



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>

Thursday, January 10, 2019

6:30 PM

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

CONVENE MEETING

A. Foster, co-chair, convened meeting at 6:35 pm

INTRODUCTIONS/WELCOME

Board introduces themselves

PUBLIC COMMENT

J. Mogenson: I have a box of the original proposal from T-Lot from the YMCA. I believe this will come around again.

APPROVAL OF AGENDA

R. Sarri moved to approve agenda; P. Sher seconded. Motion passed unanimously

APPROVAL OF MINUTES

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

BUSINESS PT. 1

UPDATE ON 2015 HOUSING STUDY

T. Gillotti: A lot of people reached out to see what's changed in the past 3 years to the 2015 Housing Study so here is the Housing Affordability and Economic Equity Study 2015 to Today. It ends up being a tale of 2 markets: an increasing market in Ann Arbor and a decreasing market for Ypsilanti. The big takeaway is to rebalance the 2 cities/regions.

Specifically, there has been an increase in the poverty rates of the 2

cities and surrounding areas, but there are some factors, such as students, which throws off the data.

A. Erickson: This data is without seniors right?

T. Gillotti: Yes

R. Sarri: Many students live closely to the poverty level.

T. Gillotti: Some other data that we're seeing is:

- The housing and rental rates are high
- For rentals, the fair market rate is around \$400 lower than the rates we see in Ann Arbor.
- 10 of the top 20 fastest growing sectors pay below 80% AMI.
- We also see a high percentage of renter households paying >30% of income, especially for people earning <\$34,999 annually.

There are some local actions that are being taken by different cities towards affordability as well. We are adding around 150 units to affordable housing with Avalon Housing and the Ann Arbor Housing Commission, but we're facing a situation with affordable housing units moving out of affordable housing rates (816 units) through different loopholes.

A. Foster: Are a lot of people acting on these loopholes?

T. Gillotti: Not many yet

J. Daniels: What's the difference between low-income and affordable housing?

P. Sher: Affordable housing is tied to a percentage while low-income housing is <60% AMI.

Board discusses.

CITY COUNCIL (COUNCIL MEMBER UPDATE)

A LIBRARY LOT UPDATE

Z. Ackerman: Proposal A passed, and I haven't heard of anyone paying off Y-Lot. I still want to try to make an effort for affordable housing.

B UPDATE ON COUNTY HEALTH MILLAGE REBATE AND UPCOMING

Z. Ackerman: The millage was supposed to have 40% go into the affordable housing fund, 40% go into climate action, and 20% go to pedestrian safety. Most of the conversation has been about the climate, and not so much on the pedestrian safety or affordable housing. My informed assumption is that it will be split as planned, but ongoing support for that will be huge.

The budget survey, with priority based budgeting group partnership, focused on fixing potholes, water quality, affordable housing, and climate action as priorities. We will be doing a follow-up survey looking just at the public safety dollars. The emphasis will be on data being disaggregated by demographics. Advocacy will be critical.

C CITY COUNCIL IN 2019 - UPCOMING ACTIVITIES AND/OR TOPICS

Z. Ackerman: With the passing of prop A, we need to do something to address affordable housing whether that's different uses of large public land and/or integrating neighborhoods. We want to introduce more housing for the people with 60-80% AMI. Downtown zoning districts have premiums to build densely.

We're looking to integrate some areas of public land to build more affordable housing units, and are looking into the legal ramifications of that. Here are some of the locations I've thought about.

- 721 N. Main St: It would be along the new trail.
- 2000 S. Industrial: The parking lot is city-owned and there would be possibilities for mixed use properties there with housing and spaces/offices for non-profits.
- The SW corner of Veterans park by Jackson and Maple

We are hoping that these locations would be able to successfully integrate to successful communities and to add a few dozen units of affordable housing. We would want to have discussions with the community as well.

Board discusses other locations

BUSINESS

A 2019 FINAL WORK PLAN

T. Gillotti: I made some edits to the draft from the suggestions from our last meeting.

B YLOT UPDATE

T. Gillotti: Next week, we are planning to release the RFP with 3 suggestions.

C PUBLIC LAND REVIEW UPDATE

T. Gillotti: We are planning to show full set of results next month. We reviewed a lot around floodplains and HUD complaints.

D BUDGET REQUEST

T. Gillotti: I drafted a resolution that if nothing from the rebate is given to the affordable housing fund, can there be general fund dollars equal to the climate action funds.

T. Jabzanka: Does this give the council an out? If we're already asking to receive general fund dollars?

T. Gillotti: Good question.

Board discusses language of proposal.

A. Foster: Could we suggest an affordable housing millage?

A. Erickson: It seems like we always say and think no to this, but we haven't tried in 10 years.

T. Gillotti: There is a lot of work that goes into getting a millage even on the ballot.

A. Carlisle: There was a millage back in 2007 about the taskforce. There was supportive housing services, but the recession messed that up. The endowment, however, still exists and is now at \$3 million.

A. Foster: Another question, do we have breakdowns of what rental units are owned by people who own 1-2 houses vs. bigger developments?

T. Gillotti: The data is there, but has to be organized.

SB 110 IS NOW PA PUBLIC ACT 585

The Governor signed in legislative changes to the rent control act – the amendment is bolded, italicized and underlined.

Sec. 1. (1) As used in this section, "local governmental unit" means

a political subdivision of this state including, but not limited to, a county, city, village, or township, if the political subdivision provides local government services for residents in a geographically limited area of this state as its primary purpose and has the power to act primarily on behalf of that area.

(2) Subject to subsections (3) and (4), a local governmental unit shall not enact, maintain, or enforce an ordinance or resolution that would have the effect of controlling the amount of rent charged for leasing private residential property.

(3) This section does not impair the right of any local governmental unit to manage and control residential property in which the local governmental unit has a property interest.

(4) This section does not limit the power of a local governmental unit to adopt an ordinance or resolution to implement a plan to use voluntary incentives and agreements to increase the supply of moderate- or low-cost private residential property available for lease.

Enacting section 1. This amendatory act takes effect 90 days after the date it is enacted into law. This act is ordered to take immediate effect.

E AFFORDABLE HOUSING PRESERVATION ACTIVATES

A. Carlisle: We are looking into the Low-Income Housing Tax Credit (LIHTC) program.

M. Jenkins: HUD is shut down due to the federal shutdown, but we found out it is still open for continued cases such as vouchers. No new activities can happen though.

F REAPPOINTMENT PROCESS AND OPEN SEATS

M. Jenkins: Carrie Hammerman is stepping down from the board so that leaves open 2 seats: 1 business seat and 1 non-profit seat. Also, for members whose term is expiring in the coming year (2019), the Clerk's office has asked staff to inquire with those members as to whether or not they would like to be reappointed, by March 1, 2019.

PUBLIC COMMENT

J. Mogenson: 3 things

- Please don't forget about the human services part of the HHSAB.
- For affordable housing types, there's no oversight from the usual systems if they're not in RAD.
- When talking about affordable housing, please remember that the <30% AMI is important to keep in mind.

CLOSED SESSION

ADJOURNMENT

A. Foster, co-chair, adjourned meeting at 8:27 pm.

A. Erickson moved, P. Sher seconded. Motion passed unanimously

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