

MINUTES

Housing and Human Services Advisory Board
Tuesday February 10th, 2008 6:30-8:30pm
110 North Fourth Avenue
Ann Arbor, MI 48104
1st Floor Conference Room

Members Present: David Blanchard, Robyn Konkel, Teresa Myers, Anthony Ramirez, Ned Staebler, Stephen Rapundalo, Anna Erickson, Sandi Smith

Members Absent: Ned Staebler, Kristine Martin, Soni Mithani, Roger Kerson, Stephen Pontoni, Barbara Eichmuller

Staff Present: Andrea Plevak & Jennifer Hall

Guests: None.

I. Convene Meeting:

D. Blanchard informally convened the meeting at 6:35pm. No quorum.

II. Public Comment:

Sarah Richards from Michigan Ability Partners and an Ann Arbor resident introduced herself.

III. Approval of Agenda:

IV. Approval of Minutes:

V. Discussion Issues

A. 2009 Workplan Update
See 2009 HHSAB Workplan.

B. Presentation on Former Y-Site/100 Units
See Y-site/100 Units documents.

J. Hall reviewed each of the three sites under consideration for redevelopment for the former Y-site/100 units. Two of the sites are parking lots and are owned by Washtenaw County—the Courthouse lot and the County administration lot. The third is a parking lot owned by the City—the Braun Court parking lot on the corner of Fourth Ave. and Catherine St.

J. Hall reviewed the “Replacing the Former Y Housing Units in the Downtown: Key Assumptions about a Residential or Mixed-Use Tower Project” document. Concerns include: Zoning, Prisoner Access to the Courthouse, County vs. City ownership.

J. Hall reviewed the “Financing downtown affordable units – Potential Scenarios” document. These projections assume the County donates the land, but given the financing needs we could pay for the land and use the proceeds to fix the prisoner entry

problem at the County Courthouse. Concerns: mixed use with retail on the first floor, units per space, stick built height limitations (4 stories) and the number of units that can accommodate A2D2 recommendations.

J. Hall gave an overview of the Public Engagement process for the Y-Site/100 Units which must go to City Council first before it becomes a public document. It will include focus groups, paper surveys, electronic surveys, web-based information gathering. Staff will compile and report back. More information will be available when Council has reviewed.

J. Hall also reviewed some concerns with Courthouse Square—some residents believe the building is not being maintained. If it is at the end of its affordability period then it could be a potential site for the Y-site/100 units. The low-income senior housing would need to be replaced. Potential sites include Burton Road—which is a low-income tax credit project that may or may not go forward currently. Another possibility is the Georgetown Mall on Packard Road--which is in foreclosure and could possibly be purchased with NSP funds.

J. Hall asked if there are any other sites to consider. Some people have said that the County owned street level parking lot next to the Ann Street parking structure on the corner of Main and Ann Street. Staff will run scenarios for the Ann Street lot and bring them back to the Board.

C. Planned Unit Development Ordinance

J. Hall reviewed the “Creating Affordable Housing in the City of Ann Arbor: A Developer’s Guide And Required Forms”. Page 4 & 5 show recent affordable housing sites and whether they have Cash-in-Lieu or Affordable Units. Page 6 explains Planned Unit Developments. Page 7 includes information on A2D2. Page 9 reviews funding sources for affordable housing. Page 10 describes what the developer has to do when developing affordable units. Page 12 shows developers what the current income limits are and also what the maximum they can charge for rent or ownership. We use the “Fair Market Rent” formula. Page 13 shows the current Cash-in-Lieu contribution formula. This formula is updated annually by council and will be updated after this discussion.

The types of issues that have come up include:

- **The formulas we use for the sales price.** Should the formula be the same for downtown housing versus non-downtown housing? Should rent prices be the same?
- **The zoning is set for 80% AMI.** Should we allow different levels of AMI?
- **Minimum square footage.** Can developers provide affordable units that are smaller than market rate?
- **Number of bedrooms per unit.** If 1, 2 & 3 bedroom market rate units, should there be equivalent affordable units?
- **Location in the development.** Should they have to include affordable units at the top of development?
- **Amenities.** Should there be equivalent amenities (countertops, parking, etc.) in market vs. affordable units?

- **Swapping units.** If multiple projects, can affordable units be swapped to a different project?
- **Students.** Cannot prohibit students from renting, but not really targeting the population we seek to house. Could require developers to work with a non-profit housing agency to screen applicants. This would encourage the population we seek to house without excluding students.
- **Cash-in-Lieu.** Should it be harder to Cash-in-lieu?

J. Hall asked what issues this Board would like to tackle first and what information does this Board need to make decision on this. We need to make a decision by June 2009.

Information requested: Best practices, other PUD ordinances from similar communities.

D. Housing RFP (Update)

J. Hall reported that there were 13 proposals reflecting 25 properties. There are \$5 million in funding and roughly \$14 million in requests. Evaluations will occur over the next two weeks. Recommendations go back through the Urban County for the vast majority of funds. A small amount of these funds are unallocated funds from the City that will go to City Council for approval.

E. Urban County Human Service Evaluation Committee (Update)

A. Plevak reviewed the Urban County members on the Human Services Evaluation Committee: Deb Mozurkewich, Northfield Township Supervisor; Paul Schrieber, Mayor of Ypsilanti; and Barb Fuller, Deputy Supervisor Pittsfield Township. The RFP is due tomorrow afternoon. Staff will report on the proposals at the next meeting.

VI. Public Comment

Sarah Richards from MAP asked if for the former Y-sites/100 units there is an income cap? J. Hall responded that the rent can be raised as income increases. Sarah also stated that Dwelling Place in Grand Rapids provided studio art space with living space behind with moveable walls. This might be a good use for the first floor for mixed use of the new development.

VII. Adjournment

Informally adjourned at 8pm. Minutes/Agenda will be approved at next meeting.