



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Minutes Housing and Human Services Advisory Board

Thursday, July 10, 2014

6:30 PM

200 N. Main St., Lower Level Conference Room

CALL TO ORDER

A. Jabzanka, Vice-Chair, convened the meeting at 6:39 PM.
A brief round of introductions were conducted, including new HHSAB member Andy Baker-White.

PUBLIC COMMENTARY

(4 SPEAKERS MAXIMUM - 5 MINUTE SPEAKING TIME - SIGN UP MUST TAKE PLACE PRIOR TO THE MEETING BY NOTIFYING THE CHAIR OR CITY STAFF. THIS SECTION OF PUBLIC COMMENTARY IS LIMITED TO ITEMS RELATED TO THE AGENDA.)

None.

APPROVAL OF AGENDA

A motion was made by Pollack, seconded by Vice Chair Jabzanka, that the Agenda be Approved as presented. On a roll call, the vote was as follows with the Vice-Chairperson declaring the motion carried.

A APPROVAL OF MINUTES

A motion was made by Hunter, seconded by Blanchard, that the June meeting minutes be Approved as presented. On a roll call, the vote was as follows with the Vice-Chairperson declaring the motion carried.

C Ann Arbor Housing Commission Funding Request

Lenart introduced Jennifer Hall, Executive Director of the Ann Arbor Housing Commission. The Ann Arbor Housing Commission is requesting \$200,000-729,879 in Ann Arbor Housing Trust Fund support for Phase III of the Commission's conversion and rehabilitation of all units. Approximately \$1.1 million is available in the Ann Arbor Housing Trust Fund for allocation. Hall presented the request, noting that this Phase includes the demolition of the majority of units at Lower Platt and North Maple Estates, and reconstruction that will result in the addition of 51 affordable units on the two sites. The North Maple Estates will be of a size that will enable a full provision of supportive services on site, component to a community center that will be provided as part of the proposed redevelopment. Lower Platt will provide space for the provision of supportive services, and will have a site manager on-site. Work being conducted on these properties will seek to incorporate green technologies, providing an opportunity for evaluation of new materials and methods of construction to reduce the long term operating cost of units and the



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Meeting Minutes Housing and Human Services Advisory Board

Thursday, September 11, 2014

6:30 PM

200 N. Main St., Lower Level Conference Room

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

A motion was made by Blanchard, seconded by Gilroy, that the Agenda be Approved as presented. On a roll call, the vote was as follows with the Chairperson declaring the motion carried.

A APPROVAL OF MINUTES

A motion was made by Vice Chair Jabzanka, seconded by Pollack, that the July meeting minutes be Approved as presented. On a roll call, the vote was as follows with the Chairperson declaring the motion carried.

PUBLIC COMMENTARY

(4 SPEAKERS MAXIMUM - 5 MINUTE SPEAKING TIME - SIGN UP MUST TAKE PLACE PRIOR TO THE MEETING BY NOTIFYING THE CHAIR OR CITY STAFF. THIS SECTION OF PUBLIC COMMENTARY IS LIMITED TO ITEMS RELATED TO THE AGENDA.)

Presented

C NEW BUSINESS

Sub-Committee Recommendations on AAHTF Policy and Project Application

A. Erickson gave an overview of the sub-committee sessions to amend the AAHTF policy. She gave the sub-committee's philosophy for their work: to update the policy with current board and government department names, and to ensure that the policy prioritizes affordable housing projects in alignment with current Board values. B. Lenart explained that the policy also was reviewed with an eye toward ensuring that the Board receives the project information necessary to make an informed recommendation to City Council. A. Gilroy gave an overview of some specific changes recommended by the sub-committee, including combining the sections entitled "Project Selection Criteria" and "Project Review Criteria" to form a single section entitled "Application Requirements". E. Pollack commented that the new version is easier to read and simpler since

it corresponds to a project application. S. Briere asked when the last time an applicant applied for less than \$25,000. B. Lenart answered that it was roughly 1.5 years ago. S. Briere commented that there should be an application submitted to City Council along with the Board's recommendation. The sub-committee agreed that that is the intent. S. Briere commented that City Council members have expressed that this fund should not be used for emergency shelter expenses. The Board reviewed the current "use of fund" language for clarity. B. Lenart stressed that the current language of the policy highlights long-term housing, which would exclude emergency shelters. D. Blanchard commented that these changes will help create a more streamlined and clear protocol for Board recommendations.

B. Lenart highlighted another proposed change to the policy: the inclusion of rolling basis applications in addition to an annual RFP process (for which the Board has the option to include Trust funds). A. Baker-White asked about changes to the grievance procedure. A. Erickson explained that the previous procedure was non-existent and amounted to the Board effectively reviewing the same application for a second time. A. Erickson explained that reconsideration language was added to be more realistic. The Board added language about their sole authority to edit the project application form. D. Blanchard expressed a desire for additional language to emphasize the use of the RFP process. E. Pollack commented that a regular RFP process allows the Board to compare projects against one other.

D. Blanchard moved to approve with changed language, for consideration as an action item at the City Council's October 6th meeting; T. Jabzanka seconded. Motion approved (A. Gilroy, E. Pollack, A. Carlisle, T. Jabzanka, N. Wright, A. Baker-White, D. Blanchard, A. Erickson; 8 Aye, 0 Nay).

B OLD BUSINESS

City Council Update

S. Briere said that affordable housing and accessory dwelling units were discussed at a recent Planning Commission meeting. Accessory dwelling units are a contentious issue right now and that type of issue will likely not receive unanimous support by City Council. The Board and Planning Commission should move forward with trying to define and conceptualize what accessory dwelling units should look like.

The Planning Commission is in agreement that affordable housing should be a requirement for all residential developments. City Council will take up this issue in the fall when the Planning Commission brings an action on premiums. The Board should also discuss the County project on Platt Road. S. Briere said that the Charrette process was not accessible to many people since it was held primarily during the day. Therefore, the outcomes may be questioned.

