



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, July 9, 2020

6:30 PM

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

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

Jim Mogensen – I look forward to learn about the millage proposal. I would like to talk about one item related to policy. There are the limits related to housing vouchers, and limits to Low-income tax credits, and limits by the City to 60% including the DDA housing fund. From my perspective there is a difference on where the subsidy happens. 60% AMI is pretty high. That's a different question when talking about disability, or who should be included in zoning for downtown. I think it's an important policy question and it's a complicated topic of conversation. I think that's important especially as we talk about the millage.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Amendment to June minutes needed related to the city council member update – Zach Ackerman typo – extra 4 – there was a PUD development that was passed and an expected \$88,000 is going to the affordable housing fund when there is a certificate of occupancy
A. Foster moved to approve minutes as amended; G. Pratt seconded.

Motion passed unanimously

Approved as amended by the Board and forwarded to the City Council

BUSINESS

A A2 ZERO CARBON NEUTRALITY PLAN

a. A2 Carbon Neutrality Plan presentation (see attached.) Dr. Missy Stults provided an update on the Carbon Neutrality plan – including the connections to housing, human services and equity.

Questions and discussion

A. Watson asked if in the concern around the budget impacts to COVID if there is concern about it going forward.

M. Stults - Equity and affordable housing are the top two priorities for this community. City Council passed funding for the Sustainability Office, so I do see that as a commitment to this work.

G. Pratt – Is the budget for your office approved?

M. Stults – Yes – it's been approved

B. Chambers – the cost of A2 carbon neutrality plan is that of the recently adopted schools millage. So perhaps we should consider something along those lines to fund transformational acts.

A. Carlisle – We are so excited for the plan and WHA is proud to partner. Can you talk more about the green rental housing program?

M. Stults - Thank you for being one of our first partners! Rental housing stock varies in quality. The program we're considering is designed to be a floor not a ceiling, asking landlords to do the basics. We don't want to penalize high performers but rather bring low performers up. Much of this is a basic health and safety issue

A. Foster – How is everything calculated? How does this all fit together – like the green belt and other factors that are interconnected – how does it all weigh in?

M. Stults – there are lots of different calculations for each factor. The green belt – we're working with U of M students to quantify the ecological benefit. We're also being very careful not to double count our metrics. We're using other examples from NYC and others.

Building codes – can't be more stringent than state of Michigan.

Z. Ackerman – can I ask a challenging question? You emphasized the need to include equity in decisions. How can we make sure

equity is included in this plan?

G. Pratt – Housing improvements for seniors or disabled. – ramps, etc. is super important – not just for seniors

A. foster – could we use funding to improve efficiency (furnace/water heater) and then you have to take a voucher.

Programs like the home improvements – not just for home owners.

Program that helps incentivize accepting lower-income folks and getting more improvements (homeowners or renters)

Z Ackerman – If we're using public dollars we should be getting public benefit

A. Foster – can we buy land – and then green the house and keep it solar? Creative approaches.

M. Stults – These are all great ideas. We've started an aging in place program for homeowners and renters too. We are also up for exploring creative solutions. Can we lease roofs to install solar panels? What creative financing and other structures and relationships can we challenge and change to make our goals a reality?

B POVERTY EXEMPTION

T. Gillotti shared information from the assessor's office (included in the packet) related to number of applications and potential homeowner households eligible to apply for the property tax poverty exemption

G. Pratt and A. Foster noted that the Assessor's office has don't the mailing to residents with the tax bill.

J. Hall noted that the assessor is getting lots of calls so it sounds like it is working

L Benton provided some sample documents to improve communication and the process, including some recent changes in City of Detroit where they are revising their poverty exemptions process and are including best practices which could help the City including:

- Revised letter to home-owners explaining the process
- Changing the notice already sent to include both a link and a phone number – and agencies that can help people apply and info on the homestead tax credit – and principle residency tax exemption
- People do need to reapply every year – but the City of Detroit has a short form for those who reapply – especially good for seniors and those on fixed incomes
- COD – allows you that if you qualify for other means tested

benefits e.g. Medicaid or foodstamps – don't have to go through the income application.

L. Benton said she would be happy to help with any further issues.

A. Foster question – how else could we make it easier?

L. Benton – publicizing the general income limits – it's kind of complicated. The City wants to make sure you take the state's credit first which has a \$1200 max – they can only get it if their property taxes are over 1200. A few households might pay that much tax if they have older or lower home value.

