

CONTINUUM OF CARE (CoC) BOARD

MARCH 20, 2019 | 3-5PM

LEARNING RESOURCE CENTER (4135 WASHTENAW AVE. ANN ARBOR)

TIME	AGENDA ITEM
3:00pm	1. Call to Order
3:01pm	2. Welcome/Introductions
3:03pm	3. Public Comment (<i>limited 2 minutes per person</i>)
3:05pm	4. Approval of Agenda (ACTION)
3:06pm	5. Approval of Minutes (ACTION)
3:08pm	6. Dexter site Tax Credit Application (ACTION)- Wendy Carty-Saxton, Avalon Housing
3:20pm	7. Voucher 101- <i>Mirada Jenkins, OCED</i>
3:45pm	8. CoC Systems Collaboration & Efforts- a. Built for Zero Update- <i>Andrew Kraemer, OCED</i> b. Homeless Response System Analysis- <i>Amanda Carlisle, Washtenaw Housing Alliance (WHA)</i> c. Youth Homelessness Efforts- <i>Krista Girty, Ozone House</i> d. Winter Shelter- <i>Dan Kelly, Shelter Association of Washtenaw County & Morghan Williams, OCED</i> e. ESG eligible cost MSHDA policy feedback- <i>Andrew Kraemer, OCED</i>
	9. Equity Findings- <i>Morghan Williams & Lindsey Crandle, OCED</i>
4:10pm	10. Washtenaw Housing Alliance Update- <i>Amanda Carlisle, WHA</i>
4:15pm	11. Policy Specialist Update- <i>Morghan Williams, OCED</i>
4:20pm	12. Board Member Updates/Issues
4:25pm	13. Public Comment (<i>limited 2 minutes per person</i>)
4:30pm	14. Adjournment

ACTION ITEM SUMMARY

CONTINUUM OF CARE (CoC) BOARD | March 20, 2019

Avalon Housing 7651 Dan Hoey, Dexter Concept Letter

Avalon Housing, Inc. is seeking funding to construct approximately twenty-two units and a community center on a two-acre parcel at 7651 Dan Hoey in Dexter. Eleven (11) of the units will be targeted as supportive housing. Avalon has recently submitted an application to the County for HOME funds and a plan to submit an application for Federal Home Loan Bank Affordable Housing Program (AHP) funds in August, and for Low Income Housing Tax Credits in October, 2019.

Avalon is coming before the Washtenaw County Continuum of Care to present our preliminary project concepts, provide an opportunity for CoC to provide input, and to request support for this proposal.

Current Action Needed:

Approval of support and signed letter of support for 2019 October tax credit application. A letter of support will need to be signed by Board Chair (attached).

Motion:

The CoC Board supports the re-submission of a tax credit application for 7651 Dan Hoey Way.

CONTINUUM OF CARE (CoC) BOARD MEETING JAN 16, 2019 | 3-5PM

UNITED WAY ANN ARBOR | 2305 PLATT RD. ANN ARBOR

Members Present: Rhonda Weathers, Teresa Gillotti, Renee Smith, Jean Carlberg, Pam Smith, Susan Wyman, Pam Cornell-Allen, Amanda Carlisle, Jimena Loveluck, Shamar Herron, Jan Little, Alice Seipelt, Jillian Rosen, Dan Kelly, Shawn Dowling, Marla Conkin, Jim Mogensen, Nicole Adelman, Tony DeGiusti, John Heiftje, Linda Rama

Staff & Presenters: Morghan Williams (OCED), Laura Urteaga-Fuentes (OCED), Andrew Kraemer (OCED), Lindsey Crandle (OCED), Lisa Gentz (CMH), Wendy Carty-Saxon (Avalon), Aubrey Patiño (Avalon)

Public: Liz Hill (Red Cross), Sara Saylor (UM Ginsberg Center), Annette Sobocinski (Childcare Network), Amanda Crosby (Childcare Network), Takisha Jones (Salvation Army), Ellen Schulmeister (IHN), Mark Creekmore (National Alliance on Mental Illness)

