

MINUTES
Housing and Human Services Advisory Board
Thursday, June 13, 2019
6:30-8:30pm
200 N. Main St
Ann Arbor, MI 48104
Lower Level Large Conference Room

Members Present: A. Bannister, P. Sher, E. Pollack, G. Pratt (Chair), A. Foster, A. Erickson, D. Blanchard

Members Absent: A. Carlisle, R. Sarri, N. Wright, J. Daniel, Z. Ackerman, T. Jabzanka, F. Tsui

Staff Present: T. Gillotti, M. Jenkins, M. Williams Boydston, A. Abulhab

Public present: D. Delphiuss - Community member

I. Convene Meeting:

G. Pratt convened meeting at 6:47pm

II. Public Comment

N/A

III. Approval of Agenda

The meeting did not meet quorum so approval of agenda could not be voted.

IV. Approval of Minutes

The meeting did not meet quorum so approval of minutes could not be voted.

V. Business

a. Point in Time (PIT) Count Update

M. Williams Boydston - Reviewed the results from the Point-in-Time (PIT) County; a federally mandated count of all sheltered and unsheltered persons experiencing homelessness on a single day in January). This year it was held on January 30th (which was one of the coldest days). Twenty-five volunteers went out including 11 teams. The results were 261 sheltered and Unsheltered at 12. We've learned to focus on systems transformation, incorporation of real-time data on who is experiencing homelessness, systematic approach to prioritizing permanent housing resources, continues process improvement, breaking down system silos to increase collaboration with stakeholders and service providers. The presentation is available online in the agenda packet.

b. Zoning/Policy Updates

T. Gillotti: City Council is reviewing the possibility of implementing zoning changes and feedback is welcomed. The topics of discussion include the density bonus, potential changes to definition of “affordability,” terminology. The presentation is available online in the agenda packet.

Downtown Zoning Density Bonus Discussion - CC resolution (19-109): Planning Commission to examine solution such as require use of the Downtown Affordable Housing Premium for access to other premiums, reducing parking requirements, reduce the utility of the Residential Housing Premium

D. Blanchard: What’s the formula for fee in lieu? Should there always be fee in lieu?

T. Gillotti: The way the policy reads there will be the same formula regardless. The formula fee in lieu for doing affordable housing would be used in two place of the zoning ordinance.

A.Erickson: The market is very different now, and now we need something different. There’s a way to say it like it worked for the time (nothing wrong with nicer housing for higher income people), but we need nice housing for lower income people.

P. Sher: Has this horse left the barn? Are there still properties within the zoning?

T. Gillotti: Yes. Currently we’re receiving the same types of units over and over again. We’re revisiting our zoning so we can get closer to our ideal scenario on housing.

D. Blanchard: We need to be able to approach cash in lieu based on developers need for flexibility. Most of the time cash in lieu promotes good outcomes to build more units.

E. Pollack: If the developer, couldn’t make the numbers work perhaps they need to come to us and give us a sound reason why? Then we would make recommendations like ZBA does.

T. Gillotti: I am unsure if there’s something in the law that limits developers to go solely before ZBA. I can check and report back at the July meeting.

c. Planned Unit Development (PUD) Zoning

T. Gillotti: The purpose of this district is to permit flexibility in the regulation of land Development. The draft of the PUD will be available online as part of the agenda packet.

d. HUD Changes to Section 214 – Public Comment Period

M. Jenkins: The current policy allows households with mixed citizenship status receive pro-rated permanent subsidy. The policy recommendation limits the subsidy to temporary subsidy until the citizenship status is verified for every household member. The comment period ends July 9th and the link for public comment will be made available as part of the discussion.

The link for public comment period is located here:

<https://www.federalregister.gov/documents/2019/05/10/2019-09566/housing-and-community-development-act-of-1980-verification-of-eligible-status>

e. Update on Affordable Housing Process

M. Jenkins: The Affordable Housing Fund process has a policy and application materials in place. The materials will be sent to local affordable housing developers and to the Brett Lenart Director of the city of Ann Arbor Planning Department. Council approved \$660,000 will be available as of July 1st with \$100,000 designated toward \. An update of the account balance will be presented at the July meeting.

VII. City Council Updates

A. Bannister: Fee in lieu applies to Planned Unit Development (PUD) Zoning. We wanted to be C1AR, but didn't get public benefits and we gave up \$10,000,000 in funding for the Housing Fund.

The Senior Center in Burns Park is part of the list for public land being reviewed for affordable Housing. The community engagement process this summer and data compiling in October. Another property is Bristol Ridge on Pontiac Trail.

Community Meetings:

Saturday, June 16th: 25th Annual Juneteenth in Wheeler Park

City Council Caucus is Sunday, June 17th, 7-9PM.

G. Pratt: Morningside Property: It should be noted that no developer came forward to develop on the PUD (not accurate to say we didn't give up the \$10,000,000 for the Affordable Housing Fund).

VIII. Public Comment

D. Delphius: Please attach PPT so that public can review. Some of the discussion sounded like deliberations and that is inappropriate given lack of quorum.

VIII. Adjournment

No motion for adjournment (due to lack of quorum): 8:43 PM.

DRAFT