

DRAFT MINUTES

Housing and Human Services Advisory Board (HHSAB)

September 14, 2023

6:30 PM-8:30 PM

This will be a digital meeting. Members of the public may participate electronically in the meeting or by phone.

Zoom link: <https://washtenawcounty.zoom.us/j/83784962121?pwd=VXpMWGgrdIV6ZU9wSEFNK1hMVGRaZz09>

Meeting ID: 837 8496 2121 | Passcode: 758842

Members Present: Sky Woodman, Jean Leverich, Chris Watson, Amanda Carlisle, Linh Song, James Daniel, Ellen Rabinowitz, Paul Sher, Peter Slutzker, Karen Wanza, James Downing

Members Absent: Anna Erickson, Brenna McMahon

Staff Present: Tara Cohen, Karen Newman

Public Attendees: Chris Boddy, Geoff Lowes, Jennifer Hall, Arin Yu

I. Convene Meeting - Skylar Woodman, Chair 6:35 pm

II. Introductions as Needed

Tara Cohen, OCED, Scio Township, Washtenaw County
Skylar Woodman, Ann Arbor, Washtenaw County
Jean Leverich, Ann Arbor, Washtenaw County
Karen Newman, OCED, Ypsilanti Township, Washtenaw County
Amana Carlisle, Ann Arbor, Washtenaw County
Chris Watson, Ann Arbor, Washtenaw County
James Daniel, Ann Arbor, Washtenaw County
Linh Song, Ann Arbor, Washtenaw County
Ellen Rabinowitz, Ann Arbor, Washtenaw County
Paul Sher, Ann Arbor, Washtenaw County
Peter Slutzker, Ann Arbor, Washtenaw County
Karen Wanza, Ann Arbor, Washtenaw County
James Downing, Ann Arbor, Washtenaw County

III. Public Comment

None

IV. Approval of Agenda

Moved by James Downing, Seconded by Paul Sher. Motion passed unanimously.

V. Approval of Minutes

No action

VI. Business

a. Updated Plan/Logistics for Ann Arbor's Park(ing) Day, Sept. 15

Ling Song provided information regarding updated plan/logistics for Ann Arbor's Parking Day. The parking spot will be two parking spaces off Ashley and Washington by Sweetwaters.

Linh will arrive 7:30am to set up.

Tara Cohen will bring poster stands as early as possible.

Amanda Carlisle has various materials.

Jennifer Hall and Arin Yu (Ann Arbor Housing Commission) will bring several handouts and posters with information about the affordable housing millage.

AAHC Executive Director Jennifer Hall shared some facts and talking points about the millage, including:

- The Millage brings in approximately \$7 million per year.
- Fund for the 2024-2025 year are tied up for city-owned properties.
- Avalon projects have received some millage funds (The Grove at Veridian and Hickory Way)
- Typically there are 5-8 funding sources for a single development project.
- 20% over the life of the millage can go to supportive services.

b. Substantial Amendment to the HOME-ARP Allocation Plan

Tara Cohen provided updates on this process:

- Following the 30-day comment period and public hearings, including the one held during the July HHSAB meeting, County staff updated the Proposed Substantial Amendment to reflect an equal split in funding between supportive services and affordable housing development, with 40% (\$1,824,892) of the total HOME-ARP award budgeted for each.
- On Sept. 6th, the Urban County Executive Committee voted to approve the Amended HOME-ARP Allocation Plan with the following key changes:
 - Increased funding for Affordable Housing to 48% of the grant (\$2,189,870)
 - Decreased funding for Supportive Services to 32% of the grant (\$1,459,914)
 - Removed the verbiage "i.e. not yet in the pipeline" from the Plan narrative discussing future RFP process for awarding development funds
- The Amended Plan reflecting UCEC's changes is expected to go before the Board of Commissioners for 1st and 2nd reading on Oct. 4th and Oct. 18th
- Updated information will be made available on the OCED website's [HOME-ARP landing page](#)

c. Discussion: Texas Homelessness Efforts (R.E.A.L. Time Rehousing Program)

Councilwoman Song pointed to an [article](#) on the above program in Dallas, TX and asked about Washtenaw County's Homelessness Response. How do we track our homelessness? Amanda Carlisle noted that the County used to do a debriefing session shortly after the January PIT Count, with debrief in February but due to capacity issues, the County stopped hosting these sessions, but she feels they were helpful. Amanda explained that Dallas is leveraging their ARPA funds – using around \$70 million in ARPA funds to put together a Rapid Re-Housing (RRH) program, which we know is effective. She mentioned that Washtenaw County rapidly rehoused 100 people who were being hotelled, and Avalon has had great success, with over 85% retaining their housing. She stated that veteran homelessness has decreased to the point that local nonprofit MAP (Michigan Ability Partners) even decided to move some of the veteran beds offline to make them available to other populations, reduced their contract with the VA. She said this was a good example of being able to pivot mid-contract, and that we have a proof point that housing first works – We have the solutions, but just not on the scale we need.

- d. Recruitment for Youth Seat - Tara Cohen gave a quick update:
 - Two recent applications received from interested youth; Councilman Watson mentioned that the interested youth he knows at Pioneer HS has also just applied. Tara noted she will select one of the youth applicants to put forward for Council and Mayor's consideration.
- e. Renters' Commission Update – Geoff Lowes joined the meeting as a liaison from Renters' Commission. He explained the Commission was established after Right to Renew ordinance failed. The primary purpose now is to enforce this ordinance and to address issues tenants have brought to us, in terms of how spirit of ordinance is being circumvented, for example with waitlist fees.
A few resolutions passed in last few months – ban gas in any new housing developments (electric)
Current law – when invitations and notifications go out for public hearings regarding redevelopment, this includes notifying residents of those properties. They will have a table at upcoming Green Fair. CM Song offered to make any of the materials we're using for Parking Day available, happy to share if helpful.

VII. City Council (Council Member Update)

Linh Song: The Council's last meeting included a few public hearings. Approval of South town development – 10 houses, 30+ units, proposing 216 units with mixed use space includes a childcare center. All electric/carbon negative. The council approved rezoning. There was some opposition from neighbors due to its market rate. There is a 30% cap for short-term rentals. Close to campus.

Chris Watson: At next meeting, council will approve a \$3mill grant from Debbie Dingell for improvements on a \$3mill grant from Debbie Dingell for improvements on 10 AAHC properties.

House Party events – EA2- one leader is Sarah Lorenz. Presentation on idea of community land trust, to have land preserved for permanently affordable housing. Sent Tara a recording of Zoom to share with the group. Race and the History of Housing in Ann Arbor. A lot of examples of exclusion, even before redlining. A lot of useful local content. Washtenaw Black History Coalition

Song: Also voted on HERD Disclosure (Home Energy Rating Disclosures) – Office of Sustainability. Hiring city employees to provide these ratings at zero cost. On single family real estate side, we don't have a system for tracking carbon emissions. Climate millage is designed to be progressive, to give more to lower income households than it's taking in taxes. Hope to motivate homeowners to make energy improvements.

Watson: While HOME-ARP Plan Amendment sounds like a done deal it still needs to go through approval at the BOC, so encourage people to come to those Oct meetings to give public comment and reach out to your commissioners.

VIII. General updates -- Amanda announced WHA's event on Nov 16th – State of Homelessness / Breakfast event @ WCC

IX. Public Comment - None.

X. Adjournment – Moved by Jean. Support by Amanda. Adjourned at approximately 8:05pm.

Next meeting: Thursday, October 12th at 6:30 p.m. | Location: Remote (Zoom)