

**Ann Arbor City Council Special Session: May 1, 2018**  
**Email Redactions List Pursuant to Council Resolution R-09-386**

	A	B	C	D	E	F	G
	<u>Received</u>						
1	<u>Sent Time</u>	<u>Time</u>	<u>TO</u>	<u>From</u>	<u>CC</u>	<u>Redactions</u>	<u>Reason for Redaction</u>
2	5:55 PM		Jacqueline Beaudry	Jack Eaton	Anissa Bowden		
3	6:45 PM		Zach Ackerman	Anissa Bowden			
4	6:49 PM		Jacqueline Beaudry, Anissa Bowden	Chuck Warpehoski			
5	6:55 PM		Chuck Warpehoski	Anissa Bowden			
6	6:57 PM		Chuck Warpehoski	Anissa Bowden			
7	6:59 PM		Anissa Bowden	Chuck Warpehoski			
8	7:00 PM		Anissa Bowden	Zach Ackerman			
9	7:01 PM		City Council	Anissa Bowden			
10	7:04 PM		Chuck Warpehoski	Anissa Bowden			

## Archive, Journal

---

**From:** Eaton, Jack  
**Sent:** Tuesday, May 01, 2018 5:55 PM  
**To:** Beaudry, Jacqueline  
**Cc:** Bowden, Anissa  
**Subject:** DC-1 amendments  
**Attachments:** Jacks Amendments.docx

Please distribute the attached documents that contains 4 proposed amendments for item DC-1.

Thank you,  
Jack

Jack Eaton  
Ward 4 Council member  
734-662-6083

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act

Amendments – ~~red strike through~~ text is text from the original that is deleted; **blue bold** text is added language.

Title

Resolution of Intent Regarding 350 S. Fifth Avenue

Body

Whereas, In the past four decades, the income gap in the Ann Arbor Metro Area has grown 33.2%, widening the divide between our wealthiest and poorest neighbors (1);

Whereas, Housing is one of the largest expenses a household faces (2);

Whereas, 350 S. Fifth Ave (the “Property”) was originally home to the Ann Arbor YMCA, providing public recreational space and 100 units of affordable housing;

Whereas, In 2008, the demolition of the old Ann Arbor YMCA building resulted in the closure of 100 affordable housing units;

Whereas, In 2015, the City of Ann Arbor (“the City”) adopted a goal of building 2,800 new units of affordable housing by 2035, or 140 new units per year (3);

Whereas, Since adopting this goal, the City has only netted 18 new affordable housing units (4);

Whereas, Economic diversity is pivotal to the vibrancy of our community, the health of our economy, and the success of our downtown businesses;

Whereas, Housing located near centers of employment and public transit decreases traffic congestion and promotes economic activity, both of which enhance residents’ quality of life; and

Whereas, Within the last five years, the City has had tremendous success utilizing public-private partnerships to construct, operate, and maintain thousands of affordable housing units (5);

RESOLVED, That the City will utilize the Property to create the greatest quantity and quality of affordable and workforce housing units in downtown Ann Arbor;

RESOLVED, That by August 31, the City Administrator will recommend to City Council a process to follow which addresses the following requirements:

- The City will maintain some ownership of the Property (e.g. land lease)
- The City will seek to recapture the cost of exercising its rights in the Property while ensuring a sustainable financial model
- The Developer will offer a mix of unit types and rent levels

- The Developer will maximize the number of affordable and workforce housing units with a maximum of ~~150%~~ **90%** of Fair Market Rent as defined by the US Department of Housing and Urban Development
- The Developer will include at least 50 units of single room occupancy housing that will be affordable to an individual who earns no more than 40% of The Area Median Income as defined by the US Department of Housing and Urban Development;
- The Developer will accept Housing Choice Vouchers;
- The Developer will dedicate 50% of the ground floor to active and/or public uses;

RESOLVED, The City may explore options with interested users to dedicate the ground level and levels immediately above and below for public use purposes and partner with a developer to incorporate these uses;

RESOLVED, If the City fails to reach an agreement to create a project that includes affordable housing (e.g. land lease) within ~~48~~ **60** months of the City exercising its rights in the Property, then the prior three Resolved clauses will expire; and

RESOLVED, If the City fails to reach an agreement and the Property is developed under current zoning without restrictions, the City will dedicate a minimum of 50% of all future proceeds from the sale or lease of the land to the Affordable Housing Fund.

