



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, November 8, 2018

6:30 PM

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

CONVENE MEETING

T. Jabzanka, Chair, convened meeting at 6:32 pm

INTRODUCTIONS

PUBLIC COMMENT

R. Hughes: Proposal A passed so we'll have to find a way to add to the affordable housing fund. I wanted to propose a tax or another source of revenue to go to affordable housing.

APPROVAL OF AGENDA

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

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

BUSINESS

A

T. Gillotti: On the draft work plan, you'll notice the first big chunk is listed as #1 [Recommended Policy Changes to Advance Affordable Housing]. More specifically, we started to talk last year to revisit the city's calculation for determining the fee-in-lieu amount, but we put it on hold. So I wanted to bring it back to our agenda. It'd be best to have a standardized equation for it, as it's required to be updated annually.

Also, it has been suggested that officially defining affordable housing and workforce housing would be helpful for ongoing

conversations, and this could be added to City's Affordable Housing Policy. For example, we had a staff retreat where we agreed to a definition, but as soon as folks left the room, it changed and we were back in the same situation of people describing it differently. It'd be great to have a consistent definition that can be used at every level. We'd like to pitch that to city council.

A. Erickson: That's a great idea. Affordable can be very subjective.

G. Pratt: Can we have it be just "housing"?

T. Gillotti: Maybe inclusionary housing?

For the third point, we'd like to start mini feasibility analyses for some land for possible ways to add affordable housing.

G. Pratt: Can we talk about the budget, especially the allocations with the public safety budget?

T. Gillotti: We can put that down for January and will try to allocate 2019-2020 funds.

A. Foster: Can we resubmit proposal for the budget?

T. Gillotti: We can push proposal or put it to discuss on a city council meeting.

T. Gillotti: For the second big part [Recommended Zoning Changes to Advance Affordable Housing], it'd be good to discuss the city's zoning around PUDs [Planned Unit Development]. Right now, it requires 20% fee-in-lieu and has an income limit of 80% AMI. The rent standard is 30% of income, but a set standard would be easier to implement.

A. Carlisle: Can we add a review of the trust fund?

T. Gillotti: Yes, maybe we can do a quarterly review.

G. Pratt: We want funding from the public safety millage. What about millages or other forms of sustainable funding? We need to discuss funding to actually do things.

T. Gillotti: David had a committee to discuss funding and ways to increase that. Maybe we can bring it back? I'll add it to the workplan.

D. Blanchard: Should we review any state restrictions as there is a lot of political change in Lansing? Maybe there are new things to explore for zoning changes, minimum wages, etc.

T. Gillotti: We can look into it.

R. Hughes: Ypsilanti passed a community benefits ordinance, is that something that we can think of for the county?

T. Gillotti: Perhaps it'd be better to get an update from them mid-year to see how it's going.

A. Foster: Are there any ways to partner with UM grad students to start projects or work through data?

Board discusses possible additions to work plan.

Greg moves to approve the work plan, A. Carlisle seconds Motion passed unanimously

B

Board members fill out forms

C

T. Gillotti: Are there any dates that interferes with holidays? HHSAB discusses whether or not a meeting on Pi Day in March is more of an issue than a meeting on Valentine's Day.

Greg moves to approve the schedule, P. Sher seconds Motion passed unanimously

D ELECTION OF OFFICERS

T. Gillotti: So we have to elect new officers for the New Year. Because this is Thaddeus' third term as Chair, we cannot renew him for another term.

D. Blanchard: How about Greg as the new chair?

Board discusses possible new chair and vice-chair members

A. Erickson moves to approve G. Pratt as Chair and A. Foster as Vice-Chair. E. Pollack seconds. Motion passed unanimously

A. Carlisle: Also, as you can see from the flyers in the back, next week is National Hunger and Homelessness Awareness week. There'll be some events that the public is invited to. We're also asking for cold weather items donations for tomorrow's event. We plan to distribute the items at the point-in-time count in January.

CITY COUNCIL (COUNCIL MEMBER UPDATE)

N/A Council members had a Council meeting and were unable to attend.

PUBLIC COMMENT

L. Works: Determining official affordable housing terminology would be really good as there can be a lot of disagreement and confusion.

CLOSED SESSION

ADJOURNMENT

**T. Jabzanka, Chair, adjourned meeting at 7:30 pm. A. Foster moved,
D. Blanchard seconded. Motion passed unanimously**

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