



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, June 14, 2018

6:30 PM

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

CALL TO ORDER

T. Jabzanka, Chair, convened meeting at 6:40 pm

ROLL CALL

INTRODUCTIONS / Welcome New Member James Daniel

Janet Lebson, candidate for position on HHSAB, introduces herself

PUBLIC COMMENT

n/a

APPROVAL OF AGENDA

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

A APPROVAL OF MINUTES

G. Pratt moved to approve agenda; A. Foster seconded. Motion
passed unanimously

A-1 Approval of Minutes from 4-12-18

C NEW BUSINESS

C-1 Recent Affordable Housing Actions, presentation sand advocacy

T. Gillotti: So a lot has happened since our last meeting such as the
Y-lot purchase, the library lot, and the working session. Greg will

update us on the Y-lot.

G. Pratt: I can give an update till May 1. We voted to purchase after deliberation and it was approved 11-0. There was also a vote to raise \$1 million for settlement. Also, there is community support for affordable housing at that site.

We need to bring in the public to voice thoughts and make a call from there.

T. Gillotti: Jennifer Hall and Avalon are trying to do an analysis of the site to see how it would work for affordable housing. More for the feasibility aspect.

G. Pratt: We should focus on this site specifically and need to push both sides of the Democratic Party to give a comprehensive plan moving forward.

Board discusses where/how to help those who are in the 30%-80% AMI demographic in addition to the below 30% AMI.

A. Foster: There's a new ballot initiative for the library lot that states the language of the ballot is that the city cannot go ahead with the sale. Is there a grain of truth to this? Does this only apply to the parks?

Board discusses language of ballot.

T. Gillotti: While Greg looks up the ballot language, let's move onto a short update on the City Council working session on affordable housing I did with Jennifer Hall of the AAHC. Thanks to those of you who attended. One of the next steps we proposed is to do both an inventory and analysis of all public land including review of existing plans and if parcels are obligated to other uses like the tree line, but ultimately see if it's a feasible site for affordable or mixed-income housing. After the analysis, we would bring likely a handful of properties to City Council for consideration, and then ask that the City Council to donate or do a long-term lease with Avalon, Ann Arbor Housing Commission or Habitat for Humanity – for development of affordable or mixed-income housing. The idea would be to move the process along faster than a formal RFP, and to utilize trusted local non-profit developers to deliver affordable units in a somewhat timeline manner.

This study might start around July. The timeline would be to try and complete the analysis by December and we present to council recommendations in January 2019. This is very relevant to the HHSAB as funding for development of public land would likely include the Affordable Housing Fund.

R. Sarri: Are we going to do anything to ensure/advocate for people of color in the new housing? We want to add diversity to Ann Arbor.

T. Gillotti: One thing we can do is encourage the use of vouchers. Based on the AAHC data, a large percentage of voucher households are people of color. In that way we can try to ensure those units are available. But we cannot restrict it legally to just people of color.

J. Daniel: Why don't we add cooperatives as a form of home ownership?

T. Gillotti: Very good idea! I'll add that to the study.

A. Foster: In my opinion, I like to do homework on matters like this. I'd like to look more into what other cities are doing to get ideas and I think all of the board members should be doing homework in between meetings.

Board agrees.

D NEXT AGENDA ITEMS

City Council (Council Member Update)

A. Bannister: The workforce housing at the Library Lot is estimated to be \$1,200 a month excluding utility bills and I'm worried it's too much. Furthermore, I feel that the council has been overly permissive of allowing luxury developments. We've been losing \$7.25 million in the process.

Z. Ackerman: How did you get that number?

A. Bannister: If we had held our ground and pushed the PUD, there'd be 93 units required (currently only 15) so the 78 lost units

which conservatively is about \$93,300 per unit adds up to that figure. It's funny how council talks so much about affordable housing, but we're losing about \$7.25 million and many affordable housing units.

Board discusses if this is the time and place for this conversation.

Z. Ackerman: Back to the Library, I want to remind the board that I voted to the sale, especially for the \$5 million in revenue which brings back about \$5-6 for every dollar we invested coming out to about \$50-60 million dollars for affordable housing units off site. Also, other things to update are the upcoming August primary, Floria's voting membership was unanimously approved, and J. Daniel was approved to be on this board as well. City Council passed budget for next fiscal year and is giving \$400,000 to IT and infrastructure. There are fear of cuts to Section 8 housing and similar services. Lastly, the mental health and public safety millage will go into full swing soon. There will be about \$900,000 going into the affordable housing fund.

A. Bannister: I want to have the millage money going to mental health services, but it seems like it's going elsewhere. I had proposed an amendment to the budget that failed to get \$75,000 to fund mental health needs, but it seems like it's all going to climate change.

PUBLIC COMMENT

. Letaw: Hi, my name is Jessica Letaw, and I am currently a DDA board member. I am just attending meetings to learn more and I've attended the last few police taskforce oversight meetings as well. I've learned that there are de-escalation and other trainings available for officers, but they are only offered once a year and are optional.

G. Pratt: I've also been to a most police taskforce oversight meetings and there are different accounts of the police that the public hold. We need to listen to all the people in what they want due to their experiences. Some people want friendly police just like "the good ole days", but some are terrified of the police due to previous experiences and are fearful of them.

Board briefly discusses police taskforce oversight meetings

T. Gillotti: One unrelated note: There was a citizen that wanted the HHSAB meetings to be televised. To do this, we would have to change our location and likely change the date and time as well. Is there interest?

Z. Ackerman: Would it be taped and broadcasted later or would it be televised live?

T. Gillotti: Most likely done live.

Board discusses possible time and location for possible future televised HHSAB meetings.

CLOSED SESSION

ADJOURNMENT

T. Jabzanka, Chair, adjourned meeting at 8:00 pm.

F.Tsui moved, N. Wright seconded. Motion passed unanimously

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