

MINUTES

Housing and Human Services Advisory Board
Tuesday October 12, 2010 6:30-8:30pm
110 N Fourth Avenue
Ann Arbor, MI 48104
1st Floor Conference Room

Members Present: D. Blanchard, A. Erickson, K. Martin, S. Pontoni, N. Staebler

Members Absent: A. Ramirez, I. Ault, B. Eichmuller, S. Mithani, S. Smith, S. Rapundalo

Staff Present: M. Callan, J. Hall, A. Plevak

- I. Convene Meeting:
Ned Staebler convened the meeting at 6:33pm.
- II. Public Comment:
None.
- III. Approval of Agenda:
Chair recommended reversing agenda items A and B. Moved by S. Pontoni; seconded by K. Martin. Motion approved (D. Blanchard, A. Erickson, K. Martin, S. Pontoni, N. Staebler; 5 Aye, 0 Nay).
- IV. Approval of Minutes:
Date on minutes must be changed to 9/14/10. Moved by K. Martin; seconded by D. Blanchard. Motion approved (D. Blanchard, A. Erickson, K. Martin, S. Pontoni, N. Staebler; 5 Aye, 0 Nay).
- V. Discussion Issues
 - A. Parkhurst Redevelopment Plan – Density Reduction

M. Appel reviewed the history of the Parkhurst Housing Development which was previously owned by the Washtenaw Affordable Housing Coalition (WAHC). It is currently a 47 unit tax credit project. Please see attachment that describes the number of units and distribution. Avalon explored reinvestment in existing structure and services as well as writing down some of the debt that WAHC had accumulated. MSHDA has made it clear that they have no intention of investing in redevelopment of the structures given the needs of these units. Without MSHDA's support, it is essentially impossible to complete this redevelopment. Consequently, tearing down and redeveloping an existing, occupied apartment building is the only feasible option, despite it being the last option Avalon would have chosen. MSHDA has indicated it would support redevelopment.

Avalon is here tonight to discuss what they would like to redevelop—specifically, density issues. The existing density shows that Parkhurst is significantly denser than any other low-

income housing structure in the community currently. Due to the development still being in the 'compliance period' with HUD, they expect a 1:1 replacement in the community—not necessarily in the same redevelopment. Please see attachment for example redevelopment plan. J. Hall added that this plan will allow for improved tenant quality of life and social service delivery through the inclusion of a centrally located community center and improved parking and traffic flow.

M. Callan added that the current Parkhurst development is not a sustainable housing development, so while the redevelopment plan does net a reduction in overall units, it does preserve affordable housing that would otherwise be lost due to the lack of MSHDA investment in a rehabilitation plan.

Avalon has had two neighborhood meetings as well as tenant meetings. They have identified the architect. The quickest timeline would be to submit a site plan in early 2011 and apply for tax credits in spring 2011. Relocation would begin in December 2011; January 2012 would start construction; and December 2012 would begin new tenant move-in. Existing tenants would have the first choice to move back into the newly developed unit.

Members asked why the reduced density was the choice in this case. M. Appel indicated that the density of 47 units coupled with the changed code requirements (setbacks, utility easements, etc.) led Avalon to choose a reduced number of units to accommodate best practice property management standards. Additionally, the site and the units will be barrier-free.

S. Pontoni moved to recommend the complete redevelopment of Parkhurst with 32 units of affordable housing. K. Martin seconded. Motion approved (D. Blanchard, A. Erickson, K. Martin, S. Pontoni, N. Staebler; 5 Aye, 0 Nay).

B. Coordinated Human Services Funding

M. Callan provided a presentation about Coordinated Human Services Funding—a collaborative endeavor with the United Way of Washtenaw County, the Ann Arbor Area Community Foundation, and the Office of Community Development (City of Ann Arbor, Washtenaw County and the Washtenaw Urban County). Please see attached Power Point presentation. As with previous coordination of funding processes within OCD, this process will essentially enhance our investments in nonprofit providers and the delivery of human services in Washtenaw County.

Existing models were examined; nonprofits and other stakeholders were consulted; and the three partners provided input. This resulted in the development of the "Coordinated Funding" concept. This process begins with the end-user (customer, consumer, client, etc.) in mind and focuses on cost and time-savings for both funders and nonprofits.

The process has three major components: Coordination & Planning; Program Operations; and Capacity Building. Each of these will be a separate but coordinated funding process. Within each of these, the partners each fund six overlapping priority areas: Health, Housing & Homelessness, School-Aged Youth, Children Birth to Six, Aging and Food. These are the priority areas that will be funded through this coordinated process; however, each funder

reserves the right to conduct additional funding processes outside of this coordinated process for any additional priority areas. This process will allow nonprofits and funders to reduce duplication in application, reporting, monitoring, and more.

Disclosure: N. Staebler disclosed that he is on the Ann Arbor Area Community Foundation's Distribution Committee; however, no City funding will be involved in the AAACF funding collaboration so there is no financial conflict of interest.

S. Pontoni moved to recommend:

- 1. Collaboration with the United Way of Washtenaw County on funding Program Operations in six priority areas**
- 2. Supporting and helping guide the work of the Ann Arbor Area Community Foundation and the United Way of Washtenaw County on planning/coordination and capacity building**
- 3. Investing in six priority areas using 5 year historic allocation trends:**
 - a. Housing/Homelessness: 49%**
 - b. Health: 13%**
 - c. School-aged Youth: 12%**
 - d. Children Birth to Six: 11%**
 - e. Food: 8%**
 - f. Aging: 7%**

K. Martin seconded. Motion approved (D. Blanchard, A. Erickson, K. Martin, S. Pontoni, N. Staebler; 4 Aye, 0 Nay, 1 Abstention).

C. Y-Replacement Units/100 Units

Staff is not aware of any new movement on this project.

VI. Public Comment

Jim Mogenson addressed the board regarding coordinated funding and the importance of evaluating more than just economic concerns when making funding decisions—that program investments require consumer and expert input as well.

VII. Adjournment

N. Staebler adjourned the meeting. No quorum was present after last vote.