

MINUTES

Housing and Human Services Advisory Board
Tuesday January 13th, 2008 6:30-8:30pm
110 North Fourth Avenue
Ann Arbor, MI 48104
1st Floor Conference Room

Members Present: David Blanchard, Barbara Eichmuller, Robyn Konkel, Kristine Martin, Soni Mithani, Teresa Myers, Stephen Pontoni, Anthony Ramirez, Ned Staebler, Roger Kerson, Stephen Rapundalo, Anna Erickson

Members Absent: Sandi Smith

Staff Present: Andrea Plevak, Mary Jo Callan, Jennifer Hall

Guests: None.

- I. Convene Meeting:
Ned Staebler convened the meeting at 6:30pm.
- II. Public Comment:
None.
- III. Approval of Agenda:
S. Pontoni moved to approve the agenda: K. Martin seconded. Motion approved: 10-0 (David Blanchard, Barbara Eichmuller, Robyn Konkel, Kristine Martin, Soni Mithani, Teresa Myers, Stephen Pontoni, Anthony Ramirez, Ned Staebler, Anna Erickson, 10 Aye, 0 Nay)
- IV. Approval of Minutes:
S. Pontoni moved to approve the minutes from December 9th, 2008 with the following changes: under "Members Absent," remove the second listing of "Robyn Konkel." A. Ramirez seconded. Motion approved: 10-0 (David Blanchard, Barbara Eichmuller, Robyn Konkel, Kristine Martin, Soni Mithani, Teresa Myers, Stephen Pontoni, Anthony Ramirez, Ned Staebler, Anna Erickson, 10 Aye, 0 Nay)
- V. Discussion Issues
 - A. Adopt 2009 Workplan (ACTION)
 - J. Hall gave an update on last year's Workplan—all but the Planned Unit Development (PUD) Ordinance and the work on the Cooperatives were completed. She reviewed the proposed workplan for 2009 (see handout). J. Hall continued to say that the PUD Ordinance will take a fair amount of time in 2009.

S. Rapundalo said that the sooner that ordinance is complete the better—it should be integrated into zoning ordinances. Should work with Kevin in Planning Department on the appropriate timeline.
 - N. Staebler asked if it should be finished before or after the July elections.

S. Rapundalo responded that it will likely not be controversial, but it can always wait until after the elections.

S. Pontoni asked staff how sensitive the PUD Ordinance is expected to be.

J. Hall responded that the ordinance is clear cut, but developers must provide a public good—either low-income housing units or cash-in-lieu. The difficulty is in the interpretation. Developers often want to negotiate what constitutes an affordable unit, what size it must be etc. Staff want to create guidelines for City Council to adopt to ensure transparency and consistency.

M. Callan said that this will also help developers have clarity.

S. Pontoni asked if we should have public input—including from private developers.

J. Hall responded by saying that staff will provide this Board with whatever information they need to inform the policy process.

S. Rapundalo said that Planning staff would have useful input as well. This board and/or staff should also coordinate with the City Attorney because they are overhauling the City code right now.

D. Blanchard asked how A2D2 affects the PUD Ordinance.

J. Hall responded that the same issues apply for the A2D2 rezoning. If the developer must provide on-site units, then it needs to be clear how to administer those units.

J. Hall continued with the 2009 Workplan discussion by stating that we will leave the Cooperatives on and add the former YMCA units (or “100 Units”) public input process—which will be discussed later in this meeting.

M. Callan added that another piece of the work plan will be developing Community-wide Outcomes for Human Services funding. Staff has been working towards this in one sector—with the homelessness community. It is a difficult process for both funders and non-profits. Staff will bring existing Homelessness Outcomes and any others that are developed to this Board for feedback and discussion.

J. Hall stated that in the fall the Board will be revising the HOME funds RFP. She reminded the group that the Human Services funds RFP was just revised and is on a two-year cycle so will not be updated until 2011. The last part of the 2009 Workplan will be focused on Education and Advocacy. The Executive Committee—a predecessor of this Board—used to be very engaged in each neighborhood in the City when it was first created. That role could be revived with the current Board.

M. Callan stated that the former YMCA units (or “100 Units”) project may be a starting point for public engagement.

N. Staebler added that more months should be added to the 2009 Workplan for discussion of the former YMCA units (or “100 Units”) project.

D. Blanchard stated he would like to see a month added for reports from stakeholders.

J. Hall responded that staff will be attending all public hearings and can bring reports to the Board from them.

D. Blanchard stated he would like more follow-up.

S. Pontoni stated we should formalize this change to the Workplan.

S. Pontoni moved to approve the 2009 Workplan with the following changes: adding a monthly update on the former YMCA units (or “100 Units”) project. S. Mithani seconded. (No vote occurred.)

M. Callan stated that given the three sites chosen—based on the initial recommendations from this Board—and City Council’s desire for this Board to come up with a public input strategy, she asked how the Board would like to proceed.

S. Mithani stated that there needs to be a distinction between “Education and Advocacy” versus “Getting Updates”. It depends on what this Board is actually doing.

S. Rapundalo stated that he thinks this Board should be helping –with public input—to recommend one site of the three currently under consideration.

N. Staebler stated that he is inclined to give Council more input.

B. Eichmuller asked where the sites are located.

J. Hall stated that the three sites are the parking lots at the Courthouse, County Administration and at Braun Court—all located on Fourth Avenue.

S. Mithani asked what the long-term plan for the former YMCA-site is.

S. Rapundalo stated there is no plan currently. The City is working through its budgeting process before making a decision.

R. Kerson asked if this Board is to recommend 1 site or if the units will be divided.

M. Callan stated that there will very likely be only 1 site.

R. Kerson asked why these sites were chosen over the old YMCA-site.

S. Rapundalo responded by stating that the greater likelihood is that the old site will be used as a staging site for the Ann Arbor District Library remodel.