**RESOLVED, If the City concludes the sale of the development rights at 319 S. Fifth Avenue to Core Spaces as authorized on April 17, 2017, \$5 million from the sale price will be used to fund affordable housing and the remainder of the sale proceeds will be used to retire any debt incurred in the purchase of the property at 350 S. Fifth Avenue.**

(1)<<http://www.ewashtenaw.org/government/departments/community-and-economic-development/plans-reports-data/housing-and-infrastructure/2015/washtenaw-county-affordability-and-economic-equity.pdf>>

(2)<<https://www.bls.gov/news.release/cesan.nr0.htm>>

(3)<<http://a2gov.legistar.com/LegislationDetail.aspx?ID=2170983&GUID=A684749D-7CC8-4399-ABE7-3A38F9AB6540&Options=&Search=%20>>

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Sponsored by: Councilmember Ackerman and Mayor Taylor

## Amendments

### **First amendment:**

Change the second resolved clause, fourth bullet point to provide that workforce housing will have rent with a maximum of 90% fair market rates rather than the current language of 150%

- The Developer will maximize the number of affordable and workforce housing units with a maximum of ~~150%~~ 90% of Fair Market Rent as defined by the US Department of Housing and Urban Development

### **Second amendment:**

Change the second resolved clause, to add a new fifth bullet point to provide that the developer will provide at least 50 units of single room occupancy housing at rent affordable to people with income of no more than 40% of AMI.

- **The Developer will include at least 50 units of single room occupancy housing that will be affordable to an individual who earns no more than 40% of The Area Median Income as defined by the US Department of Housing and Urban Development;**

### **Third amendment:**

Change the third resolved clause to allow 60 months to accomplish the intended goals, rather than 48 months.

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### **Fourth amendment:**

Add a new sixth resolved clause to express the intention of using funds from the sale of the library lot for affordable housing and to retire any debt incurred from buying the Y lot.

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## Archive, Journal

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**From:** Bowden, Anissa  
**Sent:** Tuesday, May 01, 2018 6:45 PM  
**To:** Ackerman, Zach  
**Subject:** your amendment

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**CONFIDENTIALITY NOTICE:** This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient, you may not review, copy or distribute this message. If you have received this email in error, please notify the sender immediately and delete the original message. Neither the sender nor the company for which he or she works accepts any liability for any damage caused by any virus transmitted by this email.

## Archive, Journal

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**From:** Warpehoski, Chuck  
**Sent:** Tuesday, May 01, 2018 6:49 PM  
**To:** Beaudry, Jacqueline; Bowden, Anissa; Warpehoski, Chuck  
**Subject:** amendment

ADD

Whereas, in Council Resolution 12-1346 on October 15, 2012, City Council adopted the budget committee recommendation that “net proceeds from any proposed sale of the City-owned former YMCA site, whenever that site is ultimately sold, first be utilized to repay the various funds that expended resources on the property, including but not limited to due diligence, closing of the site and relocation and support of its previous tenants, after which any remaining proceeds be allocated and distributed to the Affordable Housing Trust Fund;”

AMEND

RESOLVED, If the City fails to reach an agreement and the Property is developed under current zoning without restrictions, the City will dedicate funds from sale or use of the land first to repay the various funds that expended resources on the property, including but not limited to due diligence and closing of the site, after which any remaining proceeds be allocated and distributed to the Affordable Housing Fund

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Chuck Warpehoski  
Ann Arbor City Council, Ward 5  
[cwarpehoski@a2gov.org](mailto:cwarpehoski@a2gov.org)  
c: 734-972-8304

Visit [www.chuckwarpehoski.org](http://www.chuckwarpehoski.org) for Ward 5 updates and to sign up for a Ward 5 email newsletter.

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**Sent:** Tuesday, May 01, 2018 6:55 PM  
**To:** Warpehoski, Chuck  
**Subject:** RE: amendment

thanks

Anissa  
Office of the Ann Arbor City Clerk  
Thankfulness finds something good in every circumstance.