TIME	AGENDA ITEM
3:00pm	1. Call to Order J. Hieftje called the meeting to order at 3:11
3:01pm	2. Welcome/Introductions
3:03pm	3. Public Comment (<i>limited 2 minutes per person</i>) No public comment given
3:05pm	4. Approval of Agenda (ACTION) J. Carlberg moved to approve the Agenda. T. Gillotti seconded. There was no further discussion and the motion carried with no opposition.
3:06pm	5. Approval of Minutes (ACTION) A. Carlisle indicated a correction was needed to the November 28, 2018 minutes section 11 as the proposition discussed was Proposition A not Proposition 2. J. Little moved to approve the minutes with the change. S. Wyman seconded. The minutes were approved with no additional discussion.
3:08pm	6. Select CoC Board Chairs (ACTION) J. Hieftje and R. Smith were nominated to continue serving as Co-Chairs. R. Weathers moved to approve nominations and P. Cornell-Allen seconded. The motion carried with no opposition.
3:15pm	7. Washtenaw County Equity Policy- Teresa Gillotti, OCED Teresa Gillotti shared that this policy passed in September 2018 and provides an overarching guidance for racial equity and accountability for the county and community. The focus is on integrating this racial equity lens into everyday work. The county is currently in the process of hiring an Equity Officer, for which there will be public presentations on February 4, 2019, from 4:30 – 8:30 followed by a meet-and-greet for the finalists. Once a decision is made, the new Equity Officer will hire a team and work with several other teams throughout the county, including hiring and training, to support the equity initiative. Eventually, this team will review policies and procedures so that the impact begins to look outwards to the community. The OCED has developed a Racial Equity Plan for 2019, which will require engagement and perseverance to meet both short-term and long-term equity goals.

3:35pm

8. 2019 CoC Board Calendar Approval (**ACTION**)- *Laura Urteaga-Fuentes, Office of Community & Economic Development (OCED)*

Some change to the calendar is expected as the CoC receives information on funding application dates. Updates will be made available throughout the year as this information is released to the CoC. Equity Efforts were added to the calendar this year as the Board will be having conversations throughout the year on how to integrate this into the CoC's efforts. The Board is invited to reach out for any training needs as the year continues.

J. Carlberg moved to approve. J. Morgensen seconded. The motion carried with no opposition.

3:45pm

9. CoC Systems Collaboration & Efforts-

- a. CMH Millage- *Lisa Gentz, Washtenaw County Community Mental Health*
In October, the Board of Commissioners approved the 11 investments approved by the Mental Health Advisory Council, and these investments are moving forward. The Access Plus Program has been expanded to align with the elected focuses for these new investments, and will be renamed CMH CARES. The expanded services for this program will begin in March of this year and will include addition supports on top of the crisis response that already exists; the services may be offered for up to one year. This initiative also hopes to overcome some of the barriers related to the waitlist and funding to improve early access and prompt access to treatment. This will also include efforts to meet the needs of rural communities through pop-up clinics.

- b. Hickory Way & Platt Road- *Aubrey Patiño & Wendy Carty-Saxon, Avalon Housing*

The new Hickory Way construction will offer 15 fully-accessible units with elevators and no-step entry. Of the 70 units in these two buildings, half are for homelessness and half are AMI units. One building will begin construction in April and the second building will be finished in 2020. The zoning is already completed for this initiative.

The Platt Road initiative is on county-owned land and will be divided between Thrive (approximately 75 units), and Avalon (50 units). Avalon's 50 units will include 30 units of supportive housing, with 10 Avalon units for clients of Ozone. The initiative is currently working on zoning with the county. Construction will likely begin in 2021 with an expected completion date in 2022. The market-rate units have their own financing, so those development dates may vary.

There is another opportunity in Dexter for a 2-acre plot of land for affordable housing units. This would be a collaborative effort with Faith in Action. The purchase agreement is expected on January 28, 2019 to apply for County Home funds with the formal presentation of the development expected in May.

J. Hieftje offered assistance with any lobbying needed to expedite the zoning process. He also requested that the CoC provide a list of affordable housing units coming online with construction or going offline to inform potential advocacy opportunities.

- c. Built for Zero Year End Update- *Andrew Kraemer, OCED*
See Built for Zero handout in the Board packet

The CoC has been using the Built for Zero participation model since its start in 2015 on prioritization of housing placements for veterans and chronically homeless individuals. As noted on the handout, there is a seasonal pattern of homelessness for veterans which seems to run opposite of the seasonal trend for families. This may be because families with children have extended relatives that are more likely to take them in during the cold weather months.

d. Homeless Response System Analysis- *Amanda Carlisle, Washtenaw Housing Alliance (WHA)*

See handout in the Board packet

The WHA will be selecting a consultant by February in order to quantify the number of units needed moving forward. The decision should be in line for the next CoC Board meeting, and the results will be sent to Corporation for Supportive Housing, U.S. Interagency Council on Homelessness, and Housing Solutions.