Mixed-use development was the primary outcome and S. Briere has mixed feelings about that outcome.

Charrette did not discuss income when exploring land use for Platt site. S. Briere felt that the options were equally liked and disliked; tough to tell what the clear "winners" were. E. Pollack felt that the CAC's guidelines set the tone for what the final outcome was going to be. A discussion of the Charrette process ensued. This Board should weigh in on the final design for that site, once it is available. B. Lenart said he would not expect a design to go before the County Commissioners before the November election. It promises to be a long decision process.

PUBLIC COMMENTARY (5 MINUTE MAXIMUM SPEAKING TIME - NO LIMIT TO THE NUMBER OF PEOPLE SPEAKING IN THIS SECTION.)

None.

ADJOURNMENT

A motion was made by Blanchard, seconded by Pollack, that the Meeting be Adjourn. On a roll call, the vote was as follows with the Chairperson declaring the motion carried.



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Meeting Minutes Housing and Human Services Advisory Board

Thursday, October 9, 2014

6:30 PM

200 N. Main St., Lower Level Conference Room

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

A motion was made by Sarri, seconded by Pollack, that the Agenda be Approved as presented. On a roll call, the vote was as follows with the Chairperson declaring the motion carried.

A APPROVAL OF MINUTES

A motion was made by Gilroy, seconded by Vice Chair Jabzanka, that the September meeting minutes be Approved as presented. On a roll call, the vote was as follows with the Chairperson declaring the motion carried.

PUBLIC COMMENTARY

(4 SPEAKERS MAXIMUM - 5 MINUTE SPEAKING TIME - SIGN UP MUST TAKE PLACE PRIOR TO THE MEETING BY NOTIFYING THE CHAIR OR CITY STAFF. THIS SECTION OF PUBLIC COMMENTARY IS LIMITED TO ITEMS RELATED TO THE AGENDA.)

None.

C NEW BUSINESS

Ann Arbor Housing Commission Update

AAHC has started construction on first 5 major RAD projects. They have relocated roughly 120 tenants, but relocations are a necessity to complete the work. A tax credit application was submitted on October 1, 2014. On self-scores, AAHC was the highest-ranking application in the state. As such, they are optimistic that they will be funded by MSHDA. The next AAHC project is Lower Platt. Originally, Lower Platt and N. Maple were considered one project, but if kept together, they would not have been awarded points for planning.

D. Blanchard arrived at 6:42 PM.

AAHC also has small properties that are not a good fit for tax credits. They hope to have those projects finished by the end of the year. Henry and Broadway projects will be last. It is unclear whether those projects are

demolition or renovation; decisions will be made by the end of 2015. AAHC and Avalon Housing recently submitted a bonus application to HUD as part of the Continuum of Care (CoC) for a permanent supportive housing (PSH) project. If this project is funded, AAHC will relocate eligible tenants to the new PSH site for best service delivery. Application will allow FUSE program to continue to serve chronically homeless population.

Roughly 3 years ago, a group in the community led by Catholic Social Services and others applied to CSH for a pilot program to serve people who are frequent users of emergency services. Some residents use millions of dollars' worth of emergency services each year. The plan now is to extend the FUSE program past the pilot phase to serve members of the frequent user population that were not served during the pilot period.

Living Wage Ordinance Update

S. Briere explained that the pushback from Council concerning the HHSAB's proposed Living Wage Ordinance amendment was in regard to the role of the Human Rights Commission. It was unclear to Council and staff. The HHSAB could consider revising the language concerning the HRC. The other item for pushback was mandating that the City Administrator increase the human services budget to keep pace with increases to the living wage. Council did not feel that the HHSAB should be requesting that much funding. There was confusion about the intended effect of the Ordinance. A statement was made that agencies were only paying a living wage to employees who work on City contracts.

Council wanted to know if the County would match the City's increased investment. The HHSAB does not have an answer to that question, since it was not the County that had problems with the living wage. A point of contention is that the City does not pay its seasonal employees a living wage. Some people believe that if the City does not pay all of its employees a living wage, then it should not require contractors to do so. It would cost the City close to one million dollars more per year to pay its seasonal employees.

Any changes to the amendment language will be shared with HHSAB staff, and the Board should provide revised language in response to Council concerns to pass the amendment. The Board discussed.

D. Blanchard was pleased to see that the Council did not see a blanket exemption as an option. S. Briere encourages the Board to lobby the new Council about paying its employees a living wage. D. Blanchard said that \$17-\$18 dollars is the typical estimate given to afford to live in Washtenaw County. To live in Ann Arbor, it may require \$20 or more an hour. D. Blanchard said that there were three camps in Council regarding the provision tying human services increases with the living wage. The HHSAB could provide feedback to find a path between these camps. D. Blanchard suggested having a joint working session with the HHSAB's County counterpart. Would that be the Community Action Board? How does County create its living wage? The HHSAB wanted to give the Human Rights Commission the right to hear complaints. N. Wright said the state has a body that hears complaints about the prevailing wage. The Living Wage Officer was lost when the City reorganized its administrative functions.

Providing a document that has the actual increases in City and County given adoption of the amendment would be transparent and helpful for decision-making. HHSAB staff will create a chart showing exactly what the increases would be over the last three years for inclusion on 10/20 Council

agenda; also the chart will show the average growth over the next few years. The chart will show both an annual increase and cumulative increase. HHSAB staff will send new language to Board for review and thoughts. Board members should talk with Council and attend public comment. Members need to call at 8:00 AM to get on the public comment list.

B OLD BUSINESS

City Council Update

None.

PUBLIC COMMENTARY (5 MINUTE MAXIMUM SPEAKING TIME - NO LIMIT TO THE NUMBER OF PEOPLE SPEAKING IN THIS SECTION.)

None.

ADJOURNMENT

A motion was made by Gilroy, seconded by Pollack, that the Meeting be Adjourn. On a roll call, the vote was as follows with the Chairperson declaring the motion carried.



