



# 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)

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Thursday, October 8, 2020

6:30 PM

Electronic Meeting

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Please use the link below to join the Zoom Meeting:

<https://a2gov.zoom.us/j/91975125449?pwd=cnpCWnZLWmtiSFIIUmxsL2dZR3INUT09>

Or give public comment via phone, 888 788 0099 Enter Meeting ID: 91975125449

#### CONVENE MEETING

#### INTRODUCTIONS

#### PUBLIC COMMENT

Eric Lipson presented on a proposal for building and adding individual units in a village model in Washtenaw County. There were examples done in Portland before that worked well with individual units and shared restroom and shower facilities. Units could be manufactured locally and would be around \$5,000 a unit. He is willing to set up a demonstration for building these units.

T. Gillotti: I'll reach out for some follow-up and bring up information for future meetings.

#### APPROVAL OF AGENDA

E. Canosa: Were we going to have a Coordinated Funding update?

T. Gillotti: We will have more information for our next meeting.

#### APPROVAL OF MINUTES FROM 9-10-20

Approved as presented

Approved by the Board and forwarded to the City Council

#### BUSINESS

**A SMITH GROUP PUBLIC ENGAGEMENT FOR REDEVELOPMENT SITES**

Michael Johnson presented on four sites for possible redevelopment of publicly-owned parcels:

- 121 E. Catherine
- 353 S. Main
- 721 N. Main
- 309 S. Ashley

There was much collaboration with Teresa, the DDA, City Council, focus groups, and more to discuss about these sites and affordable housing. They will now be focusing on public engagement and public group meetings for more feedback. More information can be found on [community-engagement-annarbor.com](http://community-engagement-annarbor.com). There is an updated online survey on the four sites that went live two weeks ago and received around 200 replies already.

There are also three virtual public engagement sessions, one of which was last week. The first session had about 40-50 participants, and they are hoping for more people for the next two sessions.

The precursor for each site are the height and affordability considerations. All four sites are downtown sites which hit the ground differently, and we have to think about how it affects these spaces. They are also all are on parking lots so it's very important for us to still consider parking availability.

The first site is 121 E Catherine. It is a D2 zoned property that allows floor area ratio (FAR) of 200% or 400%. The max height would be 69ft after the planned project affordable housing premium.

**A. Bannister:** I've attended meetings for Kerrytown merchants, and they're interested in parking concerns.

**Michael Johnson:** We had a meeting with them a week ago. There's 49 parking spaces on this lot today and we're taking that into consideration.

There are three options for this site that provide a blend of units and FAR. The options also would be from 4-6 stories high and the amount of parking spaces would vary. All of the units would be affordable units. Also, while we're limited by zoning height limits, going above 6 stories wouldn't be too feasible anyways.

**E. Pollack:** How did you study the issue of parking spaces? Before COVID, I could be walking up Detroit St, and there is usually still parking available around Kerrytown. Except for Wednesday and Saturday in market season, there's usually a good amount of parking.

**Michael:** We used two 2015 studies for Kerrytown. One from the market group and one from the DDA. The findings are parking problems in certain periods of time. We also heard from the DDA is that there's concern for adding retail space.

The second site is 353 S Main. This is zoned D-1 (high density) and would allow for 700 or 900% FAR with 180 ft height limit after the planned project affordable housing premium. There are 2 options which maxes out the 900% FAR. The first is a ten story building for 90 units and the second is a 6 story building at ~550% FAR and yields 50 units.

The third site is 721 N. Main. The real distinction that this team wanted to push forward was not to use all of the space as it is almost entirely in floodplain. You cannot build affordable housing in floodway or floodplain. The team is choosing a small portion at Summit and railroad tracks as a first wave project that would be called 123 W Summit. There are 3 options for 14 unit apartment, 19 unit apartment, or 7 townhomes.

The final site is 309 S. Ashley that is zoned D-1. It's a big lot and would allow for 700 or 900% FAR. The team took different approach for this one as there's a lot at play. One of the first conversations that we felt needed to happen is a public conversation about if this is key downtown parking spot or not. The idea in option 1 is with an underground parking site which is not cost-effective and to keep it for key downtown parking. The second option is to possibly break the site into 2-3 parcels if we don't keep it as a key downtown parking site. I think it is an important conversation to have with the community to handle housing and parking.

**A. Foster:** Thank you for the presentation. When Jennifer first did numbers on these sites, there's was a lot of conversation about the affordable housing and market rate. What are the options at these sites?

**M. Johnson:** We are working with people to figure it out. The 121 E Catherine would be 60% AMI, but with no services. I don't see 30% AMI or less at the sites, but some could be around 50-60% AMI. The 721 N. Main is the most unknown.

I have an update for the 350 S. 5th site. We have been moving forward with pre-entitlement process after City Council approved. The goal of this is to allow the council and the public to review progress and approve an area plan for this site, which has series of entitlements baked into it. The pre-entitlement that was approved was for an 18 story or 13 story building. Much of the conversation over the last couple months has been around AAATA and making sure that the partnership is working.

We've been diligent in making sure that considerations for how the ground floor works here is in concert with AAATA and not sacrificing any affordable housing units. This would be the place that we have to make sure to have our guard up as far as getting it written into the code. It's not cost-effective or up to scale to do something underground. We have to have spaces for buses and other services. We're looking at a service bay with option for bus parking and space for tenant amenities. From a process standpoint, the next step is to go to the design review board and a council working session. Conversations with the AAATA would help us get past pre-entitlement portion.