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**Sent:** Tuesday, May 01, 2018 6:49 PM  
**To:** Beaudry, Jacqueline <JBeaudry@a2gov.org>; Bowden, Anissa <ABowden@a2gov.org>; Warpehoski, Chuck <CWarpehoski@a2gov.org>  
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**To:** Warpehoski, Chuck  
**Subject:** RE: amendment

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Anissa  
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## Archive, Journal

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**Sent:** Tuesday, May 01, 2018 6:59 PM  
**To:** Bowden, Anissa  
**Subject:** RE: amendment

No, this is another one that I am considering passing

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## Archive, Journal

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**From:** Ackerman, Zach  
**Sent:** Tuesday, May 01, 2018 7:00 PM  
**To:** Bowden, Anissa  
**Subject:** RE: your amendment

*For the special session, please incorporate the **highlighted** edit below.*

Whereas, In the past four decades, the income gap in the Ann Arbor Metro Area has grown 33.2%, widening the divide between our wealthiest and poorest neighbors <sup>(1)</sup>;

Whereas, Housing is one of the largest expenses a household faces <sup>(2)</sup>;

Whereas, 350 S. Fifth Ave (the "Property") was originally home to the Ann Arbor YMCA, providing public recreational space and 100 units of affordable housing;

Whereas, In 2008, the demolition of the old Ann Arbor YMCA building resulted in the closure of 100 affordable housing units;

Whereas, In 2015, the City of Ann Arbor ("the City") adopted a goal of building 2,800 new units of affordable housing by 2035, or 140 new units per year <sup>(3)</sup>;

Whereas, Since adopting this goal, the City has only netted 18 new affordable housing units <sup>(4)</sup>;

Whereas, Economic diversity is pivotal to the vibrancy of our community, the health of our economy, and the success of our downtown businesses;

Whereas, Housing located near centers of employment and public transit decreases traffic congestion and promotes economic activity, both of which enhance residents' quality of life; and

Whereas, Within the last five years, the City has had tremendous success utilizing public-private partnerships to construct, operate, and maintain thousands of affordable housing units <sup>(5)</sup>;

RESOLVED, That the City will utilize the Property to create the greatest quantity and quality of affordable and workforce housing units in downtown Ann Arbor;

RESOLVED, That by August 31, the City Administrator will recommend to City Council a process to follow which addresses the following requirements:

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- The City will seek to recapture the cost of exercising its rights in the Property while ensuring a sustainable financial model
- The Developer will offer a mix of unit types and rent levels
- The Developer will maximize the number of affordable and workforce housing units with a maximum of 110% of Fair Market Rent as defined by the US Department of Housing and Urban Development
- The Developer will accept Housing Choice Vouchers
- The Developer will dedicate 50% of the ground floor to active and/or public uses;

RESOLVED, The City may explore options with interested users to dedicate the ground level and levels immediately above and below for public use purposes and partner with a developer to incorporate these uses;

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Sponsored by: Councilmember Ackerman and Mayor Taylor

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Zachary Ackerman  
Ann Arbor City Council  
Ward 3  
(734) 883-8391


*Emails sent to or from this address could be subject to public disclosure under the Freedom of Information Act (FOIA).*

---

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**Subject:** your amendment

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## Archive, Journal

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**Sent:** Tuesday, May 01, 2018 7:01 PM  
**To:** \*City Council Members (All)  
**Subject:** FW: DC-1 amendments  
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Anissa

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**Sent:** Tuesday, May 01, 2018 7:04 PM  
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**Subject:** RE: amendment

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Whereas, in Council Resolution 12-1346 on October 15, 2012, City Council adopted the budget committee recommendation that “net proceeds from any proposed sale of the City-owned former YMCA site, whenever that site is ultimately sold, first be utilized to repay the various funds that expended resources on the property, including but not limited to due diligence, closing of the site and relocation and support of its previous tenants, after which any remaining proceeds be allocated and distributed to the Affordable Housing Trust Fund;”

AMEND

RESOLVED, If the City fails to reach an agreement and the Property is developed under current zoning without restrictions, the City will dedicate funds from sale or use of the land first to repay the various funds that expended resources on the property, including but not limited to due diligence and closing of the site, after which any remaining proceeds be allocated and distributed to the Affordable Housing Fund

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Chuck Warpehoski  
Ann Arbor City Council, Ward 5  
[cwarpehoski@a2gov.org](mailto:cwarpehoski@a2gov.org)  
c: 734-972-8304

Visit [www.chuckwarpehoski.org](http://www.chuckwarpehoski.org) for Ward 5 updates and to sign up for a Ward 5 email newsletter.

Emails received and sent to me as a Councilmember regarding City matters are generally subject to disclosure under the Freedom of Information Act.