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Meeting Minutes Housing and Human Services Advisory Board

Thursday, November 13, 2014

6:30 PM County Annex Building, 110 N Fourth Ave, First Floor,
conference room

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

A motion was made by Gilroy, seconded by Vice Chair Jabzanka, that the Agenda be Approved as presented. On a roll call, the vote was as follows with the Chairperson declaring the motion carried.

A APPROVAL OF MINUTES

A motion was made by Gilroy, seconded by Sarri, that the October meeting minutes be Approved as presented. On a roll call, the vote was as follows with the Chairperson declaring the motion carried.

PUBLIC COMMENTARY

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None.

C NEW BUSINESS

2015 Conflict of Interest Disclosures

Board members filled out 2015 Conflict of Interest Disclosure forms and submitted them to OCED staff.

2015 Board Officers

A. Carlisle moved for A. Erickson to remain as Chairperson and for T. Jabzanka to remain as Vice-Chairperson for the 2015 calendar year; A. Gilroy seconded. Motion approved (A. Gilroy, T. Jabzanka, A. Erickson, R. Sarri, A. Carlisle; 5 Aye, 0 Nay).

2015 Meeting Schedule

A motion was made by Sarri, seconded by Vice Chair Jabzanka, that the 2015 Meeting Schedule be Approved as presented. On a roll call, the vote was as follows with the Chairperson declaring the motion carried.

2015 Workplan

A motion was made by Sarri, seconded by Gilroy, that the 2015 Workplan be Approved as presented. On a roll call, the vote was as follows with the Chairperson declaring the motion carried.

2015 Affordable Housing RFP

B. Lenart gave an overview of the Council's recent passage of recommended changes to the Ann Arbor Affordable Housing Fund policy. The policy outlines two ways for housing developers to apply for Housing Funds, either by application or through OCED's annual HOME RFP. B. Lenart asked the Board if they would be in favor of putting all or a portion of the Housing Fund into the 2015 HOME RFP.

S. Briere asked if there are other RFP opportunities. B. Lenart said that the old YMCA parking lot may be another outlet for using Housing Funds.

B. Lenart explained that if Housing Funds were allocated to the 2015 HOME RFP, there would be no obligation to award the funds if the projects were deemed unacceptable. B. Lenart said that he would recommend keeping the funds for individual applications. M. Callan said that one drawback of the individual application approach is that the only housing developers who apply for funds are those that know about the Housing Fund, which is a limited group. Allocating funds to the RFP would be a more transparent use of the funds.

A. Erickson said that the small amount of current funding makes it difficult to put a portion into the RFP; it would limit the Board's ability to react to individual applications. S. Briere said that the Board will continue to have future requests from the Ann Arbor Housing Commission. If the sale of the YMCA parking lot or other opportunity provides additional funds into the Housing Fund, the Board could then decide to allocate funds to the RFP.

M. Callan said there will be specific policy recommendations from the Affordable Housing Needs Assessment to help clarify how the Board would want to use the Housing Fund. It may be worth waiting to see those recommendations before deciding to allocate funds to the RFP. M. Callan said that OCED is communicating with MSHDA to have them notify the community when housing development cases come before them.

B. Lenart said that RFP decisions are made in March or April. OCED will update the Board on developments with the RFP.

The Board decided not to take action on allocating funds to the 2015 RFP.

Affordable Housing Needs Assessment

Final assessment will be made available to the public in December. The findings and recommendations will be strategically rolled out in December and thereafter.

City of Ann Arbor Barrier Busters Funding

King gave an overview of the challenges facing City of Ann Arbor funding to Barrier Busters. Board members asked OCED staff to bring funding data (especially demand data) to the January meeting for further discussion. S. Briere and J. Lumm agreed to speak with the City of Ann Arbor Water Utility about an online donation option to the Utility Assistance Fund. OCED staff will share information with S. Briere and J. Lumm for that conversation. R. Sarri left the meeting, ending quorum, at 7:28 PM.

Living Wage Ordinance Amendment

Callan said that City and OCED staffs are working to update the Ordinance as recommended by City Council.

B OLD BUSINESS

City Council Update

There is a resolution to City Council to fund the Delonis Center's Warming Center, in conjunction with the County (a 50-50 split). Residents should speak with their Councilmember to advocate for the passage of these items. A. Carlisle said that it is a short-term solution, but it is necessary until we have more affordable housing. We also need to propose longer-term changes so that we are not just sticking a Band-Aid on the problem. Board members need to recruit additional members. Be on the lookout for good candidates and give them an application. Representation from real estate and banking industries would be most helpful.

PUBLIC COMMENTARY (5 MINUTE MAXIMUM SPEAKING TIME - NO LIMIT TO THE NUMBER OF PEOPLE SPEAKING IN THIS SECTION.)

Partners in Personal Assistance (PPA) is hosting two events next week. The Regional Inclusive Community Coalition (RICC) is meeting Tuesday, November 18th at 2 pm. Dr. Neil Alexander of Turner Geriatric will be speaking on Thursday, November 20th at Washtenaw Community College.

ADJOURNMENT

No quorum, so the meeting could not be officially adjourned. B. Lenart gave a presentation to remaining members on the preliminary housing needs assessment findings.



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Meeting Minutes Housing and Human Services Advisory Board

Thursday, January 8, 2015

6:30 PM 200 N. Main Street, Lower Level Conference Room, Ann Arbor, MI 48104

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

A motion was made by Gilroy, seconded by Pollack, that the Agenda be Approved as presented. On a roll call, the vote was as follows with the Chairperson declaring the motion carried.

A APPROVAL OF MINUTES

A motion was made by Pollack, seconded by Gilroy, that the November meeting minutes be Approved as presented. On a roll call, the vote was as follows with the Chairperson declaring the motion carried.

