



# City of Ann Arbor

## Meeting Minutes

### Housing and Human Services Advisory Board

301 E. Huron St.  
Ann Arbor, MI 48104  
[http://a2gov.legistar.com/  
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

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Thursday, February 8, 2018

6:30 PM

Washtenaw County Building, 200 N. Main  
St., Lower level conference room

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#### CONVENE MEETING

Anna Erickson, vice-chair, convened meeting at 6:40pm

#### PUBLIC COMMENT

N/A

#### APPROVAL OF AGENDA

Council member Ackerman notes that he needs to leave early to attend another meeting, and asks that the councilmember updates be moved to the top of the agenda. Greg Pratt moves to move up city council member update to after approval of agenda so Z. Ackerman can give an update, as well as approving agenda. R. Sarri seconded. Motion passed unanimously

#### CITY COUNCIL (COUNCIL MEMBER UPDATE)

Z. Ackerman: I have a couple of updates. First, there is some exciting stuff going on with the Swift Lane, White/State/Henry properties, although Jennifer Hall is hear and I imagine she will provide an update but we're excited that the project was funded!

Second, there is an update for the civilian review committee. We had a meeting on Monday night where Mayor Taylor and Chuck Warpehoski proposed a task force that would design the civilian review and policing commission. There was good debate and helpful amendments by several council members. For now, it looks like there will be 11 members and will be assembled through a 3 step process.

Applications accepted through Feb. 9. The administrator's office will accumulate and analyze the applications. Then they will be sent to

the Human Rights commission, who will also analyze the applications and make a recommendation.. Then, they will send the applications with the analysis, of both places directly to the mayor's office who will nominate each of the 11 members. Applications are due tomorrow.

R. Sarri: Michigan is one of the worst states for property seizure with little to no recall for the victims. We need to change this.

Z. Ackerman: I agree.

A. Bannister: The question that the task force is preparing to tackle is: "Can the police effectively police themselves without citizen oversight?" The other big issue is if the commission should be able to view full detail for cases. There will be staff on the committee, but as non-voting members of both the task force and commission.

Z. Ackerman: Some other questions that will be asked are "What is the commission's acting leverage going to be?" and about resourcing. The volunteers will make up the commission, but actually investigating police is going to be difficult without investigator help.

#### APPROVAL OF MINUTES FROM 12-14-17 AND 1-11-2018

A. Foster moved to approve December's and January's meeting minutes; E. Pollack seconded. Motion passed unanimously

#### BUSINESS

##### A UPDATE FROM WASHTENAW COUNTY MENTAL HEALTH

T. Gillotti reminded the board that in December members of the public and HHSAB had questions about an incident in Ypsilanti, where a person died in a "group" home and then was moved to a second group home nearby." Members and the public were concerned about the living conditions, who was responsible for reviewing and improving those conditions and the future living situations for residents living in those homes. Staff contacted Washtenaw County Mental Health and reported the following information:

□ Neither of the two locations were licensed. Neither Washtenaw County nor WCCMH funded either of those two locations in any way. WCMH did deploy clinical staff to assess the need of the remaining folks residing in the two locations. WCCMH either assisted in connecting individuals to family for safe placement, community resources to assist with relocation, or if they had an existing service connection to CMH. We moved them into locations we do oversee. WCCMH does not have knowledge of any individuals returning to either location.

Separately, HHSAB members were interested in learning more about the process to plan and implement services related to the County Community Health Millage. At the Sept. 17, 2017 Board of Commissioners meeting, a resolution was passed creating a Community Mental Health Advisory Committee (CMHAC). The CMHAC shall function as an advisory board to assist BOC with the identification of community need and the evaluation of services provided (that were funded by the millage). BOC approved the CMHAC membership at their January 17, 2018 meeting (attached). As the committee is brand new, the formal process is not finalized, but it's expected that CMHAC will meet monthly for the next few months in order to create an action plan. The action plan will go before the CMH Board for review/approval. CMHAC would then present the plan before the BOC for final approval. Since the millage dollars are under the purview of BOC, they have the authority over the decisions regarding millage dollars. Amanda Carlisle from WHA (and on HHSAB) is included on the committee.

T. Gillotti: A. Carlisle is on the committee, but unfortunately, wasn't able to attend the meeting tonight to give an update. You can find more details on the resolution on the back 2 pages of the packet.

## **B UPDATE ON ANN ARBOR HOUSING COMMISSION**

Hall: The AAHC isn't a city department, but a separate authority, operating similarly to how the Downtown Development Authority operates, in close collaboration and partnership with the City. The history of Public Housing is that HUD used to provide funding for operations, maintenance and capital improvements. Over time, the federal government has changed their policies and commitment to ongoing funding, so there has been less available for public housing maintenance. Estimates point to 10,000-15,000 units of Public Housing that have been lost over time as the units have

become uninhabitable due to loss of funding. The AAHC used to manage public housing, but that has been changing over time due to federal changes.