D. Blanchard – which of Libby's examples can be done without resolution internally?

J. Hall suggested that staff reach out to the assessor and see what we can do and connect them to Libby.

T. Gillotti indicated that they would follow up.

G. Pratt and A. Foster suggested saving next to items for August and moving to the discussion of the Affordable housing millage

C EXPANDED SHELTER UPDATES

Discuss if time permitting or move to August meeting

D COORDINATED FUNDING - ANY LIMITATIONS ON USE?

discuss if time permitting or move to August meeting

E AFFORDABLE HOUSING MILLAGE DISCUSSION

Amanda Carlisle provided an overview: a community group working on this for a while. Reminder of goals – 140 non-student rentals a year for 20 years (2015-2035). We've added 45 units since 2015, and lost 991 units (800-ish due to LIHTC going market rate). 191 units are planned to be constructed in the next 3 years. Not meeting our goals – one of the recommendations in the plan was an dedicated funding source for affordable housing including the potential for an affordable housing millage..

In addition to the units we're talking about here – there is an analysis being completed by the Corporation for Supportive Housing – identifying that in our homelessness system of care – there is a gap of 862 units of supportive housing.

You've received the updates from Jennifer Hall on the public land feasibility analysis and have a sense of what is needed

Ballot language is being considered by City Council on July 20 meeting. Chip Smith and Elisabeth Nelson along with Mayor Taylor are still working on that language. While not final, we believe it will include funding for construction, rehab, and maintenance of affordable housing units – and resources for related supportive services. The goal is that it would support Individuals and families from 0-60% AMI in line with the OCED report. For HHSAB I am hoping we can discuss it today and see if the HHSAB would like to support the effort.

HHSAB discusses parameters which include that 20-25% of the millage would go to permanent supportive housing services. It's estimated that remainder of funds could add 1500 affordable units in Ann Arbor. On the service side, the services delivered would range from light-touch to intensive support as needed. As being discussed the 1 mill of property tax would result in about 6.23 million a year. The duration of the millage would be 20 years. The language would go on the November 2020 ballot.

HHSAB members discussed and modified a draft resolution to the packet and landed on this language:

Resolution:

Whereas Councilmembers Chip Smith and Elizabeth Nelson announced on July 6 that they would be bringing forth an affordable housing millage to the July 20th city council meeting; and

Whereas an affordable housing millage is necessary to provide consistent and essential funding to support the addition of committed affordable housing units and related support services to achieve the City's affordable housing goals of adding 140 units of non-student affordable housing each year for 20 years, as noted in the Council-adopted 2015 Housing Affordability and Economic Equity Analysis,

Resolved: The Housing and Human Services Advisory Board supports and encourages City Council to place an Affordable Housing Millage on the November 2020 ballot.

Moved by Greg Pratt and supported by – Eleanor Pollock

Roll call vote:

Ayes: Eleanor Pollock, Anna Foster, Anna Erickson, Amanda Carlisle, Andre Watson, David Blanchard, Nora Wright, Greg Pratt,

Nays: none

Absent: Josh Whinston, Rosemary Sarri, James Daniel

CITY COUNCIL (COUNCIL MEMBER UPDATE)

1. New HHSAB members recently appointed including Andre Watson and new youth member
2. Search for city administrator has started
3. Moratorium on C1A C1R rezoning is in place. Some discussion on whether or not to get rid of those districts
4. 415 W Washington site – City Council approved moving forward
5. Signed MOU for Coordinated Funding
6. Poverty exemption program resolution for increased marketing
7. Police and policing – IPOC – asks to state and local govt. The asks were endorsed by city council. Council voted down the collective bargaining agreement – to mediation and binding arbitration

GENERAL UPDATES

PUBLIC COMMENT

Jim Mogensen – helped create Religious Action for Affordable Housing and faith representative on Continuum of Care Board. What's old is new again – community land trusts are new again. RAAH supported that effort back in the day. Limits the equity for buyers. The other is student housing – our discrimination ordinance says we can't discriminate against students. It's a challenge and it's real – but we have to figure it out. Lastly – wanted to talk about AAATA – there will be changes in the fall as to how service looks. They have a problem – they can't fill up the buses due to coronavirus. In minutes in last meeting – there will be limitations and a plan will come out next meeting – and it will be different. We need to watch it very carefully.

ADJOURNMENT

D. Blanchard moved to adjourn meeting; G. Pratt seconded. Motion

passed unanimously

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