PUBLIC COMMENTARY

(4 SPEAKERS MAXIMUM - 5 MINUTE SPEAKING TIME - SIGN UP MUST TAKE PLACE PRIOR TO THE MEETING BY NOTIFYING THE CHAIR OR CITY STAFF. THIS SECTION OF PUBLIC COMMENTARY IS LIMITED TO ITEMS RELATED TO THE AGENDA.)

None.

C NEW BUSINESS

City of Ann Arbor Barrier Busters Funding

M. King gave an overview of Barrier Busters' need for additional Ann Arbor funding. J. Lumm gave some additional information on the City's historic BB funding levels. J. Lumm also voiced the City's plan to allocate up to \$13K from the Special Assistance Fund. M. King communicated that the funding gap is beyond the \$13K allocation from the City. M. Callan gave an overview of the Board's responsibilities concerning human services funding recommendations. M. Callan made clear that the Board could choose to recommend this additional funding need from the City or they could choose not to. The Barrier Busters shortfall could come from any number of sources, not necessarily City of Ann Arbor General Funds.

J. Lumm expressed concerns about using this method to address the gap. She

explained that the Coordinated Funding process addresses the City's allocation to Barrier Busters annually. J. Lumm and D. Blanchard expressed a concern about allocating funds outside of the annual budget processes. D. Blanchard expressed an interest in an emergency Coordinated Funding fund available to meet these occurring needs. J. Lumm described the need for a process through which internal departments can reallocate internal funds for emergency projects/needs. M. Callan explained how the state utility policy has made this a local policy issue.

T. Jabzanka asked if fundraising through crowdsourcing might be an option. The group discussed other online options for donating to funds to aid Barrier Busters. A. Erickson expressed an interest in advocating to the state (MPSC and others) about the effects of their utility policy on local jurisdictions. A. Erickson will draft a letter to state representatives. HHSAB staff will follow up on online donation options through the City, including water utility billing. M. Callan encouraged Board members to engage their County Commissioner about the reduction in Barrier Busters funding from the County.

Affordable Housing Needs Assessment Public Comment

Lenart gave an overview of the 5-Year Consolidated Plan and Annual Action Plan, the Urban County and CDBG/HOME funds. There is an opportunity to receive public comment concerning the Annual Action Plan from December 2, 2014 – January 9, 2015. No public comment was shared at the meeting. M. Callan communicated OCED plans to create a regional work group to determine how to address specific needs within Urban County communities. A. Baker-White asked what Ann Arbor's lead-based paint needs are, to which B. Lenart replied that we do not really have a good understanding of that need, but lead-based paint abatement is sometimes a necessary part of housing projects within the city. J. Lumm expressed that guidance from the Board would be helpful as they determine their priorities.

Lenart walked through the Affordable Housing Needs Assessment report. The report describes the two housing markets that exist in Washtenaw County – one strong (City of Ann Arbor) and one weak (Ypsilanti) – that provide much different levels of opportunity for their residents. Lenart described the tools necessary to meet the housing and place-making goals outlined in the report, including inclusionary zoning, a housing trust fund and investments in quality of life amenities. B. Lenart said that there may be a Michigan constituency that is interested in more inclusionary zoning and could create some momentum around that high-impact tool. Lenart acknowledged that there are some large and daunting ideas and choices in the document, but stressed the importance of confronting those decisions.

Members discussed. A. Gilroy remarked that this report does not include a communication plan for building acceptance of these ideas and choices. M. Callan expressed an interest in hearing from members about how to communicate these ideas. A. Baker-White suggested that OCED discuss this report with the new Washtenaw County Board of Health. A. Gilroy suggests looking into best practices for communication in other cities that have embraced this work. E. Pollack suggested developing relationships with real estate firms and advocating for a new way of selling homes (i.e. not describing affordable housing as a negative to homebuyers). D. Blanchard suggested that

the HHSAB could recommend certain tools to City Council and hold public forums to determine actionable priorities and the definition of affordable housing for this community. The County will take up the Platt Road property recommendation at their third Wednesday of February meeting. E. Pollack suggested that the downtown plan needs to incorporate the report findings. HHSAB staff will bring this report back to the Board in February with resolution language concerning HHSAB and City Council's support of the document.

City's Winter Emergency Shelter Response

The winter shelter response plan is in place. The press release is out. The City and County allocated roughly \$90K each for expanded warming center hours at night and during the day at local church locations.

B OLD BUSINESS

City Council Update

None.

PUBLIC COMMENTARY (5 MINUTE MAXIMUM SPEAKING TIME - NO LIMIT TO THE NUMBER OF PEOPLE SPEAKING IN THIS SECTION.)

Albert Fu was in attendance and explained who he was. He is a University of Michigan student who is interested in housing issues.

ADJOURNMENT

A motion was made by Pollack, seconded by Vice Chair Jabzanka, that the Meeting be Adjourn. On a roll call, the vote was as follows with the Chairperson declaring the motion carried.



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Meeting Minutes Housing and Human Services Advisory Board

Thursday, February 12, 2015

6:30 PM County Annex Building, 110 N Fourth Ave, First Floor,
conference room

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

A motion was made by Sarri, seconded by Vice Chair Jabzanka, that the Agenda be Approved as presented. On a roll call, the vote was as follows with the Chairperson declaring the motion carried.

A APPROVAL OF MINUTES

A motion was made by Gilroy, seconded by Sarri, that the January meeting minutes be Approved as presented. On a roll call, the vote was as follows with the Chairperson declaring the motion carried.

PUBLIC COMMENTARY

(4 SPEAKERS MAXIMUM - 5 MINUTE SPEAKING TIME - SIGN UP MUST TAKE PLACE PRIOR TO THE MEETING BY NOTIFYING THE CHAIR OR CITY STAFF. THIS SECTION OF PUBLIC COMMENTARY IS LIMITED TO ITEMS RELATED TO THE AGENDA.)

None.

C NEW BUSINESS

Adoption of Housing Affordability & Equity Analysis

Lenart explained that the Board is being asked to adopt the Housing Affordability & Equity Analysis. The City Council will take action on whether to adopt the Analysis on Tuesday, February 17th. Other Boards have and/or will be asked to adopt the Analysis as well.

