

## MINUTES

Housing and Human Services Advisory Board

Thursday, April 10, 2014 6:30-8:30pm

110 N Fourth Avenue

Ann Arbor, MI 48104

1<sup>st</sup> Floor Conference Room

Members Present: D. Blanchard, S. Briere, A. Gilroy, J. Lumm, E. Pollack, T. Jabzanka, I. Ault, R. Sarri

Members Absent: K. Hunter, A. Zemke, A. Erickson, G. Hayden

Staff Present: Michael King, Brett Lenart

Public: None

I. Convene Meeting:

**T. Jabzanka, Vice-Chair, convened the meeting at 6:35 PM.**

II. Approval of Agenda:

**R. Sarri moved to approve the agenda; E. Pollack seconded. Motion approved (D. Blanchard, A. Gilroy, E. Pollack, T. Jabzanka, I. Ault, R. Sarri; 6 Aye, 0 Nay).**

III. Approval of Minutes:

D. Blanchard expressed a desire to revise the February meeting minutes to reflect his abstention from voting on the initial vote regarding the Ann Arbor Housing Commission's request for funding and to reflect his absence from the second vote on that matter.

**E. Pollack moved to approve the revised February minutes; R. Sarri seconded. Motion approved (D. Blanchard, A. Gilroy, E. Pollack, T. Jabzanka, I. Ault, R. Sarri; 6 Aye, 0 Nay).**

**Ault moved to approve the March meeting minutes; A. Gilroy seconded. Motion approved (D. Blanchard, A. Gilroy, E. Pollack, T. Jabzanka, I. Ault, R. Sarri; 6 Aye, 0 Nay).**

IV. Public Comment:

None.

V. Discussion Issues:

A. Affordable Housing Needs Assessment Funding Request

Lenart briefed the Board on the status of the RFP that was issued. OCED is currently interviewing the top three proposals received as determined by a scoring rubric. The request for funding is up to \$37,500 to cover the highest possible costs remaining on the table. One of the remaining firms is from Lansing, Michigan. All three firms have worked on affordable housing plans in the past. Proposed funding request language was shared with the Board.

**D. Blanchard moved the funding request language; R. Sarri seconded.**

Members discussed.

**Members voted. Motion approved (D. Blanchard, A. Gilroy, E. Pollack, T. Jabzanka, I. Ault, R. Sarri; 6 Aye, 0 Nay).**

B. Adopt Proposed Living Wage Ordinance Recommendations

Proposed recommendation language was shared with the Board.

Members discussed.

J. Lumm had concerns about aligning LWO increases and hardship waiver applications with Coordinated Funding. R. Sarri had concerns about policies that will cause agencies to reduce their staff size or increase wages. S. Briere says that we should be able to determine how many persons employed by these agencies are at or above the living wage. D. Blanchard stated that proposed amendment #2 is an acknowledgment that costs are increasing for workers. S. Briere stated that the human services funding increase would have to go to the City Administrator the year before the Coordinated Funding program operations application process, which would be administratively difficult.

Only two agencies would be in need of a hardship waiver. Perhaps there can be a checkbox on the Coordinated Funding application for agencies interested in a hardship waiver. T. Jabzanka asked if the hardship waiver could be submitted along with the Coordinated Funding application. A. Gilroy proposed that the Coordinated Funders provide an estimate of the year's living wage in advance of the application process so agencies can build that estimate into their funding request. Additional questions within the application could illicit whether a living wage increase would be problematic for the agency.

S. Briere advocates for increasing the funding allocation to make it easier for nonprofit human services agencies to abide by the living wage ordinance. E. Pollack stated that agencies should be knowledgeable of the living wage ordinance when submitting the Coordinated Funding budget in the application. It is their responsibility and if they do not, their proposal may not be a responsible investment. S. Briere stated that holding the City allocation to human services steady is not enough. The allocation needs to increase to help agencies. D. Blanchard stated that a notification of the living wage estimate should be part of the application, for both education and reviewing purposes.

**D. Blanchard moved the revised recommendation language; A. Gilroy seconded. Motion approved (D. Blanchard, A. Gilroy, E. Pollack, T. Jabzanka, I. Ault, R. Sarri; 6 Aye, 0 Nay).**

C. Proposed Changes to By-Laws

M. King summarized the City Attorney's Office's advice for addressing the Board's recent attendance and voting concerns.

Members discussed.

Members agreed that these concerns should not be addressed through changes to the by-laws, but through recruitment of new members and removing members who do not attend regularly. T. Jabzanka agreed to speak with members who have not been attending and ask them to resign unless their attendance improves.

D. Affordable Housing Funding and Policy Discussion

B. Lenart gave an overview of the policy options to advance affordable housing document that was shared with City Council recently. The Board should use this document to determine what options they want to recommend and in what fashion (if possible).

Members discussed.

S. Briere brought up the question of whether accessory dwelling units fit within the City's single-family zoning. J. Lumm believes that moving the needle on accessory dwelling units could help the City address its growing aging population needs. S. Briere would like to change zoning to encourage smaller units. S. Briere stated that there is a goal for all of the commission chairs to meet to push sustainability goals forward. We could invite Planning Commission members to meet with the Board to push these policy goals forward. Where development plans do not fit with zoning, then cash-in-lieu is possible; otherwise, it is not. Zoning is largely driven by state statute, so an option could be for the Board to influence state enabling legislation.

**The Board agreed to invite the Planning Commission to attend their next meeting.**

E. City Council (Update):

The Y lot sale officially closed and the City received payment from Dahlmann.

Council has decided to move forward on hiring a developer to sell the top of the library lot. At present, a minimum of 10% of that sale must go to affordable housing.

VI. Public Comment:

None.

VII. Adjournment:

**D. Blanchard moved to adjourn the meeting at 8:36 PM; A. Gilroy seconded. Motion approved (D. Blanchard, A. Gilroy, E. Pollack, T. Jabzanka, I. Ault, R. Sarri; 6 Aye, 0 Nay).**