted to very-low-income single adults (please see the finance section regarding the reason for setting the income limits at 50% AMI), persons who are homeless, and those who have the greatest challenges to achieving and maintaining stable housing;
- 3) that the redeveloped units maximize opportunities for residents through services and community supports, and have a central entrance to maximize resident safety. Therefore, at least one of the site(s) should include a minimum of 60 units;
- 4) that, should the former YMCA site be sold for use other than redevelopment of 100 units of affordable housing, the net equity shall be committed to future supportive housing at the alternative downtown location(s).

**S. Pontoni moved to accept the above amendments to the recommendation memo to City Council as amended; K. Martin seconded. Motion Approved, 7-0 (Blanchard, Konkell, Martin, Myers, Pontoni, Ramirez, Staebler, Aye, 0 Nay).**

**S. Pontoni moved to accept the recommendation memo to City Council as amended; K. Martin seconded. Motion Approved, 7-0 (Blanchard, Konkell, Martin, Myers, Pontoni, Ramirez, Staebler, Aye, 0 Nay).**

#### **B. Work Plan**

Item #1, Recommending Options for 100 Affordable Housing Units, was completed today. Items #2 and #3 regarding drafting a tax exemption policy for nonprofits and

recommending options for mortgage foreclosures/predatory lending have also been completed. Item #4 can be removed because the Human Services budget will remain the same in FY 2008-09 as in FY 2007-08. This leaves items #5-8, the first of which is slated for work in June, so the HHSAB is on schedule with the work plan. Item #6 regarding the revision & re-issue of the FY 2009-2010 HOME RFP will be addressed by J. Hall at a future meeting. Item #7, Recommending Human Services funding priorities for 2009-11, will be impacted somewhat by the City of Ann Arbor joining the Urban County. Staff are working to streamline the City and Urban County review & ranking processes and will present the plan to the HHSAB at a future meeting.

C. New Meeting Schedule

Please let staff know if Tuesday evenings no longer work for you to meet.

VI. Public Comment

- A. Carolyn Grawi, Ann Arbor Center for Independent Living, supports the recommendation that the 100 units of affordable housing stay in the downtown, and she encourages that all units be accessible.
- B. Chuck Kieffer, Washtenaw Housing Alliance, is encouraged by the HHSAB's work and recommendation and looks forward to working with them in the future.
- C. Bill Godfrey & Teresa Welsh, Three Oaks Group, support the Board's recommendation, including the point that an alternative downtown site would be acceptable. They welcome questions about their group's site on north Main Street as a possible alternative.

VII. Adjournment

Board members recognized and expressed appreciation for staff efforts in the process of forming the recommendation to Council.

K. Martin moved to adjourn the meeting; D. Blanchard seconded. N. Staebler adjourned the meeting at 7:25 pm.