J. Lumm stated that the DDA Partnership Committee had received an update on the Analysis, and that Susan Pollay had communicated the Chamber's interest and consideration of adopting the Analysis. Members discussed the economic development opportunities in this work. Lower-income households spend a larger percentage of their income locally compared to higher income households. J. Lumm stated that residents have expressed their concerns over the proposed affordable housing on the County's Platt Road property. B. Lenart

explained that the challenge of this work will be at the site-by-site level.

Members talked about using the data to frame the issue and putting a 'face' on the issue to humanize the issue. Members described the need for community-wide education on this issue, including how affordable housing providers can compete in Ann Arbor's challenging real estate market. S. Briere stated that the City has two assets in walking distance of downtown. The City has explored doing something on those sites for a long time. There is pressure at the City level to sell one or both sites. There is a limited area to build on both sites, which, coupled with the floodplain, makes it prohibitive to use federal dollars.

The City does not have non-park land available and building on park land is most likely a non-starter. B. Lenart said that selling these other non-park parcels and purposing those funds to affordable housing development is an option the City could take. R. Sarri asked if there is a map of all City-owned non-park land properties. S. Briere said that such a map could be made available.

J. Lumm asked what happens after the Analysis is adopted. B. Lenart said that the regional workgroup will be convened and inventories will be developed, along with property maps, to inform which strategies could be taken. S. Briere said that when the Board gets to accessory dwelling units, she would like to give a short report from the Planning Commission.

Members discussed.

J. Lumm asked about the 0-60% AMI provision in the Analysis adoption language.

A motion was made by Vice Chair Jabzanka, seconded by Gilroy, that the Housing Affordability & Equity Analysis be Adopted on First Reading. On a roll call, the vote was as follows with the Chairperson declaring the motion carried.

2015 Point-in-Time Count of Washtenaw County Homeless

Carlisle gave a presentation of the HUD-mandated Point-in-Time Homeless Count conducted on January 28th. It was the same presentation given at the Community Debrief at WCC on Monday, February 9th. On the day of the county, 387 people were found to be homeless, either sheltered or unsheltered, in the county.

Homeless count has decreased since 2013. The decrease in sheltered persons is due in part to community resources being diverted away from shelter to rapid rehousing and permanent supportive housing investments. A. Carlisle gave a breakdown of this homeless population, by veterans, chronically homeless and other subcategories.

Washtenaw County is participating in the Zero:2016 campaign to house all veterans and chronically homeless persons by the end of 2016. All service providers are using the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) to assess the housing and service needs of persons experiencing homelessness. 334 unique individuals have so far been surveyed

with this tool; 224 are currently homeless and vulnerable (i.e. in need of rapid rehousing or permanent supportive housing).

S. Briere asked for an estimate of the cost of hospitalizations and ER visits among this homeless population surveyed through the VI-SPDAT tool.

A. Carlisle described how the community will house these homeless individuals, including the Community Housing Prioritization (CHP) committee process. 45 units at Miller Manor will be dedicated to chronically homeless individuals and 15 units will be dedicated to veterans. Additional resources, such as VASH vouchers, will also be available.

A. Gilroy left at 7:41 PM.

Members discussed.

Tiered Rate System for Utilities and its Impact on Low-Income Families

S. Briere said that the issue of tiered rate utilities was brought to her by Councilperson Julie Grand. Ann Arbor has a water utility rate system that increases based on increases in consumption. This system ends up rewarding smaller households (1 and 2 persons). This system is making water payments too expensive for the Ann Arbor Housing Commission. S. Briere brought this issue up in relation to Barrier Busters funding and demand. S. Briere is interested in finding a way to implement a sliding scale for utility rates; other communities have been successful in this regard. S. Briere is concerned that Ann Arbor is essentially using funds to pay themselves when residents cannot pay their water bills.

Members discussed.

S. Briere provided an update on the Planning Commission working session on Tuesday night. The recommendation was not to focus on ADUs at this time, but rather to look into rezoning parcels to allow duplexes on more lots (i.e. R2 zoning). They expressed an interest in collaborating with the HHSAB about this issue.

Members discussed.

In a duplex property, there is no restriction that the owner lives on the property. J. Lumm said that it would be a hard sell to rezone lots in this way. S. Briere said that rezoning will have to take place in some form to increase density in the City.

B OLD BUSINESS

City Council Update

None.

PUBLIC COMMENTARY (5 MINUTE MAXIMUM SPEAKING TIME - NO LIMIT TO THE NUMBER OF PEOPLE SPEAKING IN THIS SECTION.)

None.

ADJOURNMENT

A motion was made by Sarri, seconded by Vice Chair Jabzanka, that the Meeting be Adjourn. On a roll call, the vote was as follows with the Chairperson declaring the motion carried.



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Meeting Minutes Housing and Human Services Advisory Board

Thursday, March 12, 2015

6:30 PM Washtenaw County Building, 200 N. Main St., Lower level
conference room

CALL TO ORDER

Erickson, Chair, convened the meeting at 6:32 PM.

ROLL CALL

PUBLIC COMMENTARY

(4 SPEAKERS MAXIMUM - 5 MINUTE SPEAKING TIME - SIGN UP MUST TAKE PLACE PRIOR TO THE MEETING BY NOTIFYING THE CHAIR OR CITY STAFF. THIS SECTION OF PUBLIC COMMENTARY IS LIMITED TO ITEMS RELATED TO THE AGENDA.)

Mary Jo welcomed the Boy Scouts who were in attendance, along with their parents. J. Lumm thanked the Boy Scouts for clearing snow around the City's fire hydrants.

APPROVAL OF AGENDA

Carlisle moved to approve the agenda; A. Gilroy seconded. Motion approved (D. Blanchard, A. Baker-White, E. Pollack, A. Gilroy, T. Jabzanka, A. Erickson, A. Carlisle, R. Sarri; 8 Aye, 0 Nay).

