



# City of Ann Arbor

## Meeting Minutes

### Housing and Human Services

### Advisory Board

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/>  
Calendar.aspx

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Thursday, March 8, 2018

6:30 PM

Washtenaw County Building, 200 N. Main  
St., Lower level conference room

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#### **CONVENE MEETING**

**Thaddeus Jabzanka, chair, convened meeting at 6:40pm**

#### **INTRODUCTIONS**

**Two new HHSAB members introduced themselves. Paul Sher, formerly of Legal Services and now with the Social Security Administration is happy to be on the board and doing work he feels strongly connected too. Floria Tsui is the first HHSAB youth member in many years. She learned about the open position and applied and is excited to learn more and participate with the other board members. She is a junior in high school.**

#### **PUBLIC COMMENT**

**Glen Nelson – Mr. Nelson presented to the HHSAB his concerns regarding the County Mental Health millage, and his concern over the “rebate portion” that was presented to the public as a mental health and safety millage, but is now being used as a general fund to support other city needs. He provided the HHSAB the “Action Stops” handout and asked for support during budget to do something to change the previous resolution providing a rebate and/or asking for support for an advisory group to determine how the millage rebate could be spent to support mental health needs.**

#### **APPROVAL OF AGENDA**

**Moved by A. Carlisle, and seconded by G. Pratt. Motion passed unanimously**

#### **APPROVAL OF MINUTES**

**G..Pratt moved to approve February's meeting minutes; A. Gilroy seconded. Motion passed unanimously**

**BUSINESS**

- A REQUEST FOR SMALL CHANGE TO FEB HHSAB RESOLUTION RECOMMENDING ALLOCATIONS FOR THE WASHTENAW COUNTY COMMUNITY MENTAL HEALTH AND PUBLIC SAFETY PRESERVATION MILLAGE FUND REBATE FOR PUBLIC SAFETY DEDICATED TO AFFORDABLE HOUSING**

T. Gillotti informed the HHSAB that City administration was requesting a small change to the resolution the HHSAB passed. In it the HHSAB recommended that of the Affordable housing portion of the millage rebate, 75% go to the Affordable Housing Fund and 25% go to supportive services. City administration asked for flexibility, especially since the HHSAB set the millage to last for 8 years, to allow the 25% to be for supportive services and/or operations. Gillotti said that due to potential changes to the federal budget over that time frame, there was a desire for a bit more flexibility.

Foster said she was not included to make the change.

Z. Ackerman noted that in a case where the complicated AAHC budget would have a gap due to the ever changing federal funding, that there was support on City Council to make the AAHC whole.

G. Pratt was also concerned about a move away from supportive services.

A. Gilroy thought that perhaps the amounts should be flipped with 75% to supportive services and 25% to affordable housing fund.

T. Gillotti noted that Jennifer Hall, AAHC executive director noted that while supportive services are needed, so are new affordable units. And she reminded HHSAB that the original split was recommended by the AAHC Executive Director.

T. Jabzanka also suggested that the Affordable Housing fund is important to have regular funding

N. Wright noted that keeping the focus on supportive services is important. In a tight budget situation, those would be cut first.

The board continued discussion, and A. Foster suggested a single change, to make the recommendation as it stands to be applied to

**fiscal year 19, and May it further be resolved that this allocation be reviewed annually for the duration of the millage.**

**Foster moved to reconsider the resolution. N. Wright seconded. The motion passed**

**A. Foster moved the amended language. A. .Carlisle seconded and the motion passed unanimously. (updated resolution is attached to minutes)**

**The Board members discussed the Climate Action portion of the millage, noting that during the previous month they were interested in proposing a resolution asking that the climate action rebate be focused on energy-efficiency to support those in affordable housing or low-income populations in general.**

**A. Foster – I think we should pass a resolution now to ask that the climate action portion be directed to Affordable housing properties and weatherization programs.**

**A. Bannister – I think we should also think about water equity – and find a way to rule out luxury student housing.**

**Z. Ackerman – We could also suggest something like a community solar cooperative, where revenue could go to –low-income families or the Ann Arbor Housing Commission.**

**Z. Ackerman also noted that the reason there were rebates considered for affordable housing, and climate action and pedestrian safety, is that the City already spends 25% of its budget on police, and the city council didn't feel that the rebate would be well utilized going to the police, although the need for training for police officers on mental health and working with mental health populations is needed and will happen regardless.**

**HHSAB works to draft a resolution:**

**WHEREAS – the City of Ann Arbor passed a resolution R-17-261 redirecting the public safety portion of the Washtenaw County Community Mental Health and Public Safety Preservation Millage by directing 40% to affordable housing, 40% to climate action and 20% to pedestrian safety; and**

**WHEREAS** climate change disproportionately affects minority and low-income communities including as it relates to their mental and physical well-being; and

