

City of Ann Arbor

301 E. Huron St.

Ann Arbor, MI 48104

<http://a2gov.legistar.com/Calendar.aspx>



Meeting Minutes - Draft

Thursday, February 14, 2019

6:30 PM

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

Housing and Human Services Advisory Board

CONVENE MEETING

G. Pratt, Chair, called the meeting to order at 6:37 p.m. in the Lower Level Conference Room, located at 200 N.. Main Street.

Present 7 - Anna Erickson, Greg Pratt, Amanda Carlisle, David M. Blanchard, Anna Foster, James Daniel, and Anne Bannister

Absent 7 - Eleanor Pollack, Rosemary Sarri, Thaddeus Jabzanka, Nora Lee Wright, Floria Tsui, Paul Sher, and Zachary Ackerman

Staff Present: Teresa Gilotti, Mirada Jenkins, David Beck

INTRODUCTIONS/WELCOME

Board introduces themselves

PUBLIC COMMENT

G. Nelson: I'm the co-chair for the Citizens for Mental Health & Public Safety, and I wanted to discuss how to spend dollars from county health millage. I have three points:

- The resolution of the issue is going be critical. City council has put out a random survey of how this money should be spent. Forms are due 2/22. Results will be out late-February to mid-March. Budget must be adopted by charger by March 20.*
- We have a new website: www.a2mentalhealthmillage.com. We believe it would be a good idea for council to ask ideas from this board for appropriate actions. Would appreciate sharing about website.*
- Now is the time for this board to give input for this process. I urge you to do this if you favor spending money from the millage on mental health services. We would like to see 40% of city's allocation on mental health services. People didn't vote for majority climate change action. We have supported the 40% for affordable housing. We don't want to affect that 40%. We appreciate the board for your support for supportive services. Thank you for your time.*

Anne Bannister: Do you have this on your website?

Glenn: We are deciding to include announcement on website. It'll be on Feb 26th on calendar. CMH advisory council was group formed by WC CMH to advise specifically the millage funds. They are grouped separate

from us. We appreciate their work. Their work is on our website.

APPROVAL OF AGENDA

Board could not approve agenda due to not meeting quorum.

APPROVAL OF MINUTES

19-0273

Board could not approve agenda due to not meeting quorum.

BUSINESS

A U OF M STUDENT PROJECT ON AFFORDABLE HOUSING

T. Gillotti: We talked about this in the fall and picked discussion on UM's increased enrollment and that impact on housing market. The other piece is looking at 2 possible funding sources that are allowed elsewhere, but not in Michigan. Want to possibly recommend policy changes. We can adjust the scope of this work and have a follow up call on Friday.

A. Foster: I can contact the professor to give them better direction and information for desired data. Also, these studies don't really address the type of housing. Would like to see their definition as a student. Right now, it's just 15-24 year old students. Can they account of total income for students over time? Don't see model on private market supply under first goal.

T. Gillotti: Would like to present on April 4th instead of April 11th.

Board tentatively agrees to hear presentation on April 4th, will finalize later.

B Y LOT UPDATE - RFP RELEASED FOR COMMUNITY ENGAGEMENT

T. Gillotti: City Council wanted to make decision to possibly buy back Y-Lot. We presented options and suggested community engagement to see what it could look like. It's been confusing as Peter Allen, students from UM, and others are conflating the 2 things. Peter and students are working on projects. We will be bringing in professional consultants (AADL and AATA are included.)

G. Pratt: What's public process look like?

T. Gillotti: We're looking for different means for engagement to hear from many different sources. They would also be doing research and engagement.

A. Foster: Is this what Municipal League does?

T. Gillotti: They use similar consultants.

Board discusses what to do with Y-Lot and library lot. We're focusing on just Y-lot now, not library lot.