A APPROVAL OF MINUTES

A motion was made by Pollack, seconded by Blanchard, that the February meeting minutes be Approved with changes. On a roll call, the vote was as follows with the chair person declaring the motion carried

C NEW BUSINESS

Ann Arbor Housing Commission Update

J. Hall gave an update on their renovation projects. Baker Commons will be completed in another month or so. There will be a ribbon-cutting ceremony for which the HHSAB will be invited in June or July once the Miller Manor renovations are complete.

There will be another, smaller open house and ribbon-cutting event once the Baker Commons building is complete. Work at Hikone, where Community Action Network provides support services, will begin over the next month.

Lastly, S. Maple Road buildings will be renovated, starting demolition this summer. There are 19 stand-alone apartments and 3 duplexes at S. Maple Road. Peace Neighborhood Center provides support services at this site. The work at that site should be complete by Fall 2016. AAHC is working with residents there to determine where they will re-locate, using vouchers and relocation to other AAHC units. All households must choose whether or not to return to their housing once the renovation is complete.

AAHC is trying to find a way to fund Avalon Housing as the main provider of services at this site. Avalon Housing would provide the crisis and case managers, while Catholic Social Services would provide additional support services. Avalon Housing may receive their accreditation soon, which would allow them additional opportunities for funding this type of work.

Phase 2 involves the renovation of AAHC properties too small for tax credits; they will be renovated with Housing Funds and a home loan. Those renovations should be complete by the end of 2015.

Phase 3 involves the renovation of Platt Road and White/State/Henry. Platt Road is ready for work (i.e. permits are ready). AAHC is currently working to get White/State/Henry ready for site plan approval. AAHC will come back to the HHSAB for Housing Funds in advance of a tax credit application.

Broadway is the last potential project. There are 21 bedrooms currently and AAHC is determining what to do with the property. AAHC has 20% housing vouchers that can be applied to properties, instead of units. You must live in Ann Arbor to apply for these vouchers and they are geared toward permanent supportive housing. Avalon Housing does not have enough vouchers on their properties, which will help stabilize their services. AAHC is talking with McKinley and other larger property owners about using project-based vouchers on their properties. McKinley, in particular, wants to build an all-veterans property and the AAHC may provide vouchers for that property.

AAHC will likely come back to HHSAB with Housing Fund request in May 2015.

Members discussed.

2015 HUD Action Plan Public Meeting

Mary Jo gave an overview of the 2015 draft HUD Annual Plan. The planned funds/activities are on a July through June fiscal year. OCED shared the list of proposed projects from the draft plan.

Members discussed the affordable housing and human services CDBG allocations in particular. Mary Jo explained that we choose to grant CDBG funds to human service agencies that are able to handle the administrative responsibilities. Mary Jo also explained how the list of projects is created, largely through conversations with public leadership from each jurisdiction that are members of the Urban County. Smaller jurisdictions largely use single family rehab CDBG dollars as the need arises instead of pooling funds for larger projects. When single family rehab projects exceed \$25,000, the projects are reviewed by the Urban County to grant a waiver.

Members discussed.

Coordinated Funding Board Engagement Questions

Mary Jo gave an overview of Coordinated Funding and its purpose. Coordinated Funding is now in its fourth year. In its second year, a third-party evaluation of the model was conducted, which was predominantly positive and validated the aims of the model.

Coordinated Funding is gearing up for another program operations funding cycle. All of the City of Ann Arbor's human services funding goes to the program operations funding cycle. In preparation for this cycle, the Coordinated Funders have a number of questions through which to engage funding boards. These questions are soliciting feedback to improve the model.

J. Lumm praised the model for streamlining the City's review and allocation process.

Mary Jo asked questions of the board members. J. Lumm said that using the funding mix (e.g. Ann Arbor funds to Ann Arbor sites and CDBG funds to non-Ann Arbor sites) to serve marginalized populations could be a useful approach. R. Sarri asked if community centers in Ypsilanti are receiving funds, to which Mary Jo said that those organizations have capacity issues.

R. Sarri said that we should provide more funding for capacity building. Mary Jo talked about the New Center capacity building workshop that is currently serving 5 agencies with minority leadership. A. Carlisle said it would be helpful to estimate how many minority-led agencies could be funded if not for capacity issues. A. Gilroy suggested revising the RFP to allow new and smaller agencies to be more competitive.

D. Blanchard asked if the HHSAB should explore these questions in advance of going to Council to make the recommendations more plausible. HHSAB staff will send out these questions to board members so they can provide answers at the next HHSAB meeting.

Housing Affordability and Equity Analysis Update

Mary Jo gave an update of the Housing Affordability & Equity Analysis. All 6 governmental boards have approved the goals of this document. There has been good interest, and regional interest, the regional work group. OCED is in the process of creating a project plan (with lots of parallel processes). The creation of the regional work group is next process step. The work group should be large and inclusive, both geographically and sectorally. We aim to seat the work group this spring, hopefully in April.

A smaller committee would also be created with more public official representation from each jurisdiction. The ALICE report was released recently by the Association of United Ways. It is a report on the conditions of the working poor. HHSAB staff will share the report with members. Another report will be released on March 27th and that report will also be shared with board members.

B OLD BUSINESS

City Council Update

J. Lumm said that it would be nice to see other jurisdictions (i.e. that are included in the report) pay for the Analysis costs besides the City of Ann Arbor. The budget is submitted to the Council during the second meeting in April and Council has until the final meeting in May to approve the budget. Human services recommendations will stay flat in this budget.

J. Lumm asked in FAQs on the County's Platt Road property could be sent to Council members as well as HHSAB members. Mary Jo gave an overview of the County's process for developing the property on Platt Road. Platt Road CAC will most likely make their recommendation to the BOC on May 6th. If the BOC accepts the recommendation, it will ask staff to develop a feasibility plan. If sold to a developer, the site plan will then go through City Council. Members discussed.