e. Youth Homelessness Efforts- *Laura Urteaga-Fuentes, OCED*

The CoC has been finalizing Youth Homelessness Survey Report and started meeting with key community partners to develop the Youth Committee. In compiling the report, the CoC found several gaps in policy and policy-related barriers to youth accessing services, including parenting youth and youth without parental consent to stay at shelters. The full report will be finalized soon and made available to the Board and larger public. The goal of this initiative is to address gaps and barriers to services for youth, and incorporate the youth voice into all aspects of the CoC decision-making process.

f. Winter Shelter- *Dan Kelly, Shelter Association of Washtenaw County & Morgan Williams, OCED*

Attendance at the shelter has increased 60% since last year, so SAWC has looked at potential off-site options for overflow this winter (count on December 31, 2018 was 95 out of a maximum of 118). They have met with a group of Ypsilanti and county congregations for space and volunteering, and a few congregations have responded with interest. The goal is to find space specifically in Ypsilanti because community members have identified this as an area of higher need. D. Kelly requested that Board members pass on any known connections or interest as SAWC is seeking solutions outside of the box to resolve any potential shortages.

4:15pm

10. Washtenaw Housing Alliance Update- *Amanda Carlisle, WHA*

The PIT Count Planning Committee has been meeting regularly since November for the count on January 30, 2019. The time has changed this year to 10:00pm – 2:00am to attempt to capture more youth in the count. Volunteer numbers are sufficient for the count.

WHA has several immediate advocacy needs:

WHA is working with L. Gentz from CMH to advocate that the resources earmarked for affordable housing are put towards this use. The City Council previously voted to put 40% of the funds (about \$900,000) towards housing, 75% of which would go to affordable housing and 25% to supportive services. The City Council has since decided to send out a poll to certain residents, but it is unclear how many residents will be polled. A. Carlisle requested that attendees spread information to their connections about this poll to spread awareness.

WHA is also advocating for the approval through City Council of the Lockwood of Ann Arbor apartment development. This would offer 95 units of senior housing with 38 units at 50% AMI or lower. The developer is making these available for 99 years. There is a lot of neighborhood opposition so WHA is putting out a call to action, asking organizations to support this development and contact city council members. There is a link on the WHA website for additional information.

The Ann Arbor Y lot was previously used for 100 units of affordable housing, and there is now a public engagement process around what to use the lot for. This is an opportunity for affordable housing on this lot.

Many units of Affordable Housing will be going offline in the next few years, and WHA is keeping record with a working document of these units. T. Gillotti is making contact with communities where these units are located to encourage their continuation.

Other Updates:

Sycamore Meadows has made a lot of progress over the last year, but still needs more work and support. This complex offers 260 units of affordable housing in Superior Township.

Most of HUD is furloughed due to the government shutdown. There has been concern about resources, but most rental assistance and vouchers are locked in place for January, but there may be potential problems in February. There is also insecurity around SNAP benefits after February, which may impact recipients.

4:20pm

11. Board Member Updates/Issues

J. Mogensen provided an update from the last meeting on the advocacy work around housing. There was a Moral Fusion summit on December 16, 2018 and there is still a possibility on coordinating as it relates to affordability. There is a history of collaboration within the interfaith community after the recession, but this community has not been used in a while. There will need to be an effort to renew this collaboration. One benefit is that most funding from religious organizations is unrestricted. Please contact J. Mogensen with any concerns or issues.

D. Kelly reported that there was a recent Housing Choice Voucher pull by CMA that put clients in a problematic situation. The clients were given 2 business day notice by mail for a required appointment; many did not receive the notice before the appointment. The clients were given the same appointment time, then were pulled in one-by-one for their meeting, causing inefficient use of client time. Many clients were not able to attend due to the short notice or no notice for this appointment. Community partners may need to advocate if their clients are turned away for not attending this meeting. There was a discussion around contact with MSHDA and CMA to improve future pull processes; it was decided that the CoC Board Executive Committee will follow through with communication for more effective results.

S. Wyman reported that St. Joseph has a new president who held a recent meeting on reducing racial inequities and disparities in the healthcare system. The hope is that this initiative will lead to more outreach from St. Joseph and a larger presence from the healthcare system in the community.

