

MINUTES

Housing and Human Services Advisory Board
Thursday, May 14, 2015 6:30-8:30pm
200 N. Main Street
Ann Arbor, MI 48104
Lower Level Conference Room

Members Present: E. Pollack, A. Gilroy, T. Jabzanka, A. Erickson, A. Carlisle, A. Freundl, N. Wright, R. Sarri, A. Baker-White, S. Briere

Members Absent: D. Blanchard, J. Lumm

Staff Present: Mary Casey, Mary Jo Callan, Andrea Plevak

Public: Jennifer Hall, Ann Arbor Housing Commission

I. Convene Meeting:

T. Jabzanka, Vice Chair, convened the meeting at 6:38 PM.

II. Approval of Agenda:

T. Jabzanka moved to approve the agenda; R. Sarri seconded. Motion approved (T. Jabzanka, E. Pollack, R. Sarri, A. Gilroy, A. Erickson, A. Carlisle, A. Freundl, N. Wright, A. Baker-White; 9 Aye, 0 Nay).

III. Approval of Minutes:

T. Jabzanka moved to approve the March meeting minutes; R. Sarri seconded. Motion approved (T. Jabzanka, E. Pollack, R. Sarri, A. Gilroy, A. Erickson, A. Carlisle, A. Freundl, N. Wright, A. Baker-White; 9 Aye, 0 Nay).

IV. Public Comment:

None.

V. Action Items, Discussion Items and Updates:

A. Coordinated Funding Board Engagement Questions

R. Sarri would like to see a list of agencies and who they serve. A. Carlisle said we should also share the scoring criteria. Pollack mentioned the funding is dependent on the resources the organization had, and attention should be focused on leveling the playing field. Members discussed.

T. Jabzanaka said we should rethink the competitive model, as it may work against the collaborative approach we have in our community. Callan said we should share the organizations who received capacity building dollars. Members discussed.

A. Erickson and S. Briere arrived at 6:50 PM.

B. City Budget Update

S. Briere said the city budget should be finalized by the end of Monday's meeting. Council will be trying to increase funding to cover the increase in the living wage, but it is a very small amount of money.

Members discussed.

C. Ann Arbor Housing Commission Request for AAAHF Funds (ACTION)

J. Hall explained the limitations and challenges Ann Arbor Housing Commission is facing. They are currently doing renovations on large and small properties in the area. This proposal is for two properties that are in such bad shape they need to be demolished completely. The plan to demolish the properties and rebuild will allow the AAHC to increase the amount of units on these two pieces of land.

Property one is on Platt Road between Ellsworth and Packard. The plan is to create 32 apartments and a community center where there are now only four living units. This proposal includes one bedroom units up to five bedrooms. This proposal will allow growing families to stay on the same property, and is accessible for disabled.

Second property is directly across from UM field hockey field. It currently consists of 28 apartments, all one and two bedroom units. This proposal is to demo and rebuild in the same configuration with 32 apartments - 23 one bedroom and 9 two bedroom - with a community center onsite. The current residents will be moved to either another property or receive a section 8 voucher with an opportunity to move back in when it's rebuilt.

J. Hall proposed the budget that combines the budget for two properties ("Swift Lane") into one. She is requesting 500 thousand, although she knows that amount is not currently in the trust fund. She will take any amount we agree to give.

If approved for the tax credits, construction will begin next summer.

Sarri asked about the potential for utilizing solar power. J. Hall says the building will be built with an opportunity to move to solar power in the future, if and when the funds come available.

S. Briere mentioned that this proposal will empty the fund and she is uncertain when additional funds will come available. The library lot could potentially come up for sale, but nothing is certain and no one knows what that property would bring in.

J. Hall said that they are the only organization in the area working on a project like this right now. Neither Avalon nor MAP is working on anything of this size.

A. Gilroy said that for the amount of money we would be spending, we would be getting several million in tax credits and outside funding. The return on our investment would be very high.

Members discussed.

T. Jabzanka moved to recommend to Ann Arbor City Council \$450,000 be awarded from AAHF to support the Ann Arbor Housing Commission's request for funds, seconded by R. Sarri. Motion approved (T. Jabzanka, E. Pollack, R. Sarri, A. Gilroy, A. Erickson, A. Carlisle, A. Freundl, N. Wright, A. Baker-White; 9 Aye, 0 Nay).

D. Legislative Forum Update

A. Plevak spoke about the upcoming panel on community and economic development issues. Dates and times will be confirmed and sent out electronically.

E. Annual Report Update

A. Plevak mentioned the annual report published by OCED and invited board members to ask questions if they have any. A. Erickson asked if the income and education level included the students in the area. M. Callan said it probably includes students.

F. Public Comment:

None.

G. Adjournment:

E Pollack moved to adjourn the meeting; A. Carlisle seconded. Motion approved ((T. Jabzanka, E. Pollack, R. Sarri, A. Gilroy, A. Erickson, A. Carlisle, A. Freundl, N. Wright, A. Baker-White; 9 Aye, 0 Nay). Meeting adjourned at 8:35 PM.