



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 9, 2019

6:30 PM

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

CALL TO ORDER

G. Pratt, chair, convened meeting at 6:35pm.

ROLL CALL

PUBLIC COMMENT

Donald Abdul Roberts – born and raised as Donald William Harrison. Concerned about public housing notification process as it has not worked out for him over time. Has had difficulty with Ann Arbor Public housing and receiving notification for housing. At age 73, he hasn't lived in an apartment since he was in Detroit. Has serious concerns with how the city is running the public housing system, juvenile detention, and the criminal justice system and durable interim solutions for housing and the lack of green elements in public housing. Attending meeting as black male senior to support and be a voice in the community.

G. Pratt - thanks Mr. Roberts, if you stay for the whole meeting there will be another opportunity at the end for public comment.

APPROVAL OF AGENDA

Approved

APPROVAL OF MINUTES

Approved

BUSINESS

A NEW DATE: POINT IN TIME COUNT DEBRIEF

A. Carlisle - The Point in Time (PIT) Count Debrief flyer is last document in the packet. The new PIT community meeting date is Monday, May 20, 2019 at 9am. The meeting was moved to make sure the data was accurate and acceptable to the community.

D. Blanchard - What is the point in time count?

A. Carlisle - The Point in Time Count is our annual count of everyone experiencing literal homelessness, which means Volunteers go out to survey people who are living on the street, in shelters and transitional housing. It's a requirement by the federal government to complete every year.

B FEE IN LIEU - STAFF PROVIDE THE FINAL UPDATE TO HHSAB

T. Gillotti noted that A. Erickson was correct that there was an issue with the average square footage. She was able to adjust the calculation and will have it documented correctly when it moves to City Council.

C AFFORDABLE HOUSING FUND UPDATE AND ROLLING APPLICATION PROCESS

T. Gillotti noted that City Council's proposed budget \$880,000 with an estimated \$220,000 to AAHC and community partners, if adopted, the balance of \$660,000 in funding in the Affordable Housing Fund as of July 1. The current balance: \$21,770 and it will increase if the fund is approved.

She then provided an update review of the with includes funding commitments HHSAB work plan to affordable housing projects on the AAHF status, and noted that staff will provide regular updates to the HHSAB.

She said staff recommends that the HHSAB continues the rolling application process, and that staff notify all non-profit housing developers. She also noted receipt of data and updated the fee in lieu calculation. We determining a consistent method to calculate fee-in-lieu as we should be update the formula yearly, and our last update was 2007. When we ran numbers from 2007 to 2018, it does show an increase in the fee in lieu payment structure. The median market rate price for single family units from 2,000 sq. ft or less and amount affordable to 3 person household at 50% AMI.

D. Blanchard – wants public notification.

A. Foster - wants to use it for senior repairs that fall through the cracks from current housing rehabilitation program. Or maybe for the four pronged approach.

T. Gillotti – appreciates the feedback and support the four pronged approach to affordable housing.

D AFFORDABLE HOUSING PROJECTS GOING THROUGH THE CITY'S DEVELOPMENT PROCESS

T. Gillotti: OCED would notify everyone after the May 20th. For project over \$25,000 they must go through the City's Development process. OCED would notify affordable housing developers of the funding availability. OCED to meet with developers one-on-one. Projects under \$25,000 will be reviewed internally and approved by HHSAB. Agencies to notify include: Ann Arbor Housing Commission, Avalon Housing, Michigan Ability Partners, any cooperative with affordable housing. Also, Teresa plans to contact the City of Ann Arbor Planning department for a list of developers. Hoping to receive applications by June and include in the affordable housing packet. There is a series of eligibility requirements. Most of the items OCED is aware of exceeds the \$25,000 threshold and must go to City Council for approval.

CITY COUNCIL (COUNCIL MEMBER UPDATE)

Z. Ackerman – Washington Street, behind Michigan theatre. Would be first development to use affordable housing premium from A2D2 zoning. The project has held the neighborhood meeting, and Going through staff review and hasn't been to PC yet.

Burton Road – Ward 3 – up to 99 years. Some affordable housing. Staff not recommended and Planning Commission not recommended. June 3 – first reading. Proposed development is called Bright Dawn.

ADUs – In the Fall City Council asked Planning Commission to review the ADU ordinance to recommend amendments to allow for more uptake of ADUs. City Council on Monday did not approve the amendments.