4:25pm

12. Public Comment (*limited 2 minutes per person*) **No public comment given.**

4:30pm

13. Adjournment **J. Hiefje adjourned the meeting at 4:33.**



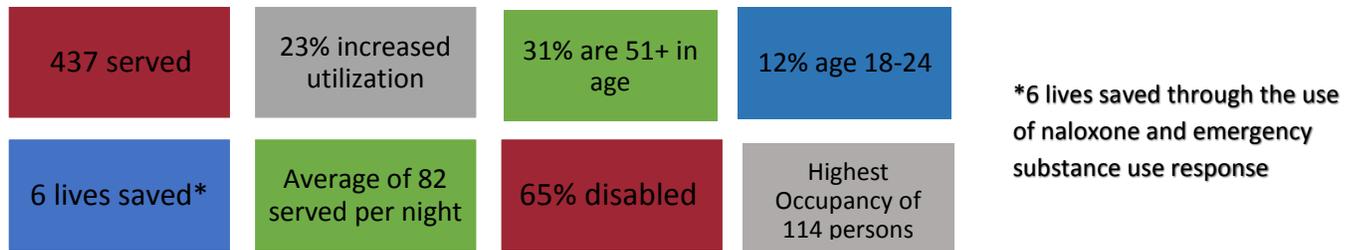
Shelter Association of Washtenaw County 2018-2019 Winter Shelter Update: 11/12/18 – 02/28/19

THE WINTER SHELTER PROGRAM

The Shelter Association of Washtenaw County provides additional day-time and overnight emergency shelter to individuals experiencing homelessness in Washtenaw County during the winter months. The SAWC Winter Program also operates as an access point to key supportive services in efforts to achieve SAWC’s mission of ending homelessness. Supportive services offer individualized housing plans, intensive case management, and housing voucher sign up assistance. Additional basic need services include an onsite medical clinic, laundry, storage, showers, phone and mail access. These basic need services are designed to help those served preserve the dignity they deserve as they move from homelessness to housing.

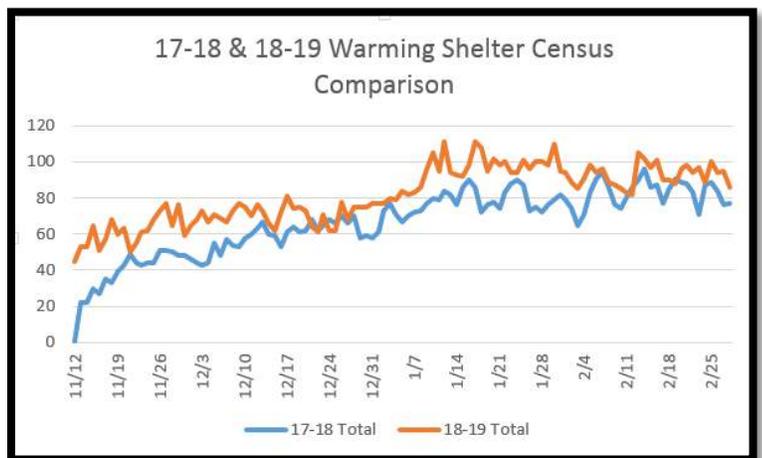
The Winter Program entails a capacity of 113 emergency shelter beds; including 62 beds for men in the 1st floor cafeteria, 26 beds on the second floor for women, and 25 rotating shelter beds hosted in partnership with 20 partner congregations. The Winter Program also operates a day shelter that is provided off-site during the week at local congregations and onsite at the Delonis Center on weekends. The daytime warming accommodations are implemented by local organization, MISSION through the management of SAWC. During the season, daytime shelter rotates to five congregations that provide an array of client amenities: onsite laundry and shower facilities, clothing closets, snacks, and gifts for the clients.

NUMBERS AT A GLANCE



During the 18-19 season nearly 70% of those served have had a disabling condition. Over the last five warming shelter seasons, the disability rate has increased from 45% to 65% of those served. Although this increase may partially be attributed to increased data quality entered by SAWC staff, we do not believe that is the primary factor for the increase. Over the years, the SAWC has experienced an increase in the level of acuity of those served.

The Shelter Association has also seen an increase in the utilization rate compared to prior seasons. The *Census Comparison graph* notes the nightly guest onsite census in the Winter Shelter program this winter in comparison to the previous 17-18 season. Through 2/28/19 there is an overall 23% increase in the number of persons sheltered each night from the previous season. The increase may be a result of SAWC policy changes to lower barriers. It may also be affected by increased staff training to aid in mediating guest conflicts, all centered around the goal of helping those served maintain access to shelter. Because of this increased utilization, in late January SAWC, through partnership with Washtenaw County, Ann Arbor Public Schools, Golden Limousine, AATA, Ann Arbor Area Community Foundation, and the support of local community members, opened a temporary off-site overnight warming shelter during the record winter storm. The total served during this time was the highest since the polar vortex of 2013-2014. During the last month of the warming shelter season, SAWC continues to monitor the weather and work with community partners; should there be a need to stay open beyond the end of March, SAWC is prepared to keep the overnight warming shelter open.





