



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, May 11, 2017

6:30 PM

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

CONVENE MEETING

PUBLIC COMMENT

APPROVAL OF AGENDA

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

A APPROVAL OF MINUTES

A. Carlisle moved to approve minutes, W. Leaf seconded. Motion passed unanimously

C NEW BUSINESS

HHSAB NETWORK SURVEY 2.0

Mary Jones passed out the survey for the board members to fill out to be more specific in their connections with different organizations. The board spent about 5-10 to fill it out.

AFFORDABLE HOUSING AND EQUITY TEAM 2016 ANNUAL REPORT (DRAFT)

T. Gillotti: We are currently waiting for an important data point so the report is incomplete. However, for updates, we added 16 affordable housing units in Ann Arbor, mostly with Ann Arbor Housing Commission.

D. Blanchard: Is there an update on the housing on Gott St? Did the purchase go through?

T. Gillotti: It did and they're in the process of working on it.

AFFORDABLE HOUSING FUND & BUDGET

- i. Council Member Ackerman will provide an update on the Affordable Housing Fund budget request**

Council member Ackerman was absent so council member Kailasapathy gave the update

S. Kailasapathy: We're voting on the budget on Monday. There were a lot of energy and environmental groups who came to us. There was some discussion in using some of the budget to hire a full-time PR person for the DDA, but I believe we should not use the taxpayers' dollars to do that. We also found an extra \$350,000 from the LDFA. However, they are being defensive about it. That money must be spent in the LDFA district.

- ii. HHSAB member Julie Steiner asked that the board talk about the potential for an Affordable Housing Millage. Staff will provide an update on upcoming millages.**

T. Gillotti: The county is thinking of doing a public safety or mental health millage in the fall.

S. Kailasapathy: Why can't we think of proactive methods instead of millages such as raising minimum wage? We seem to always be attacking it from the back end with the millages instead of focusing on things like prevented.

The board discusses feasibility of funding the Housing fund and minimum wages policies in Michigan.

A. Erickson: Can we look more into that?

- iii. Review of Housing Fund application, policy and procedures, including a review of developments in the queue**

T. Gillotti: I added in a resolution and policy for the housing fund. There's a queue in the packet for it. We outlined 6 possible scenarios of how to use the funds.

D. Blanchard: We need a subcommittee to study how to best use these funds.

W. Leaf: If we receive more money next year, will we continue to work with similar agencies?

T. Gillotti: Yes, most likely.

T. Gillotti: As far as the policy, it notes that projects must provide housing for households at 60% AMI with a priority for those providing units for households at less than 30% AMI. The funds are preferred to be used in city limits, but they can be used outside of it. We will not accept applicants that have violations on codes, taxes, etc. for all types of affordable housing. The most recent application was the Hickory Way funds.

A. Gilroy: Do we know the interest rate on the Treasury?

S. Kailasapathy: They are 5-7%.

A. Gilroy: If we maintain our balance, then we can make interest off it.

S. Kailasapathy: Yes, and should we look into getting money or donations from wills to go to affordable housing?

Members briefly discuss donations from wills.

W. Leaf: When do we make use of the money more specific in helping people in queue with our money?

T. Gillotti: Funds will not be available to the fund until after all the zoning, engineering and building permits are approved. At the point that is completed, the project will close and funds will be available – but likely not for 18 months. We have time to wait to see what's going on with the queue and with HUD funding and Low income Housing Tax Credits.

W. Leaf: Should we set a standard or more specific grading scale?

D. Blanchard: Shouldn't we make a subcommittee to set that standard?

T. Gillotti: We can work on that later. There are lots of moving parts currently.

W. Leaf: So, do you think that a first come, first serve method is best so long as they meet the standard?

T. Gillotti: Yes, and we should wait for now to see how the queue forms and changes.

S. Kailasapathy: There are people who have special needs and stories of families helping to make communities for them. It's an idea so we can use some of the budget to create affordable housing specialized for people with special needs.

A. Carlisle: If we form a subcommittee, we should talk about tax credits.

Board discusses forming committee, which was approved at an earlier meeting.

E. Pollack, D. Blanchard, and A. Carlisle were willing and appointed to participate on the subcommittee with D. Blanchard taking the lead.

PLATT ROAD UPDATE

T. Jabzanka: For the library lot meeting, there were a lot of people that showed up including a lot of affordable housing advocates. The Council approved for Core Spaces to purchase the library lot

T. Gillotti: We had the working session for Platt Road where we presented a brief first view of proposals to the Board of Commissioners. There were a lot of people that showed up and a lot of public comment. There was a lot of support for the Veridian group. Burton-Katzman LLC and TWG came to speak. We are hoping to narrow it down to 3 options and then we will be conducting interviews.

PLANNING COMMISSION SUBCOMMITTEE UPDATE

W. Leaf: We will be meeting next week Thursday

UPCOMING LEGISLATIVE FORUM (SEE ATTACHED FLIER)

T. Gillotti: OCED will be having a legislative forum on Monday, May 22 at 7 pm at the EMU Student Center Auditorium where we will have

different representatives and senators coming up to talk about a variety of pressing topics.

D CITY COUNCIL UPDATE

S. Kailasapathy: The police oversight audit is going to happen soon. Please check with the Ann Arbor Human Rights Commission for more information. Please take our survey so we can compile more information.

CLOSED SESSION

ADJOURNMENT

A. Carlisle moved to Adjourn; **W. Leaf** seconded. Motion passed unanimously. Meeting adjourned at 8:20pm

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