

MINUTES
Housing and Human Services Advisory Board
Thursday, April 12, 2018
6:30-8:30pm
200 N. Main Street
Ann Arbor, MI 48104
Lower Level Conference Room

Members Present: E. Pollack, A. Foster, Z. Ackerman, P. Sher, F. Tsui, A. Gilroy, A. Carlisle, G. Pratt, T. Jabzanka

Members Absent: D. Blanchard, R. Sarri, N. Wright, J. Steiner, A. Erickson, A. Bannister

Staff Present: David Beck

Public Present: Matt Naud, Glenn Nelson, James Daniel, Jim Mogensen

I. Convene Meeting:

T. Jabzanka, Chair, convened meeting at 6:40 pm

II. Public Comment

Introductions: Members and guests introduce themselves

G. Nelson: I wanted to update on last month after I first presented this concern. Most voters want mental health action over climate action. They didn't know they voted for climate plan as the title for the millage didn't mention it. Some people pushed back on the millage after finding out their vote. We did a survey to see what people prioritized and 56% said mental health services were the #1 priority out of climate plan and public safety. Main point of me speaking tonight is to give an update of the survey results and remind the Board that this is a big issue and there is much discussion that is happening.

A. Foster: How many people were polled?

G. Nelson: 371 people were polled

P. Sher: Are you making a request from this board?

G. Nelson: No, I just wanted to remind you so you are aware of this issue to put it on your radar. Ideally, I'd like the money to go to mental health services.

A. Foster: Did you leave last time before we discussed the resolution? We drafted a resolution for changing the climate change portion of the millage.

G. Nelson: I believe so.

J. Mogensen: I came here to discuss about the Y-Lot. I went to the library and did some research to why the city has right of refusal for Y-lot? There was a proposal back in 80s to build a living wage building on old west side that didn't happen. After a series of events, the YMCA paid back money they owed the city which was about \$300k. Ultimately, for the Y-lot, we need to figure out a highly developed plan. The original plan was complex and city council didn't realize they didn't have tax credits ready and things got delayed and moved on. If we do re-claim Y-Lot, we need to come up with housing plan that makes sense and is committed to making sure that project follows through. Just wanted to point this out.

J. Daniels: Also referring to Y-Lot, it was originally single room affordable housing. A deal was a deal but it didn't get done in 5 years so I think city should buy back and make affordable housing on it.

III. Approval of Agenda

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

IV. Approval of Minutes

A. Gilroy moved to approve agenda; A. Carlisle seconded. Motion passed unanimously

V. Business

- a. Washtenaw County Mental Health Millage Rebate – Climate Action edition

M. Naud: Just to clarify, the resolution I have doesn't talk about climate so I need a copy that talks about climate. I am the environment coordinator for the city of Ann Arbor. Once city council passed this resolution, different environment groups and John Mirsky, an advisor for sustainability made a recommendation of 5 things to do about climate change to the Council/

1. Energy efficiency - We both have a mutual goal to reduce emission by 2025. We also have a goal of 90% emissions reduction by 2050 due to data and science to help avoid the global 2 degrees Celsius increase. We're seeing more bad weather. Some questions we're trying to solve is how do we make businesses and residents (50% emission) and transportation (20%) reduce emission? How do we make solar programs and things happen? We should do a lot of energy efficiency initiatives and encourage renewable energy. The City Council have dedicated \$165k for climate plan.

2. Solar

3. EV charging to electrify transportations

4. Rain ready to fund more reusing storm water initiatives.

If he did mention the fifth one, I didn't hear it.

Ultimately, the city council makes decisions. Most of climate work is through saving energy and reducing costs. For example, my wife's older brother was disabled and suffered drug abuse. His energy budget with DTE was \$150/month. Energy is a large portion of poor people's budgets. This group wants to do all work with an equity lens.

Could we subsidize solar on people's properties by reducing emissions and with saving money? The council would give us recurring money which we would use to hire 2 new people. They would not be full time staff, but they would go into the communities and talk to residents to reduce energy use and lower energy bills. DTE can use their money for rebates. They committed to 80% reduction by 2050 themselves.

The climate plan is implementing key things by making homes more efficient, renewable, working with businesses and citizens, etc. Michigan spends \$550 million by bringing coal to here. That's not ideal. We're trying to do small things that would ultimately add up to big things to help reduction, make things efficient, and make it cheaper. Climate change will hurt more poor people than anything else. Another thing we're doing is working with foresters to plant more trees in poorer areas. The hope is to provide shade and reduce need for cooling. There is clear intent to use money from millage for climate plan to use it to solve issues for lower socioeconomic demographic. Any questions?

T. Jabzanka: There's more information in minutes that might bring more light into your resolution. The back one isn't the one you're looking for.

Z. Ackerman: Foster brought up a good point about when we talk to businesses about renewable energies. Big businesses are probably the biggest offenders, right? How can we handle our relationships with businesses with eye on equities?

M. Naud: There are ways we can take help. It'll mostly have to be people and awareness to point people in the right direction. So, I would think to use money to be energy conscientious. We can help lead you to rebates and all. Hopefully it'll be equally as accessible to section 8 people as anyone else. And hopefully, we can provide money as loans with low interest to help place and people become more energy efficient.

