

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

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

Members Absent: A. Carlisle, J. Steiner

Staff Present: Teresa Gillotti, Andrea Plevek, Nathan Voght, David Beck

Public Present: None

I. Convene Meeting:

Thaddeus Jabzanka, Chairperson, convened the meeting at 6:33pm

II. Public Comment

No public comment

III. Approval of Agenda

**G. Pratt moved to approve agenda; A. Freundl seconded. Motion passed unanimously**

IV. Approval of Minutes (Action)

**A. Gilroy moved to approve August meeting minutes; A. Freundl seconded. Motion passed unanimously**

V. Business

- a. Proposed Policy for use of Brownfield Local Site Resolving Remediation Fund (Nathan Voght)

N. Voght provided a brief overview of the County brownfield program, and reintroduced the Local Site Revolving Remediation Fund (LSRRF). The County Brownfield Authority established the Local Site Revolving Remediation Fund, to help redevelop brownfield properties throughout the County. Established several years ago, the fund only recently received sufficient funds to support clean-up activities. The Fund is capitalized with deposits from all brownfield projects in the County after the developer reimbursement is completed. The Brownfield Authority's LSRRF policy allows for grants to be awarded to Local Units of Government or non-profits, and revolving loans to private developers.

Additional deposits are expected in the LSRRF fund over the next several years. The Washtenaw County Brownfield Redevelopment Authority recently adopted a policy on the use of LSRRF funds, in which funds may be awarded as grants to local units of government or non-profits or loans to developers and private entities, to conduct brownfield activities on eligible brownfield properties for which a viable redevelopment proposal exists. The LSRRF policy includes provisions to allow the WCBRA to consider affordable housing as a component to a proposed development.

N. Voght explained that there is an opportunity for local units to further delineate how this particular fund is utilized in their jurisdiction. He presented the draft proposal and resolution for the city of Ann Arbor to utilize LSRRF funds within the City of Ann Arbor to require at least 10% affordable housing when a project utilizing the fund included housing. The affordable units should be provided to households at or below 60% of the Area Median Income, and rents for designated units shall not exceed Fair Market Rents annually published by HUD for Washtenaw county. This would link the new policy to the goals in the 2015 Housing Affordability and Economic Equity Analysis.

Members discussed and provided different options for definitions of affordable housing and proposals of how to monitor the amount of housing units

W. Leaf: Instead of thinking of percentages, what do you think of setting a certain number of units, like the system in San Francisco? An example being that for every acre, there should be 2 units of affordable housing.

N. Voght: I wouldn't be opposed to that, but I believe percentages are the fairest way.

Z. Ackerman: Is there interest or benefit for mixed use like commercial development?

N. Voght: Mixed use is okay, but it's the local unit's decision.

D. Blanchard: Are there sites that have been identified?

N. Voght: Yes, West Washington, Broadway, and other sites.

D. Blanchard: Does the AA Council have sites of interest?

S. Briere: No, we don't.

Members discuss possible sites and briefly discuss funding. Conclusion is that tying affordable housing units to use of the LSRRF is a good way to direct local policy toward provision of affordable housing units.

W. Leaf moves, D. Blanchard seconds, everyone ayes.

b. Resolution to Planning Commission

W. Leaf: Eleanor and I attended and presented the resolution, but wanted to talk with people, talked to Ken Kline and he was receptive

E. Pollack: Before the meeting, I ran into Brett and he said that previously there was a joint Planning commission and HHSAB committee on affordable housing, and you might want to revive it. You might have to work back and forth with it.

S. Briere: The committee was formed just 2 years ago. I don't remember the outcome, they had some insight in affordable housing issues. If we have a work plan for planning commission, we would encourage Brett for a deeper commitment from planning commission.

E. Pollack: Ask for a multi person committee with more participation.

S. Briere: Concerned about affordable housing for energy and sustainability, diverse housing solutions are important.

T. Jabzanka: I was on that joint committee. We dreamt too big, but Wendy Rampson left, which stalled things but Brett is now in that position, so it might be possible.

W. Leaf moves the following resolution, R. Sarri seconds. It passes unanimously and T. Gillotti notes she will forward to City Planning staff.

Whereas the city of Ann Arbor adopted the Housing Affordability and Economic Equity Report, which included the goal for the city of Ann Arbor to provide 2,797 additional affordable housing units by 2035, the Housing and Human Services Advisory Board requests that the planning commission pursue any and all zoning revisions to support the creation of more housing, including a variety of housing types, and other strategies to encourage development of affordable housing.

W. Leaf moves, R. Sarri seconds, everyone ayes

- c. Summary of last month's brainstorming – consideration for 2016 work plan (Teresa Gillotti)
  - Desire for zoning changes to promote affordable housing development, and decrease overall development costs
  - Development of public land for affordable housing
  - Consistent and appropriate funding for housing trust fund
  - Advocacy for state policy changes to enable tools that promote affordable housing
  - Increase number of vouchers in City of Ann Arbor
- d. Platt Road Update (Teresa Gillotti)

Proposals are due on December 1, 2016. T. Gillotti noted that the RFP was distributed widely including groups such as MSHDA, Ann Arbor SPARK, CEDAM, MCDA, MEDC, ULI, Reimagine Washtenaw list, and more.

- e. Continuum of Care NOFA Update (Andrea Plevek)

Andrea gives an update that they're focusing on issues concerning homelessness, and funding over 15 million dollars to support non-profits. The board just approved a community plan. We received addition money from HUD to work on 2 projects with Avalon and Michigan Disability partners. They're trying to get more dollars and applications for projects are due and reviewed on the 12<sup>th</sup>.

G. Pratt: What are the services?

A. Plevek: We are working for permanent housing with Avalon and rapid rehousing only for families due to NOFA regulations.

VI. City Council (Council Member Update)

On Tuesday night, the council voted on 2 things related to transit

- Voted to support RTA Village
- Federal rail administration released final viable options for Amtrak Rail

VII. Public Comment

No public comment

VIII. Adjournment

**A. Erickson moved to Adjourn; T. Jabzanka seconded. Motion passed unanimously. Meeting adjourned at 7:48pm**