S. Pontoni stated that the Board should follow up on this until it is complete.

N. Staebler & S. Rapundalo stated that this Board should do more than follow-up.

S. Mithani suggested adding the evaluation of these three sites to the 2009 Workplan.

D. Blanchard added that this part of the 2009 Workplan should also incorporate public comment.

M. Callan stated that next month staff will bring the current plan regarding these three sites to this Board.

D. Blanchard stated that this Board should gather input from service providers, developers and others.

A. Erickson said that these three sites should not be a problem for service providers considering the proximity to other resources.

J. Hall stated that the presentation on this issue at next month's meeting should answer all of these questions and more.

R. Kerson asked, again, why not the old YMCA-site.

S. Rapundalo responded by stating that the need for master planning of that area and the unclear direction for the surroundings has led to the decision to wait on developing the old YMCA-site.

S. Mithani moved to approve the 2009 Workplan with the following changes: change the fourth item on the plan to read "Discussion and Evaluation of 3 Downtown Sites to Replace the Y Units" and to add "X"s to the months of February through July. K. Martin seconded. Motion approved 11-0 (David Blanchard, Barbara Eichmuller, Robyn Konkel, Kristine Martin, Soni Mithani, Teresa Myers, Stephen Pontoni, Anthony Ramirez, Ned Staebler, Roger Kerson, Anna Erickson, 11 Aye, 0 Nay).

B. 3 Volunteers for Human Service Evaluation Committee (ACTION)

M. Callan review the integrated Human Services funding process (see meeting minutes from November & December 2008). City Council requests that one of the three members on this committee be a Council Member.

S. Mithani asked what the commitment for this committee is.

J. Hall reviewed the process (see "Urban County FY 2009-2010 Annual Plan and Request for Proposal Process Tentative Schedule of Activities").

T. Myers, K. Martin and S. Rapundalo volunteered. S. Mithani volunteered to be an alternate.

B. Eichmuller moved to approve T. Myers, K. Martin and S. Rapundalo as the three members of the Human Service Evaluation Committee with S. Mithani as an alternate. S. Mithani seconded. Motion approved 11-0 (David Blanchard, Barbara Eichmuller,

Robyn Konkell, Kristine Martin, Soni Mithani, Teresa Myers, Stephen Pontoni, Anthony Ramirez, Ned Staebler, Roger Kerson, Anna Erickson, 11 Aye, 0 Nay).

C. 2009 Housing RFP Review Process (ACTION)

J. Hall reviewed recommended 2009 Housing RFP Review Process (see “2009-11 Decision-making Process for Housing Funds”).

K. Martin moved to approve the “2009-11 Decision-making Process for Housing Funds” as written. B. Eichmuller seconded. Motion approved 11-0 (David Blanchard, Barbara Eichmuller, Robyn Konkell, Kristine Martin, Soni Mithani, Teresa Myers, Stephen Pontoni, Anthony Ramirez, Ned Staebler, Roger Kerson, Anna Erickson, 11 Aye, 0 Nay).

D. Human Services Ranking Criteria—Update

M. Callan reviewed the updated Ranking Criteria (see “2009-11 Human Services RFP Ranking Criteria”). This now includes the weighting based on the vote taken at the December meeting as well as a clear bonus for “Safety Net”-focused programs.

E. Former Y-Units—Update

(See section V. A. of these notes for discussion on this item).

J. Hall asked the Board to identify some public groups that should be talked to on this topic. She also asked the Board to identify what types of information they need for this discussion given that there will be 60 units in 1 place versus scattered-site development which allows a central check-in and proximity to resources in downtown.

A. Erickson asked for an overview of this Board’s previous recommendations regarding the Y-site for new folks.

J. Hall outlined the recommendations:

- Construction of at least 60 affordable, supportive housing units in one location with an onsite provider and security guard
- Income limit of 30% of the Area Median Income
- Vouchers needed for rents
- Construction of units to be downtown—so that they would be near Blake transit, proximal to services and jobs, and to blend in with downtown units and not “stick out” as a large low-income development elsewhere in the City.

N. Staebler stated that the Board could use the previous report.

K. Martin stated it is important to represent both sides of the issue as previously reflected in this Board’s report.

D. Blanchard stated it is important to push for all 100 units. He also stated that a key point to bring up with the public is the difference between concentration of poverty versus affordable housing development.

S. Mithani stated that the 100 units are clearly a community value and need as reflected by the Blueprint to End Homelessness and other studies.

S. Pontoni asked if this should be discussed in the context of A2D2.

B. Eichmuller asked if staff knows where the former YMCA residents are now.

M. Callan stated that 58% of them are permanently housed. The other 42% are unaccounted for.

R. Kerson stated that the community should be reminded of the Delonis Center and the "Not-In-My-Back-Yard" perception and the good outcome. He also stated that this is a financial investment in the community.

J. Hall asked if it would be useful to know the crime rates at the old shelter versus the new one.

D. Blanchard stated that this is an opportunity to integrate cutting edge models like green building, etc.

K. Maring and S. Mithani added that there are good examples of this in Seattle and Grand Rapids.

J. Hall also reviewed HHSAB composition to ensure that membership is appropriately representative.

VI. Public Comment
None.

VII. Adjournment
B. Eichmuller moved to adjourn at 8:14pm. S. Pontoni seconded. Motion approved 11-0 (David Blanchard, Barbara Eichmuller, Robyn Konkel, Kristine Martin, Soni Mithani, Teresa Myers, Stephen Pontoni, Anthony Ramirez, Ned Staebler, Roger Kerson, Anna Erickson, 11 Aye, 0 Nay).