We haven't made any progress on 415 W Washington. This was last version that council approved to go to pre-entitlement process.

**T. Gillotti:** Can you share more about the survey and feedback?

**M. Johnson:** 200 individuals filled out the survey. The feedback is interesting, but there's momentum around having little negative feedback. We can't stress enough to please encourage constituents to take survey.

Board discusses possible other lots for development possibilities focusing on seniors, co-ops, and families.

## **B EVICTION PREVENTION PROGRAM UPDATE**

**T. Gillotti:** We've received funding from the state of Michigan (\$1.3 mill in rental assistance) that has to be spent by end of 2020.

Anyone who needs can call HAWC and receive assistance from those funds. They added staff that will be ready soon to help. We're working closely with three courts that deal with tenant cases. HAWC and legal services are available for any landlord eviction case. If you know anyone in this circumstance, please have them contact HAWC. There is also a program for landlord with 5 or more units through MSHDA. They can also go to [housingaccess.net](http://housingaccess.net) for more information.

A. Foster: Does contacting HAWC have to happen through the tenant or landlord?

T. Gillotti: It can be the landlord if tenants are behind on rent. Our main goal is to keep it away from the court. We want to encourage people who are behind 1-3 months behind on rent to call and see if they can receive assistance.

#### C SHELTERING & PUBLIC FACILITIES UPDATE

T. Gillotti: We've been talking about reducing footprint on Red Roof Inn- North. We've partnered with other sites, and we're down to using only one building (52 units). The Delonis Center has also been able to increase units. Two weeks ago, they were able have up to 3 people per room. While we're slowly increasing capacity of Delonis, it is not at the capacity of the usual warming center season. We do want congregate sites that are safe and socially distanced. We're also trying to find other sites in addition to churches, and we're having conversations with Ypsilanti park facilities, Ann Arbor park facilities, Washtenaw County park facilities, possibly day-time facilities at libraries, etc. I'm hoping that by next week, we can announce updates.

Board discusses on finding more shelter

T. Gillotti: There's been some coverage differences, but it's back and forth. We need to have the basics covered for winter. I've been very encouraged this week though as people have been more open and responsive. We'll know more by next week.

E. Canosa: What happens when folks in these housing units get COVID?

T. Gillotti: We haven't had a positive case at the Shelter Association

since April. They do multiple screenings a day. I want to give them huge shout out.

Public bathroom update: Liberty plaza now has a porta potty again with a separate outside sink and needle bin. There is also a porta potty at West Park, but it should be checked often as it has been knocked over before.

**D ANN ARBOR HOUSING MILLAGE UPDATE**

G. Pratt: There is another town hall that ICPJ and RAH are hosting on Thursday, Oct 15 from 6-7:30pm. We are also getting out into neighborhood on weekends to help get word spread for that.

A. Foster: We have also been going door-to-door to hand out information. There will be another mailer going out as well. We also got endorsements from Eli Savit and Huron Valley Democratic Socialists of America as well as other supporters. More information can be found at [partnersforaffordablehousing.com](http://partnersforaffordablehousing.com)

**E HOUSING & INFRASTRUCTURE PROGRAMS UPDATE**

S. Crutchfield: I wanted to give updates on the programs from the OCED Housing & Infrastructure Team. There is a single family rehab program for residents that are in urban county cities up to 80% AMI. There is also a roof replacement program that has a 30 year lien that can be forgiven. We also have an accessibility ramp program that comes with lien of 5 years that can be forgiven. There is also a new program for essential plumbing needs to help prevent spread of COVID. If you know anyone eligible for these programs, please spread the word.

**F AFFORDABLE HOUSING FUND FINANCIAL UPDATE**

S. Crutchfield: You should've received the balance of the fund on the information from the packet. We currently have a balance of \$28,000.

**CITY COUNCIL (COUNCIL MEMBER UPDATE)**

**Z. Ackerman:** As a Segway for affordable housing fund balance, City Council approved a site plan for 841 Broadway. This will continue cleanup of the site and will make 6 acres of publically accessible parkland. The developer will also be a making large contribution of around \$2 million dollars to the affordable housing fund. They want to start construction in the spring of 2022.

**Board discusses about the contribution and affordable housing units**

**Z. Ackerman:** For other updates, we are in the process to getting Ella voting rights.  
City Council hired Tom Crawford for the city administrator position. He's going to serve community well. At the old juvenile detention center, City Council moved forward at first reading for rezoning, and the whole neighborhood would be run by solar energy. There will be vote on October 19.

**A. Bannister:** There was an article on MLive on where property taxes were being spent. I think it's good that we reflect on how we have things structured. In Ward 1, the elderly residents have had some issues with hoarding, and it has caused some problems with tickets. Chief Cox had a presentation on policing with 55 people from faith-based groups that was well received. Lastly, I have a wealth of access to personal finance education that I can help supply for the county.

#### **GENERAL UPDATES**

**A. Foster:** Rabbi Whinston had to step down from the HHSAB so we now have a vacancy on board for a non-profit representative. Also, Zach and Anne brought a resolution to bring up property tax exemption information to the Council. Do we have an update for that?

**T. Gillotti:** I will follow up with that.

#### **PUBLIC COMMENT**

#### **ADJOURNMENT**

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

**passed unanimously**  
**G. Pratt, chair, adjourned meeting at 8:28 pm.**

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