

NOTES

Housing and Human Services Advisory Board

Thursday May 12, 2022

6:30 pm - 8:30 pm

This will be a digital meeting. Members of the public may participate electronically in the meeting or by telephone. Call in number 877 853 5247 (Toll Free)

Zoom link: <https://a2gov.zoom.us/j/96244385707?pwd=MmpjWVhqczNjQmpuQnZCU2JGa3A2UT09>

Passcode: 934493

Members Present: Amanda Carlisle, Anna Erickson, Emily Canosa, James Daniel

Members Absent: Paul Sher, David Blanchard, A. Foster, Ella Hall, Skylar Woodman, Eleanor Pollack, Karen Wanza

Staff Present: Teresa Gillotti, Nevo Polonsky

I. Convene Meeting:

Anna Erickson, member, convened meeting at 6:36PM. There was not a quorum of members, so the meeting started with the acknowledgment that the board was not able to vote tonight.

II. Roll Call

Amanda Carlisle, Ann Arbor, Washtenaw County
Anna Erickson, Ann Arbor, Washtenaw County
Emily Canosa, Ann Arbor, Washtenaw County
James Daniel, Washtenaw County
Travis Radina, Ann Arbor, Washtenaw County
Linh Song, Ann Arbor, Washtenaw County
Teresa Gillotti, OCED, Ypsilanti, Washtenaw County
Nevo Polonsky, OCED, Ann Arbor, Washtenaw County
Jennifer Hall, Ann Arbor Housing Commission, Washtenaw County

III. Public Comment

- None

IV. Approval of Agenda

No vote – the board does not have a quorum of members

V. Approval of Minutes for April 2022

No vote – the board does not have a quorum of members

VI. Business

a) Affordable Housing Education Series:



Presentation:

- As a note – Aubrey Patino was not able to attend because she has contracted COVID. Aubrey Patino will be present in the June meeting.
- Jennifer Hall began presenting at 6:40 on Affordable Housing and Development.
 - Jennifer Hall described what is considered a cost burden when paying for housing and shared that the Ann Arbor **Area Median Income (AMI)** has increased dramatically since 2021 (\$106,600 to \$117,800).
 - Councilmember Linh Song shared that AMI has been increasing annually for the past few years, which Jennifer Hall confirmed and emphasized that the increase between 2021 to 2022 was larger than normal.
 - Jennifer Hall shared two tables with the group and asked attendees a scenario where attendees examined the tables and determine which families were eligible for affordable housing.
 - Lessons learned from the scenario include:
 - A subsidy on the housing development means that rents have to meet a certain income threshold, but the rent does not change based on the resident's income.
 - The AMI requirement for households is based on the size of the household, so a 4-person household is eligible for a 60% AMI apartment if they earn 60% AMI or less.

- Jennifer Hall described the concept of Fair Market Rent (FMR), which is the cost of rent and utilities that can be subsidized for tenants. For example, if a tenant is able to pay \$300 for rent and utilities and the FMR is \$1,200, then the tenant is able to live in units that are normally up to \$1,500 with subsidies.
- Jennifer Hall shared information about housing vouchers and examined data on poverty in Washtenaw County.
- Jennifer Hall shared that the cost of developing an affordable unit is similar to developing market rate housing, which creates a large barrier to developing new affordable housing.
 - She also shared data on what expenses occur for housing after the initial construction
- Jennifer Hall shared information about zoning, environmental conditions, and financing options for affordable developments
 - Amanda Carlisle asked: What percentage of dollars for affordable housing developments came from tax credits?
 - Jennifer Hall shared a table that showed that about 60% of funding comes from tax credits.
 - Anna Erickson asked: Was the funding from HUD for affordable housing in Ann Arbor a one-time allocation for a specific project?
 - Jennifer Hall confirmed that this is correct.
- Jennifer Hall covered information on how affordable housing is evaluated, a recent needs assessment for affordable housing in Ann Arbor, and information on the recent affordable housing millage.
 - Audience member Luke Bohr asked: Where can we find the charter for the Affordable Housing Millage proposal?
 - Jennifer Hall shared where on the city website the charter would be, and Councilmember Travis Radina said that he would find the charter as the presentation continued.
- Jennifer Hall concluded the presentation by discussing an upcoming affordable housing project
 - Councilmember Travis Radina asked: Can current vacant commercial spaces be converted into affordable housing or be incorporated into affordable housing?
 - Jennifer Hall explained that mixed-use developments require different financing, and it is particularly difficult to receive funding for mixed-use affordable housing units.
 - An anonymous attendee asked: How does the city prioritize having affordability with their other goals, such as environmental sustainability, when awarding these sites? The two seem to conflict due to higher costs.