WHA Update to the Washtenaw County CoC Board

March 20, 2019

POINT-IN-TIME (PIT) COUNT

After much planning, and despite Polar Vortex temperatures, we held the 2019 PIT Count on the evening of Wednesday, January 30th from 10pm to 2am on the morning of January 31st. In the week prior to the count, the county outreach team (CMH's PORT/PATH team) had been working aggressively *to get as many people, who were living outside, into emergency shelter or motel rooms* before the cold temperatures hit. We are so thankful for their efforts, as well as the efforts of other service providers. We ended up having 25 volunteers conduct the count, despite the cold temperatures. *When we left the LRC at about 3am after the count, it was -16 degrees outside.* We expect our unsheltered count will be lower than it would have been in "normal" January temperatures, but there were still about 10-12 people who were found outside during the count. Teams managed to convince two people to seek shelter in motels on that night, which is a success in itself!

The PIT Count Debrief will be held during a Continuum of Care General Membership meeting on Monday, April 15th in the morning at WCC - Morris Lawrence Building. Final numbers for both the sheltered and unsheltered count will be provided to the community at that time.

ADVOCACY EFFORTS

The WHA recently held two targeted strategic planning sessions around its Advocacy & Communications work during the month of January. This was in response to the increasing interest in affordable housing advocacy across Washtenaw County by various groups. The purpose of the sessions was to help WHA and other groups strategically plan our advocacy efforts in the immediate- and longer-term. **Attached with this update** is the DRAFT document that we developed as a result of these planning sessions. We are looking for input on the DRAFT document from various stakeholder groups, including the Continuum of Care (CoC) Board, and will be finalizing the document by the end of April.

A few IMMEDIATE advocacy needs:

- **City of Ann Arbor Lockwood Development:** We need affordable advocates to **send emails to City Council** and **show up on Monday, March 18th (7pm) at Ann Arbor City Council** in support of the Lockwood of Ann Arbor Development. *City Council is holding a public hearing, where anyone in the community can speak about the development.*

Background:

Lockwood of Ann Arbor is a proposed 95-unit senior housing development on Jackson Avenue that will provide 41 new units of senior affordable housing, targeted to very low-income seniors in our community, for a 99-year affordability term. Learn more about the development here: <http://www.lockwoodofannarbor.com/>. The WHA sent Ann Arbor City Council a letter of support for the development that is included on our blog (<http://www.whalliance.org/news-events/>). We have also created flyers, sent advocacy alert emails, and [created talking points about the development](#). We urge other individuals and groups to also contact City Council about this important affordable senior housing development.

- **Affordable Housing Resolutions on Ann Arbor City Council 3/18/19 Agenda:** City of Ann Arbor Councilmember Zachary Ackerman has put three resolutions on the Council agenda for March 18th and we are hoping that affordable advocates can contact City Council members and come to the City Council meeting to show their support for these resolutions. The resolutions are as follows:
 - **Resolution to Increase the Benefit and Use of the Downtown Affordable Housing Premium** [[click here for more info](#)]
 - **Resolution to Pursue Affordable Housing at 721 N. Main** [[click here for more info](#)]
 - **Resolution to Pursue Affordable Housing at 2000 S. Industrial** [[click here for more info](#)]

- **Washtenaw County Public Safety and Mental Health Millage:** The millage was structured in such a way that local units of government, that have their own police force, would receive a “rebate” from the millage to be used however they chose.
 - **City of Ann Arbor Local Rebate - 40/40/20:** In 2017, before county residents voted on the millage, Ann Arbor City Council stated they would use the rebate on three City priorities that currently do not receive adequate, sustainable funding in a *40/40/20 split*: 40% to affordable housing; 40% to climate action; and, 20% to pedestrian safety. The new City Council, seated in November 2018, has indicated they are unwilling to be bound by the 40/40/20 decision, and have authorized the City to send out a closed survey to Ann Arbor residents, asking them how they would like to see the rebated portion of the millage spent within the City of Ann Arbor. We are doing advocacy, in partnership with some environmental organizations, to preserve the 40/40/20 split. Please spread the message to your networks that we support the 40/40/20. [Talking points the WHA developed can be found here](#), and stay-tuned as we are planning an advocacy event, with environmental organizations, to happen prior to the May 6th City Council meeting.
 - **Washtenaw County Mental Health Portion:** Washtenaw County is still trying to decide how to spend the remainder of the mental health funds; we are hoping these funds will support permanent supportive housing (PSH) services, as this was recommended by the County Millage Advisory Committee and adopted by the Board of Commissioners.

- **City of Ann Arbor Y Lot:** There will be future opportunities for public input on the Y Lot. The City is engaging a consultant to administer a public engagement process. Stay tuned!