PUBLIC COMMENTARY (5 MINUTE MAXIMUM SPEAKING TIME - NO LIMIT TO THE NUMBER OF PEOPLE SPEAKING IN THIS SECTION.)

How does membership occur? Members are appointed. The Mayor recommends the appointments to Council who approves them. Usually for City boards, as is the case with the HHSAB, there are recommendations for the types of backgrounds that members have.

Does the Platt Road analysis/recommendation include a market analysis? Yes. That analysis took place before the recommendations were drafted.

ADJOURNMENT

A motion was made by Sarri, seconded by Blanchard, that the meeting be Adjourn. On a roll call, the vote was as follows with the chairperson declaring the motion carried



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Minutes Housing and Human Services Advisory Board

Thursday, April 9, 2015

6:30 PM Washtenaw County Building, 200 N. Main St., Lower level
conference room

CALL TO ORDER

Erickson, Chair, convened the meeting at 6:38 PM.

ROLL CALL

PUBLIC COMMENTARY

(4 SPEAKERS MAXIMUM - 5 MINUTE SPEAKING TIME - SIGN UP MUST TAKE PLACE PRIOR TO THE MEETING BY NOTIFYING THE CHAIR OR CITY STAFF. THIS SECTION OF PUBLIC COMMENTARY IS LIMITED TO ITEMS RELATED TO THE AGENDA.)

None.

APPROVAL OF AGENDA

E. Pollack moved to approve the agenda; A. Carlisle seconded. Motion approved (E. Pollack, A. Gilroy, T. Jabzanka, A. Erickson, A. Carlisle, A. Freundl; 6 Aye, 0 Nay).

A APPROVAL OF MINUTES

T. Jabzanka moved to approve the March meeting minutes; A. Gilroy seconded. Motion approved (E. Pollack, A. Gilroy, T. Jabzanka, A. Erickson, A. Carlisle, A. Freundl; 6 Aye, 0 Nay).

C NEW BUSINESS

Premium Zoning

A. Premium Zoning

L. Levy of ENP & Associates gave an overview of downtown premiums and a timeline of premiums offered within downtown Ann Arbor.

N. Wright arrived at 6:41 PM.

L. Levy explained how premiums work: if a builder provides certain benefits, such as affordable housing, they receive additional FAR for their building. According to a Downtown Zoning Evaluation completed in 2013, downtown

premiums need to be revised, if not removed altogether.

L. Levy gave an overview of current premiums offered and criticisms against those qualifications, including large incentives such as residential use, green building (LEED standards) and affordable housing units.

J. Lumm arrived at 6:45 PM.

The criticism against the largest incentives is that they are not effective. Developers do not need affordable housing premium to reach their maximum FAR. Smaller incentives includes historic preservation and pedestrian amenity.

L. Levy described suggestions for changing the housing affordability premium, including removing height restrictions to allow for full use of 900 FAR and requiring housing affordability as a qualification. L. Levy asked the board to comment on the current premiums and suggested changes.

J. Lumm suggested considering changes to zoning for planned projects as well as for for-right projects. B. Lenart stated that unit mix is still an appropriate foundation to start with before discussing cash-in-lieu as an option. A. Gilroy said that premiums are a much more efficient tool for creating affordable units and housing diversity downtown. E. Pollack said that if developers can 'buy' their way out of creating affordable units, we will never see units created downtown. J. Lumm said we need to address other associated costs with condos and other downtown projects; ultimately those costs did not make the housing affordable. S. Briere said that payment-in-lieu never created enough funding build affordable units; it was funding the City could use to maintain, but not expand affordable housing.

Members discussed.

S. Briere remarked that the point of premiums is to get us something that the market would not provide otherwise and to use that lens in creating the appropriate mix of premiums.

Members discussed.

M. Callan made the point that residential development will happen and we need to tweak the premiums just enough to use that development for affordability purposes. S. Briere said that if we want developers to use premiums, perhaps we should reduce the minimum FAR requirement.

Members discussed.

Erickson said she would like to avoid having only one affordable unit in a downtown building. S. Briere said that 10% affordable units would not be enough to meet the need. L. Levy said that a public meeting is coming up on April 23rd from 7 - 8:30 PM at Workantile in downtown Ann Arbor. April 13, April 17th and April 19th coffee hours are also available.

Avalon Housing Request for Ann Arbor Affordable Housing Funds

B. Lenart gave an overview of Avalon Housing's Ann Arbor Affordable Housing Fund application, including OCED's role in brokering conversations between

Avalon and Community Alliance about assuming CA's affordable units at Glendale and Dexter.

C. McCabe explained that the housing market in Ann Arbor is so competitive Avalon Housing must focus on maintaining existing affordable units even though it would like to expand its stock. C. McCabe and James Forletter (sp?) gave additional context behind the two projects Avalon Housing is asking to fund. The Broadway project is a joint project with SafeHouse Center and is dedicated to survivors of domestic violence.

Avalon Housing may be back to request additional AAAHF funds for other potential Community Alliance property acquisitions.

Members discussed.

Gilroy moved that the City Council approve this request for AAAHF dollars; E. Pollack seconded. Motion approved (E. Pollack, A. Gilroy, T. Jabzanka, A. Erickson, A. Carlisle, A. Freundl, N. Wright; 7 Aye, 0 Nay). Staff will send the resolution to S. Briere and J. Lumm for sponsorship at the April 20th City Council meeting.

A motion was made by Gilroy, seconded by Pollack, that the motion be Approved as presented. On a roll call, the vote was as follows with the chairperson declaring the motion carried.

Barrier Busters/Heating Season State Advocacy Letter

Erickson introduced a draft advocacy letter to the state concerning the state defined crisis season. J. Lumm suggested cc'ing the City Administrator, Mary Jo. A. Carlisle suggested adding in HHSAB contact information. Staff will send the revise letter to the appropriate state officials.

