

MINUTES
Housing and Human Services Advisory Board
Thursday, August 13, 2020
6:30 pm - 8:30 pm

This was a digital meeting. Members of the public could participate electronically in the meeting or by telephone. Call in number: 888 788 0099. Zoom link:

<https://a2gov.zoom.us/j/91975125449?pwd=cnpCWnZLWmtiSFllUmxsL2dZR3lNUT0>

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Members Present: Amanda Carlisle, Greg Pratt, Nora Wright, Anna Foster, Zach Ackerman, Anne Bannister, James Daniel, Paul Sher, Eleanor Pollack, David Blanchard, Ella Hall, Emily Canosa, Andre Watson

Members Absent: Josh Whinston, Anna Erickson, Rosemary Sarri

Staff Present: Teresa Gillotti, David Beck, Sharde Crutchfield

Public Present: N/A

I. Convene Meeting:

G. Pratt, chair, convened meeting at 6:33 pm

II. Public Comment

N/A

III. Approval of Agenda

A. Foster: I want to add three items to the agenda and move the Council Member Update item to before the business items so that Council Member Z. Ackerman can give his update before he has to leave. The three items I want to add to the agenda are:

- Reaffirming Tent Encampment resolution
- Support for purchase of Lurie Terrace
- Resolution for voting privilege for Ella

A. Foster moved to approve revised agenda; E. Pollack seconded. Motion passed unanimously

IV. Approval of Minutes for July

D. Blanchard moved to approve minutes; A. Foster seconded. Motion passed unanimously

V. City Council Member Update

Z. Ackerman: The first and biggest update is that Prop C will be on the ballot. City Council voted to approve adding ballot language for it. The first year would raise \$6.5 million for

affordable housing and would raise \$160 million over its lifespan (20 years). The housing would be aimed for those at 60% AMI, and 20% of the millage would also be available for supportive services. We would front load the dollars for construction and then ensure there is funding for service dollars once there are tenants.

The second update is that the City of Ann Arbor released the four finalists for the City Administrator position. The candidates are Tom Crawford, Joyce Parker, Cara Pavlicek, and Eric Wobser. I am excited by these candidates and think each of them would be a great fit. This position is also very important for affordable housing decisions.

There are two future items, and the first is for a City Council meeting on August 17 to discuss a plot of land on Plymouth Rd by the Bible Boy. There is an offer for \$75,000 to redevelop it, and I encourage you to voice support for that. The second future item is the acquisition of Lurie Terrace which would bring 132 units for senior housing.

A. Bannister: The finalists for the City Administrator position will be interviewed and open to the public from 4:30-8:30 on August 20. Also on Sept 21, the discussion on the DTE lot on Broadway will be coming to City Council. As part of PUD, they are required to make affordable housing contributions. The contribution amount is between \$1.4 million to \$2 million. The Roxbury developers have been great to work with.

VI. Business

a. Eviction prevention program update

T. Gillotti: The County has been working with many providers on the Eviction Prevention Program. We have received \$1.6 million from the state and \$1.3 million of that will go to direct assistance. The flyers in our packet is what we're sharing with the public. There are both legal services and rental assistance available. We had an eviction moratorium in place from both State and Federal level which have both expired. Our intention is to have people go through HAWC or legal services. There is a lot of coordination going on. Anyone who receives notices from the court receives flyers to see how they can access funds. The ideal scenario is that they don't have to go through legal process, but even if they do, they will still have access for HAWC and legal services so there's opportunity to get connected to funds. \$1.3 million might sound like a lot, but it is not that much compared to renters in the county. There is priority for those who are at more risk to lose housing. Currently, the cases the courts are seeing are backlogged and new cases will probably start within a month.

G. Pratt: There is also the Washtenaw General Defense Committee, who are organizing a protest at the 14B District Court to protest evictions on Wed, August 19.

A. Foster: Is there a temperature read on success for the program so far? Or maybe a grade for how things have been?

T. Gillotti: It's too early to tell. We are pretty far along in Washtenaw with coordination so we know people are getting access. We are reevaluating our tools as we continue to serve and use funds. We still need more time to work out the kinks. We will have more information in a month. I feel good that we have things in place and people are getting practice with resources, but we're not seeing big wave right now and I'm not sure if we'll see capacity in a month.