- Jennifer Hall shared that the evaluation looks at specific factors. By investing in other goals, such as sustainability, affordable developments may receive less tax credits and accrue additional operating expenses. This is a balance that needs to be considered, but it does not mean that other goals cannot be prioritized. Additionally, in the work that Jennifer Hall does, she works to meet other city priorities in planning affordable developments.

Post-Presentation Audience Questions:

- Amanda Carlisle asked: When comparing two upcoming affordable developments, do the per-unit costs differ between downtown units and units being built outside of downtown?
 - Jennifer Hall shared that there are a variety of costs to consider and units in different areas have different costs which are not always highly disparate. She then continued to discuss some of the common development costs that influence per-unit costs.

Recording of this presentation stopped at 8:02 p.m. and will be available online soon.

Recordings of previous sessions and info on upcoming sessions can be found online at: <https://www.washtenaw.org/3521/Affordable-Housing-Education-Series>

Updates

- b) OCED update on the New Human Services Partnership (Teresa Gillotti)
- Teresa Gillotti shared that the applications for the 5-year safety grants have been received and reviewed by a group of community reviewers.
 - 31 applications were received across 4 program areas.
 - The community reviewer group was diverse, but more men and young people would add to diversity for future rounds.
 - Recommendations are being finalized and will be voted on at the upcoming Washtenaw County Board of Commissioners meeting and Ann Arbor City Council meeting.
 - Currently the safety net grant funding round has about \$1,700,000 to give every year, and more agencies may be funded if the New Human Services Partnership receives allocations from other sources.
 - Anna Erickson asked: Will the recommendation be that agencies receive the full funding they requested or partial funding?
 - Teresa Gillotti shared that the grant application stated that applicants may be allocated \$200,000 - \$300,000 and that awards will generally be in this range.
 - Anna Erickson asked: Did agencies know that the funding limit was \$300,000, or did agencies ask for more funding?

- Teresa Gillotti shared that the application materials made it clear that \$300,000 was the upper annual award limit, but some agencies asked for less based on their needs.

VII. City Council Member Update

- Councilmember Travis Radina shared that the next city council meeting will be the budget meeting and that one amendment will be introduced to use the marijuana excise tax dollars to establish a deflection pilot program, funding for barrier busters, low-income sustainability grants, a grant for a BIPOC small business development, and on the Washtenaw Childhood Savings account program, and one additional program.
- Councilmember Linh Song shared that she and Councilmember Travis Radina are collecting signatures for a ballot initiative.
- Councilmember Linh Song is attempting to pass a resolution that acknowledges Asian American Heritage Month.
- Councilmember Linh Song discussed the resolution about police oversight is still being reviewed.
- Councilmember Travis Radina shared that this commission has vacancies for seats for the business/banking community and for a human services seat.
 - Teresa Gillotti (OCED) shared that there will be two at large seats open in one month and that another member will be leaving in the summer.
- Councilmembers Linh Song and Travis Radina shared some communities they will reach out to.
 - Amanda Carlisle asked: At what age does the youth member have to leave the board?
 - Anna Erickson said that youth members must be appointed before they turn 18 but do not have to leave the board after they turn 18.

VIII. General Updates

- Add to future discussion about potential additional members for this commission

IX. Public Comment

- None

X. Adjournment

No vote – the board does not have a quorum of members

The meeting closed at 8:17 pm