

MINUTES
Housing and Human Services Advisory Board
Thursday April 13, 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, A. Erickson, Z. Ackerman, S. Kailasapathy, R.Sarri, A. Freundl

Members Absent: N. Wright, J. Steiner

Staff Present: Andrea Plevak, Teresa Gillotti, David Beck

Public Present: Mary Jones, 3 from Skyline High School, More, but we didn't do introductions so I was unable to get names

I. Convene Meeting:

Thaddeus Jabzanka, Chairperson, convened meeting at 6:36pm

II. Public Comment

No public Comment

III. Approval of Agenda

E. Pollack moved to approve agenda; R. Sarri seconded. Motion passed unanimously

IV. Approval of Minutes

E. Pollack moved to approve April meeting minutes; A. Gilroy seconded. Motion passed unanimously

Some names had to be re-arranged from members present to members absent

V. Business

- a. HHSAB network survey results

Mary Jones presents on networking results to explain the network analysis through wheel and spoke visual of organizations connected with HHSAB. No organization was mentioned more than once, and arrows indicate the information flow.

M. Jones: First zone shows mutual partners where information goes both ways. The second zone shows information receivers where we give information to them. The third zone shows information contributors where they give us information. The fourth zone shows missed opportunities who are groups that are currently neither receiving nor giving info. The box shows promising groups to further engage info with certain organizations. There is no overlaps in connections and a wide sphere of influence. There are a lot of opportunities for mutual partnership for information flow both ways.

R. Sarri: There is currently discussion about homeless college students that the University of Michigan has established called "Poverty Solutions" to look more into issues like this.

M. Jones: The dynamics and connections with groups are always fluid and changing.

A. Carlisle: There are probably more connections because I didn't fill out the surveys

T. Gillotti: Now that we know what this is about, should we do a more thorough survey?

D. Blanchard: Seeing this presentation helps explain what we're looking for and what we should be looking for.

Consensus shows that people are interested in going deeper for this survey

b. Affordable Housing Fund & Budget

Susan Pollay, Executive Director of the Ann Arbor DDA explains that the City of AA created the DDA and took advantage of a statute regarding communities to allow a DDA plan that was unique to itself. Ann Arbor is the only DDA in the state that funds affordable housing in their districts. Ann Arbor DDA also helps fund AAATA Go passes. The goal is private sector reinvestment. The DDA established housing funds in 97-98, and was created due to strength of diversity in services and demographics. We wanted housing stock that was varied on the spectrum and to give money to housing related organizations such as Avalon and the Delonis Center. They really want to help people with housing in all walks of life. In 2003, they added an amendment to allow work done outside the district within a quarter mile as AA downtown area is small. They are absolutely a partner of county, city, and HHSAB and want to partner with each other to fight off the administration and policy budget cuts.

D. Blanchard: Would DDA be open about funding priorities with the board?

S. Pollay: Yes

A. Gilroy: How do you go about evaluating your projects?

S. Pollay: They've been coming one at a time, we invite people to join us and walk us through importance of projects and other questions/situations. This way, we can use our dollars better and leverage future dollars,

Z. Ackerman: Quick question, for the Library Lot, currently 43 units of workforce are included with the ability for the DDA to purchase more. To increase the number from 43 to 53, how would the DDA finance that cost of about \$1.4 million?

S. Pollay: If we decide to go that way, we will accumulate \$300K a year and get up to million.

S. Kailasapathy: It was hard for me to decline DDA amendment, because cap was growing and we want to cap. Our number was originally \$500K of DDA funds for affordable housing a year. We were attacked heavily from the public.

Z. Ackerman: Other question, can the ¼ mile boundary from the statute be expanded to ½ mile downtown?

S. Pollay: DDA statute doesn't allow for activity outside the district. It would be quite hard because there were complaints before when we initially wanted to expand it. Many DDAs (390 of them) are not in downtown areas, and use the DDA funds to improve corridors.

S. Kailasapathy: How much will rental units be?

S. Pollay: I don't have details on rental amounts and more information will depend on Council's actions about DDA involvement on Monday. We have goal of 2700 units.

S. Kailasapathy: But we need to know about what affordable housing means?

S. Pollay: Downtown is expensive so affordable housing is relative.

A. Erickson: Talk about AMI and stuff like 30-60 AMI

Z. Ackerman: 43 units, it would be 60-100% AMI (36K – 60K a year)

Z. Ackerman: Will update Affordable Housing fund budget request

Z. Ackerman: We will hopefully be approving budget for next two years on third Monday in May. We made contributions from general fund to housing funds, which is about \$100K the past few years. Steve Kunselman's idea is that city receives 3% more from parking revenue from DDA and divert it to affordable housing fund.

S. Kailasapathy: I like that idea because we need to focus on reoccurring funds

c. Library lot discussion

Z. Ackerman: There are 360 rental units. The workforce might find housing downtown but usually focus on the outskirts because it's hard to find housing. So, our main question is how can we help with that, especially for our low-income neighbors? The \$5 million from the sale would be huge.

A. Carlisle: We should use our voice to talk to council members and people we know to advocate for affordable housing.

T. Gillotti: \$4 million have been spent/committed from affordable housing fund through the life of housing fund.

D. Blanchard: We need to be careful and deliberate about how we use money. I would like to propose a subcommittee or working group about spending priorities through proposals, leveraging expenditures, and to make recommendations back to HHSAB.

A. Carlisle reminds HHSAB that the same review of policies and application procedures had been done recently and changes incorporated into the process.

Members discuss the prospects of having a subcommittee.

D. Blanchard moves to approve subcommittee, seconded by W. Leaf and R. Sarri. A. Carlisle, A. Freundl, A. Erickson vote no. Remaining members vote yes and motion passes.

d. Platt Road presentation

T. Gillotti and A. Plevak present 6 Platt Road proposals.

T. Gillotti: The BOC working session for Platt Road is May 4th.

A. Carlisle: Housing Alliance Board met earlier today and talked for a while and put forth an approved resolution that they didn't endorse any development but want to see more affordable housing units for 30% and under AMI. We want community center/methods to

build communities, and talked about amount of funding and how much they're going to purchase this site for.

e. Planning commission/ HHSAB affordable housing subcommittee appointment

T. Jabzanka: There are people on this board that have experiences in being on planning commission subcommittees, and things have gone well. We wanted to recommit to having this committee and possibly appoint people.

Z. Ackerman: I want to be involved in this, but the importance of this work resolves around the master plan. It would be great to bring this voice into planning world.

GP: Master planning with the city is a big vision aspect.

**Nominations for W. Leaf, G. Pratt to join board with E. Pollack as an alternate
D. Blanchard moves, A. Erickson seconds, all ayes**

VI. City Council (Council Member Update)

S. Kailasapathy: 2 Wednesdays from now (04/26), in the basement of the library, there will be a public forum for people to see the impact of the independent audit on the police department. There is also a non-solicitation ordinance passed by city hall passed by city hall. We want focus on how we want to welcome people, work with police department with immigration, and work on being a welcoming community without being called a sanctuary city.

VII. Public Comment

Caleb Poirier: Please come out to city council with supporters of the Library Lot passing on Monday night. There will be food prior to the meeting.

VIII. Adjournment

**G. Pratt moved to Adjourn; A. Carlisle seconded. Motion passed unanimously.
Meeting adjourned at 8:35pm**