A. Carlisle: I think we're just getting daily numbers for qualifying folks for the program and seeing who is eligible. There is a slow trickle right now, but it'll probably be a flood next month. I'm pleased to see that it's flowing. We do have to spend the MSHDA dollars by the end of December. We will see how quickly that gets spent in next 30 days.

T. Gillotti: These funds from MSHDA require landlords to take reduction from rent. So far, it sounds like many landlords are up for this. Only one company isn't going with this per their company policy.

N. Wright: What is the criteria to obtain funds and how quickly do they get them?

A. Carlisle: There's a scoring threshold that is evaluated often. The general criteria for this program is up to 100% AMI, but half the clients served have to be <50%. The landlord is required to give up to 10% of rent based on client income level,

P. Sher: Do we have data or stats to see how much it costs to prevent eviction? Do you think there'll be more money after Dec?

T. Gillotti: We never had a case of 5 months of potential moratorium so we're trying to compare back to different times that might compare, but there's none.

b. Expanded Shelter Updates

T. Gillotti: Earlier in the year, because of pandemic and distancing, the shelter at Delonis was at reduced capacity. We were also still in warming center season with a lot of churches, and we were using half of the property and other half for quarantine. We worked with a hotel for rooms as well. There was a full capacity of 108 units with 2 of them for staff.

Now, there are some tracks we're looking at. The first is to reduce our hotel footprint. We're trying to shrink by half through rapid rehousing. There's also possible CARES funding for permanent housing. We're also looking into using a larger site in addition to Delonis Center. One might possibly be AAPPS property. The county is looking to see if its county buildings could be used as well. In the meantime, the shelter is talking to churches to be warming centers. I will share the plans with everyone when we have more detail.

c. Coordinated Funding Update – Any Limitations on Use?

T. Gillotti: 2 months ago, Morghan gave an update for CoFu. One of the updates were targets to support the east side of county, specifically in the zip codes 48197 and 48198. We wanted to put more service in those areas. The agencies set a goal, but hit less than 50%. Traditionally, the Ann Arbor dollars (\$1.2 million) have been spent in Ann Arbor. We asked if they had to be. For the affordable housing fund, the policy says that affordable housing can be spent outside Ann Arbor, but preferably would be used in Ann Arbor. The guiding documents and memorandum of funders show no restrictions. Based on that, I drafted sample motion to ask City Council to use funds to remove limits on fund usage for city of Ann Arbor.

P. Sher: Was this presented to City Attorney?

T. Gillotti: Not yet, but it will eventually be presented to the City Attorney if City Council approves.

A. Carlisle: Is there a need?

T. Gillotti: In 2018, money got moved at the City Council meeting where we brought a resolution. Ypsilanti Meals on Wheels was listed as being funded by Ann Arbor funds and we were asked to switch it out. We had to make that change at the table. We've been ordered before to adjust as well.

Board discusses the resolution

E. Pollack: November is coming, and there's already an important proposal. It's not going to be easy to persuade people that are already unhappy with how much they pay, to also approve a millage that'll charge more in property taxes. We should consider these voices too.

A. Carlisle: I'm inclined to support resolution, but I do want to share a reservation about CoFu so we're aware. I haven't been part of review application process for a while, but I've felt it's very fact driven. The reviewers have been given very limited options for how to use the funds. I would like to see more flexibility. I do want to support it, but communications from CoFu to non-profits have been inadequate at times. I do want to see more communication to the grantees. This is certainly a time to be sharing more information. I want to COFU to present zip code data in more granular terms.

A. Foster: I'm looking at the draft, and my inclinations are to make it very simple. I would want a presentation about refocusing funds.

G. Pratt: I'm hearing a lot of good stuff. I'm wondering if this is something that we want to hash out now or come back in September.

