

MINUTES
Housing and Human Services Advisory Board
Thursday January 12, 2017
6:30-8:30pm
200 N. Main Street
Ann Arbor, MI 48104
Lower Level Conference Room

Members Present: G. Pratt, T. Jabzanka, E. Pollack, D. Blanchard, A. Gilroy, A. Carlisle, W. Leaf, N. Wright, A. Erickson, Z. Ackerman, S. Kailasapathy

Members Absent: R.Sarri, A. Freundl

Staff Present: Teresa Gillotti, David Beck, Kristen Schweighoefer, Environmental Health Director for Washtenaw County's Public Health.

I. Convene Meeting:

Thaddeus Jabzanka, Chairperson, convened meeting at 6:39 pm

II. Public Comment

No public Comment

III. Approval of Agenda

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

IV. Approval of Minutes

G. Pratt noted that Kshama Sawant's name was misspelled.

Including the spelling correction, W. Leaf moved to approve November 10, 2016 meeting minutes; G. Pratt seconded. Motion passed unanimously

V. Business

- a. Update on Gelman Plume & existing committed affordable and public housing units

Ms. Schweighoefer, Environmental Health Director for Washtenaw County Public Health, provided history and context for the current response to the Gelman Plume. She provided maps indicating the area of the plume, with the affordable housing inventory overlaid. She explained that years ago any households with wells were switched over to city water. She also indicated on the map an area where there is shallow groundwater (groundwater within 15 feet of the surface). Schweighoefer said that wet basements could be an issue, but otherwise there will be additional testing in spring related to the area of shallow groundwater.

N. Wright: Are people still using that water?

K. Schweighoefer: Yes

N. Wright: Under what standard?

K. Schweighoefer: Under Michigan's standards, they found DEQ standards to be too lenient and lowered the allowed parts per billion (ppb) from 85-7.2 for clean-up criteria.

Z. Ackerman: The EPA's standard is 3.2 ppb and we were anywhere from 0-1.7 ppb

K. Schweighoefer continued to explain that city and municipal water were not affected at all and no one is on well water. The shallow groundwater was also at 2 ppb. The bigger concern is the vapor intrusion which could exist in basements and reach up to 19 ppb. There's been no air testing done because the threat is still low, but the state wants testing done soon.

G. Pratt: How does the affected areas affect gardening?

K. Schweighoefer: We've received questions on this and are still analyzing issues.

D. Blanchard: Are there resources to test contaminants in our neighborhoods or public housing stock?

K. Schweighoefer: There are chemical screen tests that were done and we found 2 other chemicals, 1 of which was related to dry cleaning.

Members discuss more on testing for chemicals in neighborhoods and accountability for corporations that affect water and environment.

Gillotti said that WCPH will pass along any relevant information after the testing is completed.

b. Updated 2017 Work Draft Plan

W. Leaf: How was meeting with the planning commission?

T. Gillotti, T. Jabzanka, and A. Erickson shared that the planning commission went well and a big topic was the barriers to affordable housing. Jabzanka said he felt that there was interest from the Planning Commission Chair and Vice-Chair about adding an affordable housing review to site plans, and or hearing input from the HHSAB.

Members discuss the 2016 numbers for affordable housing units built and possible locations for affordable housing.

T. Gillotti: To learn more about affordable housing, would the board prefer having a weekend retreat and cover many topics or learn about 1 topic per HHSAB meeting?

Members discuss and decide on learning about 1 topic each for February and March.

D. Blanchard: When are we on budgeting for the Affordable Housing Fund?

Z. Ackerman: May is the final vote.

Members discuss talking to city council and City Administrator about budgeting and increasing funding to the Housing Fund.

D. Blanchard: I volunteer to talk with them if Anna goes with me

A. Carlisle: Sure

D. Blanchard: Can I propose that we put this topic on our agenda for the next two months?

D. Blanchard moved; G. Pratt seconded. Motion passed unanimously

c. Student report on Advocating for Housing Affordability in Ann Arbor

T. Gillotti: A team of graduate Dow Fellows from the University of Michigan spent a year researching affordable housing education campaigns, including a series of interviews and focus groups. The booklet you have is their work distilled and ready for dissemination. I wanted to get that to you, and we can talk more about advocacy at future meetings.

Conversation about advocacy turned to barriers, including City of Ann Arbor Fees, one of the items for discussion on a future meeting of the HHSAB.

W. Leaf: What fees are we talking about?

Members discuss possibilities of bringing in one party to explain fees or dissenters as well to discuss fees

d. Scheduling of HHSAB retreat

Discussed previously. Board agreed to one topic a month, but possible retreat as well.

e. PIT Count Request for Volunteers

A. Carlisle: We have an overwhelming number of volunteers for PIT this year. Also there will be a PIT debriefing on February 28, at 9am that will be open to the public.

f. Platt Road RFP update

T. Gillotti summarizes the six proposals for Platt Road

T. Gillotti: There is more in-depth information at plattroad.org and we update the HHSAB when there is further information on the decision-making process.

VI. City Council (Council Member Update)

Z. Ackerman provided an update that the city did its annual audit of DDA, city, and housing commission. One thing of note is that part of the RAD conversion of Public Housing to the public/private partnership, the housing owner is no longer public and subject to the audit. Upon request of Jennifer Hall, owners did disclose their financial voluntarily. This could be a concern for council if they are not able to continue the practice. There are 4 remaining Ann Arbor Housing Commission properties that are of concern and there are problems with MSHDA funding because of the locations. It may be of worth to consider selling land or land swaps.

S. Kailasapathy: There were zero assets on those properties.

Z. Ackerman: Also, for reducing development costs, parking is a huge cost. There are conversations to switch from minimum amount of parking units to maximum amounts to make things more affordable.

Members discuss ideas for ways to use library lot could be used for affordable or workforce housing.

VII. Public Comment

No public comment

VIII. Adjournment

N. Wright moved to Adjourn; A. Carlisle seconded. Motion passed unanimously. Meeting adjourned at 8:25pm