

MINUTES

Housing and Human Services Advisory Board
Tuesday, April 22, 2008 6:00 – 8:00 PM
110 N. 4th Avenue, 1st Floor Conference Room

Members Present: David Blanchard, Barbara Eichmuller, Robyn Konkel, Kristine Martin, Soni Mithani, Teresa Myers, Anthony Ramirez, Ned Staebler, Margie Teall, Laurie Wechter

Members Absent: Stephen Pontoni, Stephen Rapundalo

Staff Present: Candace Cadena, Jennifer Hall

Guests: Chuck Kieffer, Washtenaw Housing Alliance (WHA); Jim Mogenson, Ellen Schulmeister, Shelter Association of Washtenaw County (SAWC) & WHA; Otto Willis

I. Convene Meeting

N. Staebler called the meeting to order at 6:13 pm.

II. Public Comment

Jim Mogenson noted that a group has been formed to look at AATA bus service out to Ypsilanti. The group currently consists of employers who are interested in preserving the service so their workforce can have transportation into Ann Arbor from Ypsilanti. It is important, however, also for people not in the workforce, but those who need it to travel to Towner or DHS for services. People who are not employed should be considered in the transit plan.

III. Approval of the Agenda

D. Blanchard moved to approve the agenda; B. Eichmuller seconded. Motion Approved, 9-0 (Blanchard, Eichmuller, Konkel, Mithani, Martin, Myers, Ramirez, Staebler, Wechter Aye, 0 Nay).

IV. Approval of the Minutes

D. Blanchard moved to accept the minutes from March 11, 2008; S. Mithani seconded. Motion Approved, 9-0 (Blanchard, Eichmuller, Konkel, Mithani, Martin, Myers, Ramirez, Staebler, Wechter Aye, 0 Nay).

V. Discussion Items

A. Replacement of Units at Former Y Site.

- i. Finances. M. Callan explained the handout “Typical Funding Sources for the Development of 100 Affordable Housing Units”. The sources presented are reasonably expected funding sources, though none are guaranteed. This table does not account for opportunity cost of building on any site. This handout also has a table outlining projected demand for

city funds by other projects 2008-2011, and a table projecting revenues from City projects 2008-2011.

ii. Recommendation

1. M. Teall reported that there are no developed plans to use the former YMCA site for any other purpose that she knows of. K. Martin pointed out that the City can designate the site for such a purpose administratively—that is, without seeking Council approval. The Board agreed their recommendation should be made independent of that situation because that is beyond the scope of the Board’s charge from Council.
2. The Board’s discussion regarding site location included the following issues:
 - A. The units should be downtown, though City Council should decide the actual downtown site. Other sites, such as that on Huron Parkway, are good for people accessing services as shown on the services map distributed at the last meeting. Having the units downtown is consistent with the feedback received from the public.
 - B. Regarding any location downtown, the cost-savings are only realized if it is already City-owned property.
 - C. The per-unit cost is important, and the data show that it is much more expensive to build on the former YMCA site. But also you get what you pay for. Having the housing on this site is consistent with City values and has a minimal impact on the surrounding community relative to possible other sites.
 - D. If the housing is built on the former YMCA site, we have the opportunity of partnering with a private developer. Acquisition and rehab of an existing site elsewhere will not allow for that.
 - E. What are other viable downtown sites? Current parking lots.
 - F. Affordable housing is being build by Community Development elsewhere (outside of the downtown) regardless of the decision regarding these 100 units.
 - G. Advantages of the former YMCA site include it’s value, buy-in from the surrounding community (low community resistance), and it’s downtown location.
 - H. This Board’s obligation is to set City Housing Policy, and we are in favor of housing policy that places these 100 units on the former YMCA site.
3. **N. Staebler moved to recommend the following with regard to location of the 100 units: (1) Redeveloping the former YMCA site with 100 units of affordable housing; (2) Otherwise, hold the former YMCA site for such a purpose until at least 100 units are secured at an alternative downtown location for the**

target population; (3) If the City sells the former YMCA site, the equity (after paying off all debts) shall be committed to future affordable housing, and providing social services at the alternative downtown 100-unit location. D. Blanchard seconded. Motion Approved, 9-0 (Blanchard, Eichmuller, Konkell, Mithani, Martin, Myers, Ramirez, Staebler, Wechter Aye, 0 Nay).