Now, AAHC focuses more on housing choice vouchers, what was previously known as Section 8 housing. There are about 1500 vouchers administered by the AAHC in Washtenaw County that work in private housing market. The voucher program is better funded.

As a result of these two big changes, over the last 5 years the AAHC has been working to convert Public Housing to affordable housing through the Rental Assistance Development Program. This program encourages public/private development efforts that allow for capital to be funded through Low Income Housing Tax Credits (LIHTC). Rental income can be secured through switching vouchers to project-based which means anchoring them to specific housing, and then providing housing support to tenants of those developments.

The cost of the redevelopment is \$65 million to rehabilitation and redevelopment 350 total units. At this point we're two-thirds done. We got good news for the Swift Lane project, the last piece of this effort finally got Low Income Housing Tax Credits (LIHTC) after 5 attempts. Tax credits are the main way we fund the improvements. The market for tax credits will probably go down due to the revised federal tax code. We're also applying for more grants and have received some from the county and other places including the Affordable Housing Fund.

**A. Foster:** How do you sell tax credits or who takes care of selling them?

**J. Hall:** We have a developer who either goes to syndicators, that sell the credit to a mix of people, or to a bank or insurance company that buys it all.

**J. Hall:** So there's some bad news now. 90% of our budget is HUD-funded. The federal government hasn't been helping too much and the most recent House-Senate budget has deep cuts to the voucher program on the administrative side. The past 3-4 years, city council has helped support our operating budget through general

funds. The fiscal 2019 budget was approved last year (and again in May 2018) has provided \$60,000 for support services and \$168,000 for voucher program administration and RAD transition.

The new HUD budget is estimated to cut administrative support for the voucher program anywhere from \$112,000 to \$170,000 depending on how it's resolved. The city administrator recommended funding from the recent millage which I didn't like . The Housing Commission had to form a non-profit for the conversion of public housing to affordable housing. This non-profit gives revenue back to us after a certain period of time. I would rather use that revenue for operations, and direct the funding from the millage to supportive services. I came with a proposal to HHSAB to make a recommendation to ask how much money would be used/needed for support services (attached).

Board discusses percentages and effective use of millage funding on supportive services.

T. Gillotti: So I thought we could make a resolution/motion to pass this on to council if the board is in agreement to move forward in this direction.

Board and staff draft resolution on computer projecting for all to review. The resolution is then moved by A. Foster and seconded by G. Pratt.

Whereas the City of Ann Arbor passed a resolution R-on x date redirecting the public safety portion of the Washtenaw County Community Mental Health and Public Safety Preservation Millage by directing 40% to affordable housing, 40% to climate action, and 20% to pedestrian safety; and

Whereas supportive housing is important to ensuring the success of tenants with special needs and who have experienced chronic homelessness; and

Whereas recent successes in adding affordable housing including Avalon Housing and Ann Arbor Housing Commission (AAHC) Rental Assistance Demonstration (RAD) conversion have all included critical supportive services; and

Whereas the AAHC provides funding to Avalon Housing, SOS Community Services, Peace Neighborhood Center, Washtenaw County Community Mental Health, and Community Action Network

to provide supportive services for residents of Ann Arbor Housing Commission properties and AAHC administered voucher programs; and

Whereas continued success in adding affordable housing should include supportive services in addition to costs for construction; Now therefore be it resolved that the Housing and Human Services Advisory Board (HHSAB) recommends that the Ann Arbor City Council allocate the Washtenaw County Community Mental Health and Public Safety Preservation Millage fund rebate for public safety dedicated to affordable housing (40%) in the following manner:

25% to the Ann Arbor Housing Commission (AAHC) to contract with local non-profits to provide supportive services for residents of AAHC properties and AAHC administered voucher programs

75% to the Affordable Housing Fund for development of affordable housing per existing Affordable Housing Fund policy; and

May it further be resolved that this allocation continues for the 8 year duration of the millage

Motion passes unanimously.

**C UPDATE FROM COORDINATED FUNDING VOLUNTEERS**

A. Foster: I've been reassigned to the Early Childhood Pod, but there's no big update.

E. Pollack: I was really pleased with the Friday session. We talked about the bias on grant applications and context for a large portion of the time.

A. Foster: I appreciated that too, but I wasn't too familiar with the application itself, so it would be nice to introduce that section first and then learn about the biases.

A. Bannister: I attended as well and echo their sentiments.

**D HHSAB AFFORDABLE HOUSING FUND POLICY COMMITTEE SUBCOMMITTEE UPDATES**

T. Gillotti: We haven't met yet, but we do plan to meet in March.

**E HHSAB/PLANNING COMMISSION AFFORDABLE HOUSING SUBCOMMITTEE UPDATE**

**D. Blanchard isn't present and so there is no update**

**PUBLIC COMMENT**

**N/A**

**ADJOURNMENT**

**A. Foster moved to adjourn; G. Pratt seconded. Motion passed unanimously. Meeting adjourned at 8:25pm.**

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