

MINUTES
Housing and Human Services Advisory Board
Thursday November 10, 2016
6:30-8:30pm
200 N. Main Street
Ann Arbor, MI 48104
Lower Level Conference Room

Members Present: G. Pratt, T. Jabzanka, A. Freundl, E. Pollack, D. Blanchard, A. Gilroy, A. Carlisle, W. Leaf, N. Wright, R. Sarri, A. Erickson,

Members Absent: S. Briere, Z. Ackerman,

Staff Present: Teresa Gillotti, David Beck

Public Present: Wendy Carty-Saxon from Avalon Housing

I. Convene Meeting:

Thaddeus Jabzanka, Chairperson, convened meeting at 6:39pm

II. Public Comment

No public Comment

III. Approval of Agenda

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

IV. Approval of Minutes

D. Blanchard moved to approve April meeting minutes; A. Freundl seconded. Motion passed unanimously

V. Business

a. Affordable Housing Fund Application

Ms. Gillotti explained that the Affordable Housing Fund includes funds from 2008 and 2009 that were designated for low-income homeowners to utilize as part of a meter modernization program. The funds have remained in the fund, and as the meter modernization program has long past, have been discussed previously as being potentially available for utility support for an Affordable Housing project.

Avalon Housing is requesting \$130,004 in Ann Arbor Affordable Housing Fund utility support for their upcoming project at 1110 and 1132 S. Maple (Hickory Way Apartments).

The requested amount reflects the balance of the 2008 and 2009 funds, and would be used to help pay for utility costs for the project.

Ms. Gillotti noted that if recommended by the HHSAB, staff would have to work with Ann Arbor City staff on the appropriate way to present the request to City Council based on it being a change from the initial intent of meter modernization.

Ms. Carty-Saxon, Director of Real Estate for Avalon Housing provided a description of the Hickory Way Apartment development and additional funding including \$300,000 in HOME funds. She noted that Avalon is working with the City on annexation and site plan approval, and that Avalon intends to apply for MSHDA Low-Income Housing Tax Credits (LIHTC). She explained that water and sewer hook-up fees are very high in the City of Ann Arbor. Hickory Way Apartments will be made up of 70 units, 63 of which are 1 bedroom. Each building will have elevators and each unit will be affordable. There will be project based vouchers that will allow for permanent supportive housing. Half of the units will be for households at or under 30% of the area median income and the other half will be for households up to 50 or 60%. Avalon will place residents based on the HAWC list. She also noted that there is good bussing available.

R. Sarri mentions that there's a lot of low income housing in that area

D. Blanchard: Do you know if anyone applied for the meter modernization.

T. Gillotti: We assume not as the funds were never utilized.

E. Pollack: Where is it allocated in the city budget?

T. Gillotti: There is a separate line item in the Affordable Housing Fund for this "utility" funding. It is there and available for use.

E. Pollack: When would you need to know that funds are available?

Wendy: Best to know by March, prior to the LIHTC application. They would be all brand new apartments, contributing toward Ann Arbor's annual affordable housing goals.

D. Blanchard moved to reallocate the funds previously set aside for the meter modernization project to Hickory Way Apartments to defray utility costs; E. Pollack seconded. Motion passed unanimously (G. Pratt abstains)

b. 2017 Work Draft Plan (not sure what happened in this section)

T. Gillotti: The chairs and vice chairs of the HHSAB and Planning commission are planning on meeting for lunch to talk about a potential joint retreat.

A. Carlisle: Let's add in review of city fees that increase the cost of development

T. Gillotti: I'll make sure to add that in.

A. Carlisle moved; D. Blanchard seconded. Motion passed unanimously (G. Pratt abstains)

c. 2017 Conflict of Interest Disclosure Form

Staff collected forms from all present.

d. Approval of 2017 Meeting Schedule

Members discussed whether or not to take a day to take off in summer. They ultimately did not change the schedule.

N. Wright moved; A. Carlisle seconded. Motion passed unanimously

e. Election of Officers

G. Pratt: I nominate Thaddeus Jabzanka as chair

Motion passed unanimously

G. Pratt: I nominate Anna Erickson as vice chair

Motion passed unanimously

VI. City Council (Council Member Update)

Members discuss a resolution to thank S. Briere for her service

A. Carlisle: Dec 5 is last day of council

D. Blanchard moved for a resolution thanking Council Member Briere for her years of service on this board and in her commitment to advocacy and service to the most vulnerable.

A. Carlisle seconded. Motion passed unanimously

VII. Public Comment

No public comment

G. Pratt: In Seattle, council member Kshama Sawant is building a movement to build 1,000 homes by using relocating \$1 million for police station. I'm just throwing that idea out there for innovated ways to create housing.

R. Sarri asked if any affordable housing needed to be tested near the Dioxin Plume.

T. Gillotti responded that staff can share the inventory of affordable and public housing units with Public health and ask for a recommendation as to whether or not testing or other action is warranted.

VIII. Adjournment

**N. Wright moved to Adjourn; W. Leaf seconded. Motion passed unanimously.
Meeting adjourned at 7:20pm**