



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)

Thursday, August 9, 2018

6:30 PM

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

CONVENE MEETING

T. Jabzanka, Chair, convened meeting at 6:35 pm

INTRODUCTIONS/WELCOME

PUBLIC COMMENT

APPROVAL OF AGENDA

G. Pratt moved to approve agenda; R. Sarri seconded. Motion passed unanimously

APPROVAL OF MINUTES

R. Sarri moved to approve agenda; A. Foster seconded. Motion passed unanimously

BUSINESS

A OVERVIEW OF OVERVIEW: GLACIER HILLS LEGACY

J. Rosen: The Ann Arbor Area Community Foundation has been around for 54 years and does work in the county, not just Ann Arbor. We are responsible for \$135 million in assets. We have a long history of funding senior needs. We are partnered with Glacier Hills and Trinity Health. When Trinity Health acquired Glacier Hills, they negotiated to have \$18 million as charitable funds. The funding didn't have a focus at the time and a 7 person committee formed to decide what to do. They decided to endow the assets and restrict the usage to helping senior needs and vulnerability. The main 4 parts for usage are housing, transportation, health, and independent living supports. It became permanently endowed and

we have a yearly allotment of \$700,000. \$2.2 million of the \$18 million is seeded to fund senior vital innovation competitions where people can win \$50,000 prizes. We are still trying to figure out how to best use this funding and we know there is an acute need for housing. One fact I remember is that only 4% of all housing nationally is safe and affordable for senior adults. We will be launching our 2019 grant program soon.

T. Gillotti: Does that grant program give \$700,000 for each of the 4 areas?

J. Rosen: No, the yearly allotment is for all areas. Also, while most people think that the health need is the biggest need, we have a care map that shows people what seniors need holistically.

T. Gillotti: We noticed in our fair housing assessment that the only program we had for housing needs is the newly restarted ramp program. There's less help out there than we think.

J. Daniel: How do you apply for a grant?

J. Rosen: Talk to me later and let me know.

G. Pratt: Are the grants given in perpetuity?

J. Rosen: The endowment is in perpetuity, but the grants expire after 1-3 years. It's difficult with a 3 year expiration, but that's the problem with many programs.

Board discusses possible uses of money and other issues that may arise.

A. Foster: Do we have data specifically for seniors that rent vs that buy?

J. Rosen: Not on hand, but we can get that from census data if needed.

J. Daniel: If we had co-ops, that would count as owning.

J. Rosen: For the first time, we're seeing seniors encountering poverty during their senior years.

B Y-LOT UPDATE ON NEXT STEPS AND PUBLIC LAND REVIEW RESOLUTIONS

J. Hall: The biggest concerns for the review are if properties can pass an environmental review in phase 3, which are often very specific. We hired a consultant for the Y-lot and some flags that came out of it were the noise level, uncertainty of underground, and proximity to historic sites. Under current zoning laws, there is room for 306 affordable housing units. Another big roadblock would be parking requirements. Our next update for city council will be in October.

Board discusses parking shortage.

C COUNTY AND CITY EQUITY UPDATES

T. Gillotti: Here is the resolution for the equity movement that was passed in a city council meeting in July.

G. Pratt: I went to some sessions on this, but it still seems like we're unsure of what we want to do in regards to equity.

T. Gillotti: At least on the county side, the goal is to get 2 staff people whose focus would be working on practical ways to increase equity.

FUNDING REQUEST BY THE ANN ARBOR HOUSING COMMISSION FOR A \$100,000 GRANT FROM THE ANN ARBOR HOUSING FUND FOR EMERGENCY REPAIRS AT 1508 BROADWAY

J. Hall: We raised \$64 million dollars to redevelop 18 properties. We planned to renovate the Broadway site last as we knew there were a lot of problems. The planned cost was \$1.5-2 million to redevelop. However, an emergency repair has come up that we can't wait until the renovation to fix.

After clearing several sewage back-ups at 1508 Broadway, a company was hired to camera the entire sewage line to identify what was causing the back-ups. It turns out that the sewer pipe has collapsed and are blocked by broken debris and dirt. This is an emergency that needs to be fixed as soon as possible. The sewer is buried underground, beneath the concrete floors of the first-floor apartments. In order to dig up and replace the sewer, the tenants must be relocated temporarily to a hotel until the sewer line is replaced. Additional repairs to the flooring, walls, tubs etc. will need

to occur after the sewer is replaced. This is estimated to cost \$40,000 - \$50,000 for the sewer replacement and \$10,000 - \$15,000 to place 8 tenants in hotels for 10-15 days. The AAHC has contacted contractors to get bids.

Related, the driveway at Broadway is in serious disrepair and especially the metal stormwater grates that cross the driveway, which have collapsed and are a danger to vehicles and bikes crossing over them. The AAHC received 3 quotes to remove and replace the entire driveway including the grates for \$45,245.

We are requesting \$100,000 for the Affordable Housing Fund, and will only use what we need to make those repairs.

T. Jabzanka: Is there property insurance for the Broadway site?

J. Hall: Yes, and we are working on seeing if there will be reimbursement.

Nora moves to give funding, D. Blanchard seconds. It passes unanimously.

CITY COUNCIL (COUNCIL MEMBER UPDATE)

Council Members couldn't make meeting due to the changed council meeting.

PUBLIC COMMENT

Larry: Hi, I am a resident of Ann Arbor. In regards to equity, there is at least 1 faith community, the Universal Unitarian church that is working on nationally addressing issues on equity.

CLOSED SESSION

ADJOURNMENT

T. Jabzanka, Chair, adjourned meeting at 7:40 pm.

G. Pratt moved, N. Wright seconded. Motion passed unanimously

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