**WHEREAS** the City and County are engaged in the One Community Initiative for Advancing Racial Equity in Ann Arbor and Washtenaw County, and the One Community Initiative encourages government officials to examine issues of racial equity in every policy decision Now therefore be it resolved that the Housing and Human Services Advisory board (HHSAB) recommends that the Ann Arbor City Council allocate the Washtenaw County Community Mental Health and Public Safety Preservation Millage fund rebate for public safety dedicate to climate action (40%) such that the highest priority for use of these funds is to make housing more affordable through energy-efficiency and/or to provide direct benefits for low-income residents. Examples could include community solar with the Ann Arbor Housing Commission as shareholder, or direct financial support from community solar to low-income residents, sustainable energy systems in affordable housing developments, grants for storm-water mitigation for affordable housing projects, and weatherization improvements for low-income households.

**Moved by N. Wright. Supported by A. Carlisle. Motion passes unanimously.**

**B PUBLIC HEARING - 5 YEAR WASHTENAW URBAN COUNTY 2018-2023  
CONSOLIDATED PLAN AND 2018 ANNUAL ACTION PLAN**

T. Gillotti presented a summary of the 5 year consolidated plan, focusing on the overarching goals, and how the goals are now fitting into the Assessment of Fair Housing framework. She noted that the goals, and related funding estimates were based on previous allocations of Community Development Block Grant, Home Investment Partnership and Emergency Solutions Grant (ESG), but that over the course of the 5 year period, cuts were expected in all three programs.

**Program activities are to support low-moderate income households in the Washtenaw Urban County, as well as provide for community infrastructure, affordable housing and homelessness prevention services.**

**G. Pratt moved to open the public hearing and A. Foster supported.  
HHSAB voted to open the public hearing.**

**Comments:**

- James Daniels emphasized the need for senior affordable housing. He was concerned that there was no specific consideration as goals around affordable housing were broad. He noted that several senior affordable housing complexes are no longer affordable, and there is no plan to add those units back. He is concerned that low-income seniors could be “kicked to the curb”
- T. Gillotti noted that the need for affordable housing is in all age groups, but that is not a specific plan to address senior affordable housing needs.
- A. Carlisle said that of those in affordable housing 33% are senior and 23% are disabled, with there being some overlap in the two groups.
- A. Banister noted that with the aging population we should be able to project the need for senior affordable housing.
- A. Carlisle noted that the Ann Arbor community Foundation is managing a new \$20 million fund for senior projects. This includes senior housing and senior services. It's called Glacier Hills vital Seniors.
- It was noted some senior affordable housing is in poor condition, like Towne Center. Others suggested that affordable nursing homes are also lacking, and in some cases seniors can't afford Glacier Hills, and end up in other nursing homes like Bortz, and without a choice.

N. Wright moved to close the public hearing and G. Pratt seconded. The motion passed.

**C INITIAL PRESENTATION OF CITY OF ANN ARBOR IMPLEMENTATION PLAN FOR AFFORDABLE HOUSING**

**D UPDATE FROM COORDINATED FUNDING VOLUNTEERS**

**E HHSAB AFFORDABLE HOUSING FUND POLICY COMMITTEE SUBCOMMITTEE UPDATES**

**CITY COUNCIL (COUNCIL MEMBER UPDATE)**

Z. Ackerman: I about four updates:

- 1) City Council released funding for various mental health functions in the court system, which include drug addiction treatment.

- 2) Monday night update - Disorderly conduct can be a charge when domestic abuse is suspected in last 24 hours – creates separation
- 3) Library lot – were’ approaching 1 year since selection. Core Resources has now switched legal representation to one that is more experienced working with government. Expect the purchase agreement before April
- 4) YLot – want to ask HHSAB support when time comes. Dahlman is suing the city currently, but there is an opportunity for the city to buy it back, and rethink its disposition and/or redevelopment.

**A. Bannister:**

- 1) We had 2 meetings and one was only 37 minutes –my shortest yet.
- 2) Chief Baird is retiring.
- 3) City has agreed to file an amicus brief in coordination with an Ann Arbor Public Schools case where the school is trying to ban open carry. The city supports this policy.
- 4) City Council approved zoning change for no ground mounted solar arrays in front yard. The decision came down to safety and aesthetics
- 5) Police oversight task force – the Human Relations Commission has made thoughtful recommendations – there was an issue around potentially recommended non-city residents but it’s being worked out potentially by allowing them to be non-voting members.
- 6) Transforming Justice Washtenaw Meeting will be 9 a.m. on Saturday in this very room

**PUBLIC COMMENT**

N/A

**ADJOURNMENT**

**A. Gilroy moved to adjourn; G. Pratt seconded. Motion passed unanimously. Meeting adjourned at 8:28 pm.**

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**301 E. Huron St.**  
**Ann Arbor, MI 48104**

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