C BUDGET REQUEST

T. Gillotti: We increased amount from 40% from rebate. There's an updated list for partners for projects in the queue.

G. Pratt: I'm seeing a lot of repair and renovation. Are there new builds?

T. Gillotti: Habitat, Veridian, and Hickory Way are new.

A. Foster: Can we tie the green sustainability part to affordable housing? Maybe around 80%?

T. Gillotti: That's for climate action. We're asking for 100% for what was written on the affordable housing end.

A. Carlisle: Our recommendation originally was that 75% would go to AAHF and 25% supportive services. Can we specify what the numbers would be?

T. Gillotti: Yes

G. Pratt: Will have more time to talk about it next month?

A. Bannister: It'll be tight, but that is okay. I'll be going to the Council's Tuesday meeting, and will let them know that this is coming.

D AFFORDABLE HOUSING "POLICY STATEMENT"

G. Pratt: I was present for part of discussion. Idea behind this is to get ourselves oriented to a vision for housing where we're actually changing

how we're going about doing things. We're aiming a little bit in the direction of making not only dedicated funding choices, but also talking about how we can approach land use in different ways that will increase our ability to house more people of different incomes and backgrounds. It's an envisioning statement with benchmarks, and it's not only about creating housing but maintaining what we have as we've been losing affordable units. We want to figure out ways to preserve dedicated affordable housing units and create more units for 60% AMI and below. We also want to watch out for displaced individuals.

A. Carlisle: We had a small group of folks from different perspectives make a working draft document to show values that we have in terms of affordable housing and making sure that everyone in community can live and thrive here. Greg made a good point on improving processes and thinking more about land use. We talked about the education system where writing was incorporated in everything. This is like using affordable housing across curriculum with lenses of equity in the community. We will take this draft to many other groups for input.

G. Pratt: What other groups?

A. Carlisle: WHA, Religious Action for Housing, Interfaith Council, County Equity Leadership team, WCUC, and more. We're hoping to cover the entire county.

Teresa: We're hoping values are across the board. The goals may change by community is the thought.

A. Carlisle: We looked at other communities and polled generously from those communities. We will be asking for permission for some of this.

G. Pratt: So I know this is big in scope and dense, but does anyone have any questions/feedback?

A. Foster: More of a pondering question: What is the first line on draft pledge for draft housing beliefs? "Housing is human right" made me think about how cities have seen tent cities pop up but I'm not sure if that's a thing that we can include in policies in cities like this for how we do/don't welcome people who have alternate housing which is their right. I don't know if we have city policies for that

G. Pratt: We have policies like state and local laws on camping on public

land. We do have humane displacement policies. I don't have language, but it would be cool to get input from folks like Mission and Caleb. In the group, they meet every Sunday and a lot of them are staying at tents or shelters overnight. I feel like they'd like to express their thoughts on these policies.

A. Foster: There's things like sanctuary cities in the news where there's tension with state laws.

A. Carlisle: We can consider it and get more input. Michigan Coalition against Homelessness is also doing a lot of work on displacement policies considering homelessness. So a lot of policy examples have been things from HHSAB from our work plans and ideas from other groups. There's a lot here, but looking for any and more input on these topics. You can email me or Teresa if you have more ideas.

A. Bannister: We make new construction and tear down modest-price housing, such as N. Main, for modern condos. I wonder if there were somewhere in here that instead of looking at new tax revenue, we look at possible losses from previous buildings.

D. Blanchard: Maybe we can say that if you take down lower to mid modest cost housing, you must provide a similar number of units in the new development.

A. Erickson: One question: does naming specific housing developments potentially cause opposition and beliefs to be stalled in approval because there's objection to specific developments?

M. Jenkins: We don't want it to look the statement to look targeted too.

A. Carlisle: This is informing document for WHA advocacy to help inform what we're doing.

E AFFORDABLE HOUSING EDUCATION SERIES

T. Gillotti: So this started in a funny way. DDA partnership committee invited people to ask questions, and we answered them. Wanted to share discussion with community, but some people expressed it's hard because it's the same information that doesn't go deeper. So we asked, what if we brought in different people, videotaped discussion, etc. We thought this was a good body [HHSAB] to lead that. We wanted 8 things, or maybe down to 4-5, to review, and we can have people in committee from our

body to put education series together.