DRAFT PLEDGE FOR AFFORDABLE HOUSING

BELIEFS

1. Housing is a human right.

Housing is the foundation for health and well-being, enabling people to live with dignity, quality of life, and with basic access to opportunity.

2. We must coordinate housing strategies with complementary strategies in the areas of health, education, transportation, environment, and economic development to improve the overall quality of our community life.

Twenty first century community and economic development strategies must attend to relational impact of interdependent factors that affect community and individual well-being.

3. There is social, environmental, and economic value in establishing mixed income, highly diverse neighborhoods with increased density in urban areas,

Diverse, racially equitable, mixed income communities are stronger, richer, and more vibrant places to live and work.

4. Government has an essential role and responsibility in the preservation, acquisition, and development of affordable housing to help build an economically diverse, racially equitable community. Public assets and financial incentives should be reserved for households with incomes up to 60% of Area Median Income (AMI) for renters and up to 80% of AMI for homeowners.

The market will not reliably meet the needs for accessible, safe, and affordable housing for all in our community. Public resources should be invested in projects and with developers whose mission is to support affordability in perpetuity.

5. Everyone in our community benefits when we ensure a wide variety of safe, healthy, affordable housing types at a range of price points.

There are assets, value, and cultural wealth in every part of our community. Everyone must be able to benefit from our community's assets.

6. We must improve access to homeownership, especially among low income households, persons of color, and Indigenous Peoples.

Commonly accepted housing policy and practices have effectively segregated communities, limited/excluded economic opportunity in communities of color, while offering public subsidies to others. We seek inclusionary policies that help realize our community's commitment to equity.

7. Renters bring distinctive, essential, social and economic value to our community. Renter voices should be valued. Tenant rights are valued and prioritized.

We must protect housing affordability and stability for tenants so that they can fully participate in the life of our community.

DRAFT

GOALS

I. Create and preserve dedicated affordable housing units.	II. Promote affordability by reducing barriers to new supply.	III. Help households access and afford homes.	IV. Protect against displacement and poor housing conditions.
<i>Sustainable, adequate funding</i>			
<i>Complementary policies in health, education, transportation, economic development, environment</i>			

GOALS	<u>Policy Examples from Benchmarked Communities</u>	<u>Washtenaw County Communities Immediate Actions Recommended</u>	<u>Lead Entity and Partners</u>
I. Create and preserve dedicated affordable housing units.	<ul style="list-style-type: none"> ○ Preserve Low Income Housing Tax Credit (LIHTC) housing and locally subsidized housing that is approaching the end of its affordability period. ○ Request long-term affordable housing in every project that comes to the community as a standard practice. Asking is the first step. ○ Residential projects of five or more units that either receives financial assistance from the municipality, or is developed on property purchased from the municipality must meet long-term affordable housing requirements for lower-income residents. ○ Municipal dedicated taxes, millage, fees and bond-financing for affordable housing ○ Adopt Municipal Payment in Lieu of Taxes (PILOT) ordinances for qualified projects 	<ul style="list-style-type: none"> a. Ann Arbor: Pilot a fast track process for the next affordable housing development to be submitted through the plan review and approval process. b. Countywide: Affordable Housing Preservation Working group - continue prioritization and work plan for preserving affordable units in the county. c. Ann Arbor: Organize for action on future developments that include affordable housing in Ann Arbor. d. Assess City of Ann Arbor Public Land for use for affordable housing. Where affordable housing is appropriate, provide land to local mission-drive non-profit housing developers for development. In cases where public land is sold, commit 	

<u>GOALS</u>	<u>Policy Examples from Benchmarked Communities</u>	<u>Washtenaw County Communities Immediate Actions Recommended</u>	<u>Lead Entity and Partners</u>
		50% of sales proceeds to Affordable Housing Fund.	
II. Promote affordability by reducing barriers to new supply.	<ul style="list-style-type: none"> ○ Reduce or eliminate mandatory parking requirements in housing developments. ○ Streamline all housing development processes. Implement a “Fastest Track” and no- or low-fee process for affordable housing developments. ○ Support the construction of a variety of housing types, including “missing middle” types like duplexes, triplexes, in all neighborhoods. Allow for housing with up to three units, with denser development in selected urban areas including major corridors. 	<ul style="list-style-type: none"> a. City of Ann Arbor: Reduce/remove parking requirements for affordable housing developments. b. Implement changes to corridor zoning to require mixed use units including residential. c. Consider addition of duplexes and ADUs in all residential areas. 	
III. Help households access and afford homes.	<ul style="list-style-type: none"> ○ Ensure adequate local property tax hardship exemptions and ensure accessible processes to secure exemptions. ○ Increase fair housing education and enforcement activities ○ Strengthen and expand source of income protections to improve voucher holder’s ability to access housing. ○ Require owners of rental housing projects to accept tenant based rental housing assistance. ○ Ensure housing vouchers factor into income requirements to maximize access. 	<ul style="list-style-type: none"> a. Streamline local property tax hardship exemption processes. b. Increase awareness of property tax exemptions among low-income homeowners. c. Strengthen and expand source of income protections to improve voucher holder’s ability to access housing. d. Increase fair housing education and enforcement activities. 	
IV. Protect against displacement and poor housing conditions.	<ul style="list-style-type: none"> ○ Increase fair housing education and enforcement activities. ○ Maximize maintenance of quality properties through a substantive landlord risk mitigation fund. 	<ul style="list-style-type: none"> a. Gather data and collaborate with researchers to better understand the causes of eviction in Washtenaw County. b. Explore way to expand tenant access to representation in eviction cases, such as 	

