

## MINUTES

Housing and Human Services Advisory Board  
Thursday, January 14, 2016 6:30-8:30pm  
200 N. Main Street  
Ann Arbor, MI 48104  
Lower Level Conference Room

Members Present: Z. Ackerman, D. Blanchard, S. Briere, A. Carlisle, A. Erickson, A. Freundl, A. Gilroy, T. Jabzanka, W. Leaf, E. Pollack, G. Pratt

Members Absent: R. Sarri, J. Steiner, N. Wright

Staff Present: Mary Casey, Brett Lenart

Public: Jennifer Hall from Ann Arbor Housing Commission

I. Convene Meeting:

**T. Jabzenka, Chair, convened the meeting at 6:38 PM.**

II. Approval of Agenda:

**A. Freundl moved to approve the agenda; A. Carlisle seconded. Motion Passed** (D. Blanchard, A. Carlisle, A. Erickson, A. Freundl, A. Gilroy, T. Jabzanka, W. Leaf, E. Pollack, G. Pratt; 9 Aye, 0 Nay).

III. Approval of Minutes:

**A. Freundl moved to approve the November meeting minutes; E. Pollack seconded. Motion approved as amended** (D. Blanchard, A. Carlisle, A. Erickson, A. Freundl, A. Gilroy, T. Jabzanka, W. Leaf, E. Pollack, G. Pratt; 9 Aye, 0 Nay).

IV. Public Comment:

None.

V. Action Items, Discussion Items and Updates:

**A. Introducing Zach Ackerman**

Z. Ackerman is the new council appointment to the HHSAB.

**B. Coordinated Funding Reviewers**

OCED is in the middle of a review cycle for the county's Coordinated Funding program. There are approximately 4 million dollars available to community partners who have their applications approved. St. Joseph Mercy has recently joined as a funding partner. The process for selecting proposals is robust; the soliciting phase to learn foundational functions about the organizations has been completed. An effort was made to determine the needs of the organizations and there

was a focus on 48197 and 48198 areas of the county. The next phase is to review actual proposals from organizations who were invited to participate. Funding recommendations are come from HHSAB and then are ultimately sent to Ann Arbor City Council. E. Pollack added that it is a huge time commitment and you do have to pay attention to the small details. B. Lenart asked the board who would like to participate.

Volunteers include E. Pollack, A. Freundl, S. Briere, and Z. Ackerman. **A. Erickson motioned to recommend the volunteers; G. Pratt seconded. Motion passed** (D. Blanchard, A. Carlisle, A. Erickson, A. Freundl, A. Gilroy, T. Jabzanka, W. Leaf, E. Pollack, G. Pratt; 9 Aye, 0 Nay).

### **C. Washtenaw Housing Alliance updates**

A. Carlisle reminded the group that the Point in Time count will be done the night of January 27<sup>th</sup> and on the morning before 4 am on January 28<sup>th</sup>. HUD requires the count from sunrise to sunset. They are looking for volunteers, specifically males. If you are interested, let her know. If you don't want to go out on the streets, there are admin/support volunteer options available. They're hoping the counts are lower than last year.

Council is considering the offer of \$10 million for the library lot, 50% will go toward the affordable housing trust fund if the offer is accepted.

Platt road proposal from CAC is that mixed income housing be put on that site.

On February 10<sup>th</sup>, there will be a landlord and property manager outreach event. This informational meeting was the #1 request from the focus group this past year. A panel presentation with community leaders will be held at 8:30 am.

Members discussed.

### **D. Continuum of Care updates**

B. Lenart said that most of what he was going to mention was discussed in the previous agenda item. B. Lenart asked if A. Carlisle could provide an update the group on Zero:2016. A. Carlisle said that we met our goal in November, but those numbers were based on an estimate and a multiplier factor. We have learned that our inflow number is higher than we expected. We reached our goals with that number, but we are not actually at functional zero like we thought. The holdup is the shortage of land lords with property available. We are in the process of redefining the number for chronic homelessness to get a more accurate projection.

There is a list and a lot of parallel work for families and youth. We are trying to narrow down the end goals for families in youth, but they aren't receiving the assistance from the federal government like they have been getting on veteran homelessness.