A. Carlisle – A huge missed opportunity.

A. Bannister – Stated she was part of the group that defeated the proposal. She represents the voices of constituents in Ward 1. What was missing was the public process when opening up single family neighborhoods – trees cut down and opening up the neighborhood. There should be a more robust public process – where they can understand and tell council what they want.

City Council is looking to cover budget deficit for the Ann Arbor Housing Commission because of the President's anticipated cuts. Budget also includes a new \$350,000 for Community Mental Health – \$300,000 to supportive services partners and \$50k to Ann Arbor Police Department and HR department as well as Neutral Zone for youth (pathways outreach and engagement program).

Downtown affordable housing premiums – Planning commission is reviewing them now. Zach can bring it here. City is looking at feasibility of building affordable housing on eight sites:

- 1. 721 N. Main**
- 2. 2000 South Industrial**
- 3. 1510 E. Stadium**
- 4. Klein Lot**
- 5. 415 W. Washington**
- 6. 404 N. Ashley**
- 7. 406 N. Ashley**
- 8. 3400 block of Platt**

If people don't want to build the affordable housing, an option is being worked on that would allow people to contribute to a fund to be used at a later date instead. The details of this are part of the policy conversation.

A. Bannister-. Anne voted for all of City-owned properties to be used for affordable housing including those along the railroad track. She is concerned that the properties near railroad tracks might not be good places to live because of the noise of the trains. She notes federal dollars come with environmental restrictions, and proximity to railroad tracks and flood zones are part of those considerations. Two of the sites listed above fall into these categories, which affects feasibility and financing. People are most excited about the site near Fire Department on Stadium (close to transit lines). Another one of interest is the Bryant Senior Center in Burns Park. This is the one

part of the park that doesn't have sidewalks, but they could be built.

Z. Ackerman – AirBnB and short-term rentals have changed the housing market in weird and unexpected ways. Currently commissioning a study (due back on July 1) to see what folks can do about these changes. People are buying properties to AirBnB out and that is not good for affordable housing. Will update on July 1.

A. Bannister - Encouraging residents to apply to boards and commissions. Also, the Annual Master Plan Review coming up on May 21. There are nine vacant positions posted all over the site (open until the end of the month). People (two in particular) will be sifting through the applications to make sure those appointed are the most diverse and possible. This year is going to be all about metrics; spending millions more on this to figure out what works and what is not working (to be good stewards of money). One of the new metrics would be when houses are torn down (putting those into the equation).

She also wanted to highlight that there is a new departments at the State level receiving reports of elder abuse.

A. Bannister - States sidewalk costs should not be levied on taxpayers and sewage costs as well. She noted that affordability issues effect even more than affordable housing. She hasn't receive a lot of support from Council on these viewpoints, but believe it would be great if the City would pay for remaining sidewalk gaps and expenses like that for sidewalks.

Earth Day- Teresa and Anne have attended important meetings lately including Meeting with Dana Nessel and Debbie Dingell to have discussion on Plume.

Summer Water Rates - The new water rates for the single family homeowner will increase this summer. The City spent tens of thousands of dollars for an early warning system. The soft launch doesn't happen until July 1. Received an email from City staff that it won't be fully functional until December 31st. This is not the summer to have leaks or let the toilet run!

Flyer Political Voice on Arrowwood ~ The event is May 15th at 7:00

pm.

Police Oversight Committee has been approved and seated.

Police Chief Interviews - There will be refreshments and Meet 'n' Green in the Courthouse (attached to City Hall; 5:30PM on May 15th.

D. Blanchard - Wanted to sort out, how can we have input with the Planning Commission on this re-writing in considering this premium. When is it up and if it is, does this body have a formal liaison/should it?

Z. Ackerman - There has had one working planning session on it so far to assess the legality of payment in lieu of construction. City attorney seems to give enough of a thumbs up to start looking at it. Wanted to get a sense of what premiums do we want to reduce the strength of and what sorts of patterns do we want to see in terms of the utility. Hoping for an ordinance amendment draft by July 1st. Will bring a more comprehensive update in June. Will ask Brett and/or Alexis to come to the June meeting and present so that feedback can be incorporated at the Planning Commission.

PUBLIC COMMENT

D. Harrison - Not a lack of science here, but we're living in a rapidly changing environment. Concentrating on one thing still affect the whole. Only thing he wanted to emphasize.

CLOSED SESSION

ADJOURNMENT

All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: cityclerk@a2gov.org; or by written request addressed and mailed or delivered to:

City Clerk's Office
301 E. Huron St.
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