<u>GOALS</u>	<u>Policy Examples from Benchmarked Communities</u>	<u>Washtenaw County Communities Immediate Actions Recommended</u>	<u>Lead Entity and Partners</u>
	<ul style="list-style-type: none"> ○ Increase funding for homeowner rehabilitation programs including those that assist seniors to make needed repairs and modifications to their homes to support aging in place. ○ Gather data and collaborate with researchers to better understand the causes of eviction in Washtenaw County. ○ Expand tenant access to representation in eviction cases, such as court-based eviction diversion programs or a civil right to counsel. 	<p>court-based eviction diversion programs or a civil right to counsel.</p> <p>c. Support voucher to home-ownership programs to help households using vouchers to build wealth over time.</p>	
V. Sustainable, adequate funding		<p>a. City of Ann Arbor: Protect the current commitment of City of Ann Arbor mental health millage dollars for affordable housing and supportive services.</p> <p>b. Protect Washtenaw County mental health millage investment in supportive housing services.</p> <p>c. City of Ann Arbor: Identify options for immediate and long range, substantial and sustainable increases to resources for affordable housing.</p> <ul style="list-style-type: none"> i. City of Ann Arbor: Adopt a dedicated revenue stream to generate at least \$2 million/year for 20 years through a millage, and/or general fund, and/or bond-financing, and/or fees to develop new and preserve existing affordable housing and housing supportive services. <p>d. City of Ann Arbor - approve Brownfield Policy requiring affordable units when</p>	

<u>GOALS</u>	<u>Policy Examples from Benchmarked Communities</u>	<u>Washtenaw County Communities Immediate Actions Recommended</u>	<u>Lead Entity and Partners</u>
		residential is a part of the development, and Fee in Lieu of Affordable housing for commercial/industrial only projects.	
		e. Expand parking hours and commit increased parking revenue to the Affordable Housing Fund.	

SOURCES

These resources have helped inform these beliefs and goals

- Minneapolis Unified Housing Plan
- Kent County Housing NOW! Plan
- National Community of Practice (CoP) on Local Housing Policy, a project of the NYU Furman Center and Abt Associates.
- December 2018 Housing Coalition Community Meeting
- 2015 Housing Affordability and Economic Equity Study
- 2017 Washtenaw Assessment of Fair Housing
- 2018 City of Ann Arbor Working Session presentation

NEXT STEPS

1. Engage with multiple other groups and individuals working on and affected by affordable housing needs to assess and confirm priorities for advocacy and action within each municipality.



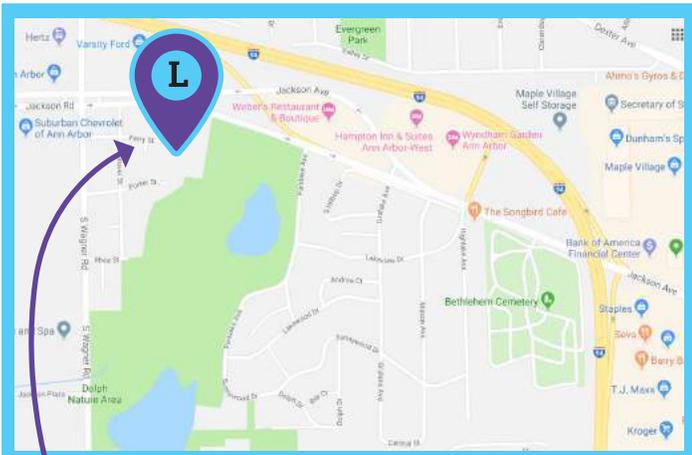
JOIN US MARCH 18

7 P.M. Larcom City Hall
301 E Huron St.
Second floor, City
Council Chambers

If not here, where?
If not now, when?