Request for Legislative Forum Questions

M. King asked for questions of legislative forum. Staff will provide links to state policy concerning affordable housing for reference. Erickson provided the question, "Can we get inclusionary zoning to not be illegal?"

Coordinated Funding Board Engagement Questions

M. Callan gave an introduction to the Coordinated Funding board engagement questions that were posed at the last HHSAB meeting. She asked the board to respond to these questions. J. Lumm suggested the Ann Arbor Public Schools as another system to leverage. A. Carlisle asked whether we could leverage the University in Coordinated Funding's work as well as real estate development. T. Jabzanka suggested leveraging the integrated health model to better serve persons with mental health disorders. A. Gilroy suggested incentivizing external entities to target their investments on areas not addressed by Coordinated Funding.

S. Briere raised the concern that the current Coordinated Funding RFP favors organizations with experienced grantwriters and not necessarily service demand and need. A. Gilroy suggested providing training or technical assistance to prospective grantees to help level the playing field; and in

conjunction with P&Cs (A. Carlisle). T. Jabzanka suggested putting aside a portion of funding for new agencies (i.e. new to Coordinated Funding) and a portion for historical agencies (i.e. agencies historically funded through Coordinated Funding).

Erickson suggested using non-competitive process for new agencies, but those agencies still need to qualify under the Request for Information. But in the second cycle, the agency would have to apply through the competitive process. S. Briere said that certain agencies were not a clear fit under the RFP criteria and were at risk of not receiving funding, so maybe a portion of funds should be put aside for unique service delivery. A. Gilroy said that funding decisions are all about the weighting of evaluation criteria; we need to adjust weighting to change how we are investing, not remove the competitive process. Staff will bring the questions back for more conversation next month.

B OLD BUSINESS

City Council Update

S. Briere gave an update of the proposed inflationary increase for City admin funding to OCED. S. Briere also said that Council has also received a recommendation from Ian Robinson on how to raise human services funding in line with living wage increases. S. Briere also said that OCED has requested \$25,000 for the implementation of the Affordable Housing Needs Assessment.

PUBLIC COMMENTARY (5 MINUTE MAXIMUM SPEAKING TIME - NO LIMIT TO THE NUMBER OF PEOPLE SPEAKING IN THIS SECTION.)

None

ADJOURNMENT

N. Wright moved to adjourn the meeting; A. Carlisle seconded. Motion approved (E. Pollack, A. Gilroy, T. Jabzanka, A. Erickson, A. Carlisle, A. Freundl, N. Wright; 7 Aye, 0 Nay). Meeting adjourned at 8:35 PM.

utility cost burden on residents.

[Kyle Hunter arrived at meeting].

The project will seek a Low Income Housing Tax Credit (LIHTC) allocation through application to the Michigan State Housing Development Authority in October. The project currently has a gap of \$729,879, and securing this through local funds will enhance the competitiveness of the LIHTC and corresponding ability to bring approximately \$12 million in equity to support the project.

Carlisle moved (support: Gilroy) to support the Phase III "West Arbor" Rental Assistance Housing Project with Housing Trust Funds, and the motion carried unanimously; (7 Aye; 0 Nay)

The HHSAB further discussed the level of support recommended. There was discussion about what other potential sources could be accessed, and while HOME and/or FHLB funds are possible, neither option would be determined prior to the October LIHTC application.

Pollack moved (support: Gilroy) to recommend up to \$729,879 in Housing Trust Fund Support to the Phase III Ann Arbor Housing Commission Rental Assistance Housing Project based on the opportunity to leverage other resources, adding 51 new units of affordable housing, the implementation of green, energy efficient construction techniques and products, and the intent to develop units with a long life span and of high quality construction. The motion carried unanimously. (7 Ayes; 0 Nays)

C Living Wage Ordinance Recommendations: Communication or Resolution

Callan introduced the agenda item, indicating that the minutes and discussion from the last meeting led to confusion at the staff level regarding the intent and method of communication to the City Council. Callan further discussed that it was difficult to infer any requested action of the Council from the language adopted by the HHSAB, and it was important for staff to have clarity from the entire HHSAB on the desired communication language and intent.

Blanchard provided an overview of the recent discussion over this matter.

After analysis was suggested by City Council, County Staff performed a preliminary analysis, which was followed by a more intensive study by Professor Ian Robinson. Upon review of this report, the HHSAB had put together recommendations to City Council. Callan indicated that the intent of this action was to clarify what the HHSAB wished to communicate to Council, to ensure the recommendation of any action was clear.

Based on the discussion, it was concluded that a proposed resolution should be drafted by OCED and forwarded to City Council for consideration as follows: The Housing and Human Services Advisory Board (HHSAB) recommends the City Council take the following steps regarding the application of the City's Living Wage Ordinance (LWO):

1. Provide for a more effective education and oversight tool and name the Human Rights Commission as the oversight body of the Living Wage Ordinance; and
2. Direct the City Administrator to increase general fund human services appropriations on an annual basis at a rate equal to or greater than the rate of change in the most recent living wage; and
3. Direct the HHSAB to align actual or anticipated Living Wage Ordinance Increases with the Coordinated Funding Process so that applicants are better able to develop effective budgets. The Coordinated Funding application process will include notice and acknowledgement of the City and County Living Wage compliance requirements (unless a waiver is granted) and that the Living Wage is adjusted upwards from time to time.

B City Council Update

PUBLIC COMMENTARY

(4 SPEAKERS MAXIMUM - 5 MINUTE SPEAKING TIME - SIGN UP MUST TAKE PLACE PRIOR TO THE MEETING BY NOTIFYING THE CHAIR OR CITY STAFF. THIS SECTION OF PUBLIC COMMENTARY IS LIMITED TO ITEMS RELATED TO THE AGENDA.)

ADJOURNMENT

A motion was made by Pollack, seconded by Blanchard, that the Meeting be Adjourn. On a roll call, the vote was as follows with the Vice-Chairperson declaring the motion carried.