Z. Ackerman: Are any of the environmental groups discussing direct subsidy to private businesses?

M. Naud: No, a rebate to private business even is not allowed or what we want to do. Those groups would welcome any insight into things that benefit both. It's imperative, not just a cute green thing. 90% reduction is a big goal.

A. Foster: Something Zach recommended that you sort of mentioned was the idea of a community solar plan. Can you expound on that?

M. Naud: There's no easy way to do community solar. Although, cities with municipal utilities have advantage. The only thing we can do today is put stuff on property.

Board discusses issues and questions concerning community solar.

A. Gilroy: Have you done anything for the marketing and educational awareness of this?

M. Naud: We're working on that. It's difficult because we have to find the balance of marketing and raising awareness and going out to do the work in people's homes. There's a lot of opportunity to do more in the community with money. One problem that we're having is that most people aren't able to pay for the bills. Are there ways we can use technology or other methods to give people, in affordable housing, info on their energy use? \

Board continues to discuss.

A. Foster: I'd personally like to put in a plug. Most of what is required is to let people know these programs are out there. Bus ads can only do so much. I would recommend that someone, in the office or a program, go research houses and/or places to let people know that there are opportunities available.

M. Naud: There are things like that in place already. And with this new money from council, we will be hiring more staff to do more "outward facing stuff." We have the accessor's database to see taxes and worth of homes. There's another program for permits, but they're not linked.

E. Pollack: If you're looking for rental properties, there's one consistent way for us to know what's going on in that place: inspections. Is there any way to use info from there?

M. Naud: We do use that and it is important. A question is should we offer free energy audits when we go in for the inspection? Or should we coordinate rental housing with DTE?

A. Foster: Is there anything that hasn't been mentioned for heating and energy options in the aff housing we have now?

M. Naud: We're trying to consider it by trying more electric.

b. Washtenaw Housing Alliance Update

A. Carlisle: I just have a few updates.

Our work around Built for Zero is still active and we housed over 700 veterans or chronically homeless in past 3 years. Also, our technical training has been changing. We are using that

same model to do work around youth homelessness and applying for big HUD grant to do a project for youth (14-24 yrs).

There's a housing advocates training on May 9-10th to learn more about housing subsidy programs and other programs for to learn more about DHHS, fair housing law, and eviction prevention.

Ozone house is trying to consolidate their AA based services and housing facilities and move to Ypsilanti. They have purchase agreement with the city of Ypsilanti on North Huron River Drive and going to their city council to get approval for zoning change. We have been getting a lot of public comments on that and their services.

Around Y-lot, we wanted to raise the issue for city council to buy back the property and see affordable housing built on that site.

T. Jabzanka: What's the timeline on that?

Pratt: Let's talk about that in city council update portion

c. Review of bylaws related to youth representative

T. Jabzanka: Did we want to pursue this resolution? Teresa can submit later with appropriate language later.

Z. Ackerman: I think city council will be okay with that too.

Board approves to go ahead with resolution.

d. Update from Coordinated Funding Volunteers

E. Pollack: Grants were written very well in the parts I was able to read.

A. Foster: I couldn't make it to the final decision meeting, but the grants were fine. I thought process was confusing. They tweaked a lot of the numbers and I didn't understand more role/value added completely? We scored the grants and talked very briefly. We got back together with 3 models.

VI. City Council member update

Z. Ackerman: As I understand it (for YLot), the Dahlman party is going to make things public. I can't share too much due to litigation. The settlement offer has been given to the city. I still support buying back that lot. However, it's hard to get to 8 votes on this and it's frustrating. 4 members are wavering on the decision. The others are going off their constituents. The main issue is borrowing money to buy it back. Chuck Warpehoski suggested we sell the lot afterwards and put the money towards affordable housing. Also,

another discussion is how to use the money we'll receive. I went to 3 real estate people to get their thoughts and got 3 very different responses.

A. Foster: Do you think we should spend time tonight to write a resolution about how we feel about this?

Ackerman: I think that would be a great idea, but the more effective action would be individual advocacy especially to the 4 council members. We will be voting on this every other Monday until something happens.

A. Foster: Related tangential question: Is there any concern on library lot going on ballot?

Z. Ackerman: Only things I've heard were from minimum wage or PTO people.

G. Pratt: I would like to hear Chuck's perspective on selling it and giving us the money.

A. Carlisle: In terms of affordable housing, it's prime real estate with a large part due to public transport.

Z. Ackerman: If library moves to Y lot, we could partner and try an affordable housing model/library project.

VII. Public Comment

J. Daniels: Could you expand on the \$20 million dollars for senior vitals?

A. Carlisle: AA community foundation is setting up their legacy fund (for seniors) and affordable housing is one of the priorities and sent out letters of interests for their fund. I can talk to you more about it offline.

VIII. Adjournment

T. Jabzanka, Chair, adjourned meeting at 8:40 pm. A. Foster moved, E. Pollack seconded.