

DRAFT MINUTES
Housing and Human Services Advisory Board
Thursday March 10, 2022
6:30 pm - 8:30 pm

This will be a digital meeting. Members of the public may participate electronically in the meeting or by telephone. Call in number 877 853 5247 (Toll Free)

Zoom link: <https://a2gov.zoom.us/j/96244385707?pwd=MmpjWVhqczNjQmpuQnZCU2JGa3A2UT09>

Passcode: 934493

Members Present: Anna Foster, Ella Hall, Council Member Linh Song, Emily Canosa, Amanda Carlisle, Council Member Travis Radina, David Blanchard, Anna Erickson, Paul Sher, James Daniel

Members Absent: Eleanor Pollack, Skylar Woodman

Guests: Michelle Alford, Weneshia Brand, Rob Nissly, Vince Wang

Staff Present: Teresa Gillotti, Nathan Voght, Jennifer Hall

A. Foster stated at 6:34 p.m. that no quorum of voting members was present yet, and so asked that Teresa Gillotti begin the presentation and introduce the speakers.

Teresa Gillotti, Washtenaw County Office of Community and Economic Development Executive Director, began the presentation on an overview of different homeownership models.

MARCH 10
Affordable
Homeownership
Models

 Michelle Alford <i>Cooperative Site Manager</i> Arrowwood Hills Cooperative	 Weneshia Brand <i>Director of Operations</i> Ann Arbor Housing Commission	 Rob Nissly <i>Chief Strategy Officer</i> Habitat for Humanity of Huron Valley	 Vince Wang <i>Director of Research</i> Grounded Solutions Network
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Rob Nissly, from Habitat for Humanity, Weneshia Brand, from City of Ann Arbor Housing Commission, Michelle Alford, from Arrowwood Hills Cooperative, and Vince Wang from Grounded Solutions Network all presented.

The Board asked various questions regarding the presentations, and took some from attending public, including:

1. How many homes has Habitat for Humanity built in Ann Arbor?
2. Has the Board reviewed the Equitable Ann Arbor Land Trust Business model?
3. What is the retention rate for families that purchase Habitat for Humanity homes?
4. Has the City considered apartment to condo conversions?
5. What percentage of those that use the Housing Commission voucher program are Habitat for Humanity home owners?
6. What happens to Voucher users if they lose income?
7. Then it was asked what happens if their income increases?
8. A question was asked of Arrowwood regarding original HUD mortgages, and whether they still have one?
9. Why has the Community Land Trust model not taken off in Ann Arbor more? Is it due to high land prices?

A. Foster then asked the presenters what more they would like to see that Ann Arbor could do to expand affordable housing in Ann Arbor?

Teresa thanked all presenters at 8:08, and indicated to the Chair that a Quorum is present, so the meeting can be officially called to order.

I. Convene Meeting:

A. Foster, Chair, convened meeting at 8:09 PM

II. Introductions

Anna Foster, Chair, Ypsilanti, Washtenaw County

James Daniel, Arrowwood Hills, Ann Arbor, Washtenaw County

Anna Erickson, Ann Arbor, Washtenaw County

Ella Hall, Ann Arbor, Washtenaw County

David Blanchard, Ann Arbor, Washtenaw-

Paul Sher, Ann Arbor, Washtenaw County

Emily Canosa- Ann Arbor, Washtenaw County

Linh Song, Ann Arbor, Washtenaw County

Travis Radina, Ann Arbor, Washtenaw County

Nathan Voght- Howell, Livingston County

Teresa Gillotti- Ypsilanti, Washtenaw County

III. Public Comment

None

IV. Approval of Agenda

Moved by Amanda Carlisle, seconded by David Blanchard. Motion passed unanimously

V. Approval of Minutes for Feb 10, 2022

Moved by Paul Sher, Seconded by Ella Hall. Motion passed unanimously

VI. Business/Update

Business:

a) Affordable Housing Education Series

The presentation occurred first on the agenda, prior to calling the meeting to order, due to lack of quorum.

Recording of this presentation will be available online soon.

Recordings of previous sessions and info on upcoming sessions can be found online at:

<https://www.washtenaw.org/3521/Affordable-Housing-Education-Series>

Updates

b) New Human Services Partnership update (Teresa Gillotti)

Ms. Gillotti updated the board that four proposals had been received from the RFP, and a decision will be made next Monday. There will be a request for community reviewers sent out.

This is the first of three rounds, and will be released on March 27th.

The City of Ann Arbor Administrator made recommendations to City Council on uses of the City's ARPA allocation. City Council will be voting on that in early April.

The County released a new community priority fund directed at non-profit and community partners on the east side. The portal to apply will be open for 30 days. The County will be holding weekly input sessions.

United Way started a series of info sessions, as well, on funding they will have available. St. Joseph Hospital, as well.

A. Foster then initiated a board discussion around the ARPA funding presented by the City Manager, and whether the HHSAB should make a recommendation. She pulled up a resolution to share on the screen, and the Board discussed the different programs and listed funding. They were adjusted, as Council Member Travis Radina indicated those figures were out of date.

Councilmember Linh Song indicated A2 Council may make budget amendments, too.

The Board then discussed the proposed resolution in support of the City's ARPA funding. Amanda Carlisle moved to approve the resolution as revised, supported by David Blanchard, and the motion passed unanimously.

RESOLUTION AS APPROVED:

Whereas the ARPA survey showed the strong community support for affordable housing and human services,

Whereas, the success of certain types of affordable housing is uniquely tied to the provision of support services

Whereas, the availability of on-demand, emergency social services is also linked with the success of programs like an unarmed emergency response teams

Whereas, a Universal Basic Income has had positive impacts on other communities in addressing the needs of families and residents by directly investing in families

Whereas city staff has recommended the following distributions of certain ARPA funds:

<i>Project</i>	<i>Funding</i>
<i>Coordinated Funding Support</i>	<i>\$1,682,630</i>
<i>Housing for Homeless Households</i>	<i>\$1.0m</i>
<i>Unarmed Response Program</i>	<i>\$3.5m</i>
<i>Universal Basic Income (UBI)</i>	<i>\$1.6m</i>
<i>Property Acquisition for Affordable Housing</i>	<i>\$3.5m</i>

RESOLVED, the Housing and Human Services Advisory Board supports the current recommendations for contributions to Affordable Housing Acquisitions, Housing for Homeless Households, Unarmed Response Program, Universal Basic Income, and Coordinated Funding Support as minimum project funding allocations.

RESOLVED, we encourage flexibility in budget amendments to address increased service demands.

VII. City Council Member Update

- Travis Radina spoke about all the Renter’s Commission nominees having been appointed.
- Linh Song discussed two important votes on Monday night related to the YMCA Lot and TC1 zoning on South State near Briarwood. The action included flexibility for the number of affordable units, as more cash could be part of a future deal, and few affordable units. The TC1 zoning was approved around the Briarwood area, and presents a good opportunity for more infill development. Future corridors such as Stadium and Washtenaw will be considered.

VIII. General Updates

None

IX. Public Comment

None

X. Adjournment

Motion by Amanda Carlisle; Seconded by David Blanchard; to adjourn the meeting at 8:41, and the motion passed unanimously.