T. Gillotti: I'd like to bring it back in September.

D. Blanchard motions to table the resolution to September after more thought and consideration. G. Pratt seconds. Motion passed unanimously

d. Affordable Housing Millage Update

A. Carlisle: I'm thankful for the vote on the millage language. City Council supported unanimously. This language goes to November ballot. Hopefully, they'll be voting yes for Prop C. It would be a 20 year millage from 2021-2041. We estimate that this will produce 1,500 units of affordable housing and help around 3700 people. 20% can be used for supportive services, and eventually there would be more supportive housing. In the last 5 years, the county increased affordable housing units to 45. There is currently 191 more units in the pipeline for the next 3 years. Our goal in 2015 was to add 140 units of affordable housing each year. This will move us in right direction.

e. Reaffirming Tent Encampment resolution

G. Pratt: We've talked about this before where we talk to campers in the community and seek people who are living outside and try to bring them resources and sanitation. Right before COVID broke, the CDC said that you shouldn't remove people from encampments. We were assured there wasn't anything to be done to encampments except for safety reasons. I drafted language for us to consider making a recommendation that we don't evict people from camps for COVID.

N. Wright: How many campsites are there?

G. Pratt: In Ann Arbor, there are probably at least 7-8 site, and they're growing. There are about 30-40 people.

Board discusses and works on draft recommendation.

N. Wright moves to table the discussion, D. Blanchard seconds. Motion passed unanimously

f. Support for purchase of Lurie Terrace

A. Foster: I wrote resolution to support this.

E. Pollack: Is it possible to resolve that the City set forth affordable housing standards and grandfather-in current residents that are already in there?

A. Foster: That's already in the language that's being presented to City Council.

Board discusses language for resolution

"Whereas, the 2010 U.S. census found 53,000 adults age 60+ in Washtenaw County; and, by 2040, this number will likely more than double, to 110,000.

Whereas, many seniors live on fixed incomes.

Whereas, nationwide, nearly 10 million households with one member 65+ are rent burdened and spend more than 30% of their incomes on rent and about half of those spend more than half their incomes on rent.

Whereas, as of 2016, only 36 percent of renters aged 62 or over who qualified for some form of federal rental assistance were actually receiving it.

Whereas, prior to the COVID pandemic, the number of homeless adults 55 and over was anticipated to grow from 170,000 in 2017 to nearly a quarter million by 2026

Whereas, local agencies including the Shelter Association of Washtenaw County, which operates the Delonis Center, report that they are experiencing an increasing number of seniors with insecure housing, because of rising rents, and no way for seniors to increase their income.

Whereas, of the 800 units that have fallen out of affordability in recent years, one quarter of those were affordable units for seniors.

Whereas, the transition of any portion of Lurie Terrace from affordable units to market rate units would be a loss for our community and those residents.

Whereas, maintaining Lurie Terrace as an accessible and affordable housing for seniors in Ann Arbor honors the legacy and intent of Shata (nee Lurie) Ling who contributed her own money and time to creating spaces for seniors in our community.

Whereas, that the crisis of affordability for seniors that drove Ling's initial plans for Lurie Terrace persists today, some 60 years later.

RESOLVED, that the Housing and Human Services Advisory Board (HHSAB) strongly recommends that City Council unanimously approve the purchase of Lurie Terrace by the Ann Arbor Affordable Housing Corporation (AAHC).

RESOLVED, that HHSAB supports City Council in authorizing the addition of 5 FTE's for the Ann Arbor Housing Commission in the FY21 budget to provide maintenance and management services toward ensuring a safe and healthy living environment for all residents.

RESOLVED, that HHSAB wants to make abundantly clear acquiring Lurie Terrace is about the maintenance of 132 units of affordable housing in the community, not the creation of more affordable housing and we must express in the strongest of terms that the crisis of affordability in our community is one which we must continue to invest resources to address. "

A. Carlisle moves to approve the resolution, A. Foster seconds. Motion passed unanimously

g. Resolution for voting privilege for Ella

Resolved that City Council bestow upon Ella the same voting privileges that were given to Floria Tsui to acknowledge the importance of youth in the community

A. Foster moves to approve the resolution, G. Pratt seconds. Motion passed unanimously

VII. General Updates

N/A

VIII. Public Comment

Michelle Hughes: When you were talking about the EPP and the \$1.3 million in funding, it seems like low number. Are there any state legislators I can call or what can I do to increase funding or advocacy?

T. Gillotti: There may be more funding available. You could call your representative to specifically target money for rental assistance. We also need those at the national level for people to get back to work.

IX. Adjournment

E. Pollack moved to adjourn meeting; A. Foster seconded. Motion passed unanimously

G. Pratt, chair, adjourned meeting at 8:31 pm.