



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](http://a2gov.legistar.com/Calendar.aspx)

Thursday, July 12, 2018

6:30 PM

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

CONVENE MEETING

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

INTRODUCTIONS/WELCOME

PUBLIC COMMENT

APPROVAL OF AGENDA

N. Wright moved to approve agenda; A. Foster seconded. Motion
passed unanimously

APPROVAL OF MINUTES

A. Erickson moved to approve agenda; N. Wright seconded. Motion
passed unanimously. E. Pollack abstains for absence

BUSINESS

A WASHTENAW COUNTY COMMUNITY MENTAL HEALTH PRESENTATION

K. Hoener: First I want to explain the differences between the crisis team and PORT, the Project Outreach Team. The PORT team provides outreach to the homeless, those at risk of homelessness, and/or people who have substance abuse or illness. We want to engage and assess areas to see if they need services. Some conversations and outreach can be short and some can last years depending on the situation. At our shelter in Ann Arbor, there is a clinic run by Packard Health and other services available. Individuals are mostly localized, but not exclusive to Ann Arbor. The PORT team is trained to understand the homeless in different contexts and operate Monday to Friday from 9am-5pm. There are

two staff on the PORT team. Most referrals go to the crisis team.

L. Gentz: The PORT Team was much larger in the past, but has shrunk overtime fairly drastically with more spread out services. The crisis team is trained to determine eligibility and they help people navigate court order processes. They are housed at the Annex or at Towner.

CMH partnered with the Sheriff's office to work more effectively. We have developed training that has been endorsed by several groups to manage mental health processes. We are in the process of training the Ann Arbor Police force and so far, about 50 officers have had the training and we are hoping to have all of them trained by the end of the year. It is a basic 16 hour training for all officers. We tried to help create diversion options to working with those suffering with substance abuse and/or mental illnesses. We have ride along opportunities and work with one another. We also have services at the jails to train with the dispatch units.

P. Sher: How are things going? How effective are the trainings?

L. Gentz: The BOC voted to have us as a stepping-up community to invest and address these issues. We are now working to pull data and examine it.

A. Erickson: Can people access the data? Is it specific or seeking broadly?

L. Gentz: More broadly, and we've been able to see patterns already. For example, the post 180 days after someone is released from jail is crucial.

M. Tasker: We are trying to partner with a lot of law enforcement and can see that less people who struggle with mental illnesses and substance abuse are going to jail.

J. Daniel: How closely do you work with the VA?

L. Gentz: We work very closely with them.

A. Erickson: What are some examples of services between the jails and ER?

L. Gentz: We have a crisis residential home currently on Packard and Carpenter that is about to be moved to Northville, an engagement center, detox, partial hospitalization programs, and more.

N. Wright: What are the shortfalls of these teams and programs?

L. Gentz: We have seen a dramatic increase in former CMH patients in jails. Also, our crisis team is about 13 people that are on duty 24/7. It is simply not enough. Sometimes, the short bursts of help aren't enough. A lot of people are falling through the cracks and we need more people and help to sustain and further our programs. 2 people are on PORT, ideally we'd like 4 people. Also, we are at Towner so our response time can be long, especially to the western side of the county.

G. Nelson: Is there a document for people who need help (either for present or post situation)?

L. Gentz: Yes, but it is hard to find.

A. Carter: Is there any information on group homes?

K. Hoener: No, and there are multiple reasons for that.

L. Gentz: One of the biggest issues of jails and hospitals are a lack of safe and consistent housing.

M. Tasker: The Community Mental Health Advisory Committee (CHMAC) is trying to figure out how to fill gaps and is working with communities to see needs and how to use millage dollars most effectively. Some needs are for mental health care for those who don't have insurance, and accessibility issues.

Board discusses how we can best use affordable housing funding to assist CMH.

B Y-LOT UPDATE ON NEXT STEPS INCLUDING PUBLIC ENGAGEMENT

T. Gillotti: Currently, City and county staff are working on the feasibility of three different development options for the Y-Lot:

- Sell as-is with no designation for affordable housing (other than commitment of some proceeds to affordable housing fund.

- Feasibility of the site for affordable housing only – includes financing options, parking considerations, zoning, etc. The review of affordable housing could include set-asides for Permanent Supportive Housing, elderly housing, etc.
 - Feasibility of site for mixed income and/or mixed use. This would include affordable units as well as market rate and potential commercial/public uses as well. There will be same consideration related to financing parking, zoning and other reviews.
- The feasibility analysis will be presented at an August meeting of the City Council. At that time there will also be a request for bids related to public engagement. The engagement would include getting public feedback based the feasibility options. The engagement would likely occur in the fall. In the fall/winter recommendations would be brought to City Council for action.

T. Jabzanka: It's been a Y-Lot (while, a lot) since we've talked about the Y-Lot.

C AFFORDABLE HOUSING WORKING SESSION - NEXT STEPS

T. Gillotti: Also packed into an August City Council meeting will be a resolution for the City Council to direct staff to do the review and feasibility analysis of all public land in the city for potential development as affordable housing.

D AFFORDABLE HOUSING DRAFT "WATCH LIST" COUNTY-WIDE

T. Gillotti: One key goal of the 2017 Assessment of Fair Housing was the review of all committed affordable units in Washtenaw County, including development of a list of "at-risk" properties that could convert to market rate. The second part of that is to develop a strategy to try and maintain affordability. In the past 18 months more than 500 units have come out of affordability. We are working with local jurisdictions (including Ann Arbor and the Ann Arbor DDA) to intervene and try to preserve at least half of the units coming out of affordability.

Board discusses tax credits and more to try to keep affordable housing affordable.

J. Daniel: Is there any talk of co-ops?

T. Gillotti: We can try, but it's my understanding that the federal

funds that were previously available for affordable cooperatives is no longer available.

J. Daniel: Can we still put it in the feasibility study?

T. Gillotti: Yes

E FOSTER HOMEWORK REPORT

A. Foster: I looked into land trusts and one of the things I found was an article from The Atlantic about land trusts in Oakland. 38 of 50 states and Washington DC have land trusts as of 2005. There were 160 registered and 15,000+ units as of 2005. The basic function of the land trust is an entity that acquires vacant land and retains rights to the land. Developments (structures) on that land are sold or can be passed down. There are requirements related to keeping housing affordable during the sales process.

There are 2 community land trusts in Ann Arbor. It's not clear if they are active.

P. Sher – I was involved with one of them, and we found that the cost of properties was too high in Ann Arbor to be able to rehab and sell them affordably. And that was many years ago. This model seems to work better in a depressed market.

CITY COUNCIL (COUNCIL MEMBER UPDATE)

A. Bannister: One thing people are concerned with is what we're doing about the Blind Pig and Blake Transit Center incidents. The Police Oversight Taskforce are looking into and working on something to present in August. Also, Sumi Kailasapathy and I are filing a lawsuit against the City, mayor, and city clerk concerning the Library Lot and wrong proceedings with the sale and for the caption length and language on the ballot.

N. Wright: I am concerned of the politics coming into this board through council member A. Bannister's updates.

Board discusses further of the nature of updates

Z. Ackerman: There are some other small updates.

- The council recently made a small amendment to the drug expansion court.

- There is the issue about the caption and language put on ballot for the Library lot that I can't speak to because of the lawsuit.

Board discusses changing time and date for next meeting.

PUBLIC COMMENT

CLOSED SESSION

ADJOURNMENT

T. Jabzanka, Chair, adjourned meeting at 8:50 pm.
A. Erickson moved, A. Foster seconded. Motion passed
unanimously

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