D. Blanchard: Value in material is getting it out to community. What if we did it in city council chambers as there's already infrastructure to support video and taping? If we can get a good space and video, we can help set up series in joint working sessions to hear presentations for importance topics in intersection of affordable housing and zoning/other issues.

A. Foster: Was the idea Ann Arbor specific? Or all of Michigan? If we do state-wide, we can bring in more people from like bigger radio and other sources?

T. Gillotti: That's what we're discussing.

A. Bannister: We could even use Michigan Theater as we have 10 times that we can use it for, and there's not much planning to use that space.

Anna Erickson volunteers to be on that team. David Blanchard, in some capacity, is willing to join depending on topic.

Board discusses.

F AFFORDABLE HOUSING PROJECTS GOING THROUGH THE CITY'S DEVELOPMENT PROCESS

G. Pratt: We have public hearing at council for households at \$32k or less a year on the west-side next to Sister Lakes. There's an opportunity to get council on board to get some senior-focused units.

A. Carlisle: I think that there's a lot of neighbors against development and is asking for rezoning. 40% of development would be for affordable housing. As Greg says, it'd be for lower income (50%). People want developer to commit to 99 years and, knowing that we've lost affordable housing units, specifically senior housing, it'd be a big chance. Trying to get folks out for council and if you're in favor of council moving forward, please join. There's information on Legistar from previous meetings and would encourage folks to contact council and come out on Tuesday.

J. Daniel: Some vocal neighbors don't want something there. Has the land been bought?

A. Bannister: Yes, but he wants rezoning from single family housing to PUD. We will probably hear from 1 of the 3 sisters.

Board discusses.

A. Bannister: Other problem is that plume is dense under there. Someone has testified that if we build there, it could move and affect contamination more.

A. Carlisle: The report addresses that there there's enough distance and layers so it wouldn't affect that.

CITY COUNCIL (COUNCIL MEMBER UPDATE)

A. Bannister: Human Rights Committee has unanimously recommended to City Council about trespassing laws. We've cleaned it up so police can help direct trespasser to city county services. Also, for nuclear preparedness, we asked county to stock KI (iodine pills) so if radiation leaks, we can take iodine pills to protect from emergency.

Our councilman, Kathy Griswold, is getting a lot of traction on pedestrian safety issues. If you see any problems, we encourage people to submit on the "See, Click, Fix" (SCF) page, but it seems like we're struggling with city staff to get crosswalks as an issue on the SCF page.

For the Library Lot: We're thinking of ideas to use lot, and have a consultant from that assisted the Detroit Riverfront group. Some ideas are to make it a public place that people can reserve and sell food and drinks.

A. Foster: Any news on annexation?

A. Bannister: I know it's hard for people who are worried about annexing. We lost on that one and annexed 100 properties with 400 more to go.

A. Foster: Are they all to be annexed, or is it just for 100?

A. Bannister: All, but state policies say there is a limit on how many units you can annex at a time.

Criminal Forfeitures: Luckily, AA police doesn't do that, but it's a big issue in the country. The Independent Police Oversight Committee is moving along well with 62 people applying and it will be sorted through and cut down to 30. They really thank everyone who applied and invited to continue participating. There's 4 people who'll sort the applications and

announce their recommendations for 11 member oversight around late February. This is going hand in hand with search for new chief. They want the new chief to be data-driven.

Housing: People are upset about single houses being torn down on Washington. One thing the board might be interested in is that this is first to use affordable housing premium.

Board discusses

Teresa: County is in first round of racial equity officer. It'll be a presentation, community question and answers, and meet and greet. It'll be on Monday night.

PUBLIC COMMENT

N/A

ADJOURNMENT

G. Pratt, chair, adjourned meeting at 8:15 p.m.

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