Tell the **Ann Arbor City Council** to support affordable housing for seniors. Tell them to **approve** the Lockwood senior housing proposal.

Ann Arbor has an urgent need for new affordable housing units for seniors, especially after the recent loss of 200 units throughout the county. Many local agencies report an increasing number of seniors who are housing insecure due to rising rents and fixed incomes.



Lockwood Housing Proposal

- On a major artery
- On bus route
- Close to grocery stores
- Across the street from car dealerships, a hotel, and commercial property
- Public playground
- Public sidewalk along Jackson Avenue
- Public path connecting to nearby nature trails

Lockwood of Ann Arbor is a proposal for a three-story building with 95 independent senior apartments right on Jackson Avenue. The developer has committed that 41 of the units will be reserved as affordable housing for a term of 99 years.

The proposed site is well-suited for this purpose, situated on a major artery in town, on a bus line, near grocery stores and surrounded by commercial property. The developer is also proposing to include several benefits for the neighboring community, including a public playground, a public path connecting to nearby nature trails, and a new sidewalk along Jackson Avenue.

Email Council at
CityCouncil@a2gov.org

Please Support Affordable Senior Housing in Ann Arbor

There is an underserved need for affordable senior housing in Ann Arbor. Seniors who have lived here, raised families and retired often find they cannot afford to live in our community. **Countywide, we have lost more than 800 affordable units in the last 18 months, 200 of which were affordable units for seniors.** There is an increasing number of seniors with insecure housing, because of rising rents and no way for seniors to increase their income.

The proposed Lockwood of Ann Arbor development will exceed City requirements to provide additional affordable senior housing units. **43% of the units will be affordable for 99 years (City Ordinance requires 15%).**

The professional staff at the City of Ann Arbor, through its Planning Director, recommended approval of the project. **The Planning Commission approved the plan and site on December 4, 2018.**

We need your support.



About Lockwood of Ann Arbor

- Lockwood of Ann Arbor is located on heavily travelled Jackson Road in close proximity to many businesses and conveniently located to The Ride (AATA). It is an ideal site for affordable senior housing.
- **This site meets Ann Arbor Master Plan objectives**
- Lockwood of Ann Arbor will be a mixed-income, 95-unit independent senior living community, with 41 units being affordable senior housing units
- This project supports the goals outlined in Washtenaw County's 2015 Affordable Housing and Economic Equity Analysis Report, which Ann Arbor adopted, to add 140 units of affordable housing annually for 20 years. *In the last 17 years, only 54 units have been built.*
- A new public nature trail from Jackson Road to the Dolph Nature Area will be created along with the addition of trees and plants native to the region
- The site will be beautifully landscaped and harmonious with the surrounding area
- Pedestrian safety is paramount and the developer will add 500 lineal feet of sidewalk that will connect to the bus stop encouraging further usage of The Ride (AATA) by senior citizens .
- The Michigan Department of Environmental Quality (MDEQ) and the Ann Arbor Environmental Coordinator confirms this project will have no notable adverse environmental impact
- There will be no measurable impact on traffic in the area as confirmed by the city traffic engineering department



We need your support. How can you help?

- **Email** one or all City Council members listed below telling them to support the Lockwood of Ann Arbor affordable senior housing project.
 - **Attend** and voice your support at the City Council meeting on Monday, March 18 at 7:00 p.m. at Larcom City Hall, 301 E. Huron St., Second Floor, City Council Chambers.
- | | | | |
|--|--------------|--|--------------|
| • Mayor Christopher Taylor — ctaylor@a2gov.org | 734-794-6161 | • Ward 3 Julie Grand — jgrand@a2gov.org | 734-678-7567 |
| • Ward 1 Anne Bannister — abannister@a2gov.org | 734-945-1639 | • Ward 4 Jack Eaton — jeaton@a2gov.org | 734-662-6083 |
| • Ward 1 Jeff Hayner — jhayner@a2gov.org | 734-255-6085 | • Ward 4 Elizabeth Nelson — enelson@a2gov.org | 734-997-9688 |
| • Ward 2 Jane Lumm — jlumm@a2gov.org | 734-677-4010 | • Ward 5 Chip Smith — chsmith@a2gov.org | 734-709-2022 |
| • Ward 2 Kathy Griswold — kgriswold@a2gov.org | 734-657-7900 | • Ward 5 Ali Ramlawi — aramlawi@a2gov.org | 734-369-3814 |
| • Ward 3 Zachary Ackerman — zackerman@a2gov.org | 734-883-8391 | | |
- Or, email all City Council members at CityCouncil@a2gov.org

Learn More at: www.lockwoodofannarbor.com