4. In the memorandum accompanying the recommendation submitted to Council, the Board would like to mention that the recommendations are short because the Board recognizes the urgency of the situation. Also, supporting documents and a record of the public feedback should be submitted to Council along with the recommendation.
5. **N. Staebler moved to adopt the staff recommendation regarding site characteristics. N. Blanchard moved a friendly amendment to change “Security” to “Front Desk Services”; N. Staebler accepted. B. Eichmuller moved a friendly amendment to add that the site offer vocational training opportunities for residents; N. Staebler accepted. S. Mithani seconded the motion. Motion Approved, 9-0 (Blanchard, Eichmuller, Konkell, Mithani, Martin, Myers, Ramirez, Staebler, Wechter Aye, 0 Nay).**
6. **D. Blanchard moved to adopt the staff recommendation regarding support services, with additional language added to address the capacity of local organizations to provide services and the need to develop partnerships to provides services to residents of the 100 units; B. Eichmuller seconded. Motion Approved, 9-0 (Blanchard, Eichmuller, Konkell, Mithani, Martin, Myers, Ramirez, Staebler, Wechter Aye, 0 Nay).**
7. The Board revisited the original charges to the HHSAB in City Council resolution 07-0824. The resolution requires the HHSAB’s report to address at a minimum the following issues:
 - A. Whether the 100 units of affordable housing should be developed on the former YMCA site or elsewhere. HHSAB repsonse: on that site.
 - B. Whether the 100 units should be developed on one site or disbursed across multiple locations. HHSAB response: one site.
 - C. Whether the 100 units should be located downtown, outside of the downtown, or split between the two. HHSAB response: downtown.
 - D. Likely requirements and possible sources of funding for the 100 units, including provisions of social services for the housing residents. HHSAB response: Sources of funding addressed completely in J. Hall’s Table “Typical Funding Sources for the Development of 100 Affordable Housing

Units”, which should be submitted to Council with the recommendation. Funding for social services is addressed by the Support Services section of the recommendation

- E. Whether non-profit developers, for-profit developers, and social service providers in the community have sufficient capacity to develop and provide services for 100 units of affordable housing within the next 4 years. HHSAB response: yes. And the rationale for this will be explained in the Support Services section of the recommendation.
- F. Any other challenges or opportunities related to the development of 100 units of affordable housing for low-income residents. HHSAB response: This process brought to light many *opportunities* for the City to build additional affordable housing in other locations city-wide.

iii. Future Steps

- 1. M. Callan will draft the recommendation and accompanying memorandum for Council by Friday, 4/22/08. She will send it out on Friday, 4/22/08, along with supporting documents, to Board members for review and **feedback, to be submitted by Tuesday, 4/29/08**. Board members should email M. Callan if they have input before Friday 4/22/08 for the initial draft.
- 2. The Board noted that they would like the following included in the recommendation/accompanying memo:
 - A. HHSAB should be involved in the evaluation of the RFP and Proposals submitted in response to the RFP
 - B. Community input in the RFP process will be essential.

VI. Public Comment

- A. Otto Willis encouraged the HHSAB to revisit the Blueprint to End Homelessness, and to identify and point out for Council what need will be filled by this recommendation. Also, he encouraged the HHSAB to stress the urgent need for this project to be done without delay.
- B. C. Kieffer reported that the WHA is pleased with the HHSAB’s decision and appreciates their hard work.
- C. J. Mogenson advised that there needs to be a commitment to come up with another plan if the YMCA or alternate downtown sites do not work out.

VII. Adjournment

- A. Ramirez moved to adjourn the meeting; B. Eichmuller seconded. N. Staebler adjourned the meeting at 7:35 pm.