#### **E. Ann Arbor Housing Commission updates**

J. Hall said December was very busy get the apartments renovated and people moved in before the end of the year deadline. 15 veteran apartments set aside for veterans alone. They are now in phase 3 and 4. There is a 25 unit project with 20 vacancies as people are moved around. She is hoping to fill those apartments when finished. The fourth phase will begin with demolition in the spring. After that AAHC will begin the Swift Lane Project on Maple and on Platt Road. In another year there will hopefully be a lot of units available. They are hoping to get tax credit funding next time around. The developer did not provide a ten point document, which would have gotten them the funding last year. This added a six month delay to the project. AAHC also added 43kw solar panel on Miller Manor and had a partnership with EMU for working with tenants to build projects with tenants. Miller Manor now has a moving art room on the first floor and is expanding the program.

Members discussed.

#### **F. AAHCJPFAC Final Report (ACTION)**

B. Lenart said last year city council put together an advisory committee to address the interaction between council and AAHC due to the RAD Conversation. They were transitioning to a very new model of business and over the last couple of years there have been decisions regarding transferring property, funding, and bricks and mortar contributions. There is a bit of unpredictability and volatility in the process. Separate from managing the physical units, AAHC functions as a voucher provider. They are reimbursed a fraction of what it costs to administer the program, currently 81% of cost. On top of that, the employees are at a lower wage scale even at similar roles compared to Ann Arbor city employees.

This report makes a series of recommendations to address these issues over the next couple of years. HHSAB has been asked to make a recommendation to city council, as listed in the agenda attachment.

A. Gilroy asked about the 100K. Is that going to be it, or just a projection? J. Hall said it is an estimate; new things frequently come up in the middle of projects. Plus, they never know what the HUD reimbursement will be until you start and are in the middle of the project. The good thing this year is that the predevelopment costs are finally bring reimbursed for past projects, so she is feeling more comfortable with this current amount as opposed to last year's estimates. S. Briere said that in the past council assumes the AAHC doesn't operate on a deficit, and a few years ago there was a wakeup call that the funding was not adequate. Now the council operates differently. This budget cycle has followed the recommendation of the city manager and gave it to the AAHC. Giving the money to the AAHC directly, instead of the Affordable Housing Trust Fund was very important in addressing the pay inequities and other issues.

Members discussed the recommendation to allocate the 100k to AAHC instead of AAHF. A. Erickson is in favor this year, but does not want it to be done every year since she would prefer those funds be allocated directly to the AAHC.

Sabra will be providing the HHSAB group with a document for the next meeting.

D. Blanchard says he would rather see the recommendations centered on the needs of the AAHC instead of the funding sources

**A. Erickson motion to approve the Joint Commission's Recommendations to Ann Arbor City Council, W. Leaf seconded. Motion passed.** (D. Blanchard, A. Carlisle, A. Erickson, A. Freundl, A. Gilroy, T. Jabzanka, W. Leaf, E. Pollack, G. Pratt; 9 Aye, 0 Nay).

**G. Approve 2016 Workplan (ACTION)**

A. Carlisle proposes undertaking a project that is public or institutional that is available for development to create a report and propose it to city council. She has provided an attachment to this month's agenda detailing what she believes it would entail.

S. Briere asks that we consider another item: privately owned land that is available for public acquisition. She knows it not often an opportunity, but there are some locations that are not as expensive as land in downtown. She would love to know if there is an opportunity that we are not thinking about. A. Carlisle is open to it, but unsure of the logistics.

A. Erickson said it would be a valuable use of our time to identify additional funding source for the housing trust fund.

D. Blanchard said it might be helpful to put some work with the Housing Equity Leadership Group on our workplan.

**E. Pollack motioned to approve the work plan with S. Briere's and A. Erickson's recommendations. Motion passed** (D. Blanchard, A. Carlisle, A. Erickson, A. Freundl, A. Gilroy, T. Jabzanka, W. Leaf, E. Pollack, G. Pratt; 9 Aye, 0 Nay).

VI. City Council Updates:

Revenue from the Library lot – there is no guarantee that council will agree to sell the land. It has nothing to do with affordable housing, but everything to do with the proposal. If we sell the library lot, we could have potentially 5 million in the AAHF. As you advocate for this, you need to think about the arguments you'd bring to council.

Planning commission is struggling with the premiums. The premiums are so high that it is not likely a developer would pursue them. The incentive is not enticing to developers; it needs to be more attractive to developers or we'll never get the affordable housing units we want and need. The choices are to own the land or reduce the quality or development.

Z. Ackerman said it's clear that there is a demand for supply at every income level in this community and the need for affordable housing will be on his mind when he makes his decisions. Accessory dwelling units and micro units are potential innovations brought to us by the private sector.

VII. Public Comment:

None.

VIII. Adjournment:

**A. Erickson moved to adjourn. E. Pollack seconded. Motion passed meeting adjourned at 8:41 pm**