

PARTNERSHIPS & ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES
Wednesday, January 8, 2020

Place: DDA Office, 150 S. Fifth Avenue, Suite 301, Ann Arbor, 48104

Time: 9:00 a.m.

Present: Bob Guenzel, Tyler Kinley

Absent: Micah Bartelme, Alexandra Dieck, Howard Lazarus Marie Klopf, Jessica A.S. Letaw, Molly McFarland, Darren McKinnon, Rishi Narayan, Keith Orr, Phil Weiss

Others: Matt Carpenter/AAATA, Ali Ramlawi/City Council, Shannon Gibbs-Randall/Planning Commission, Josie Parker/AADL, Marc Norman/UM, Jennifer Hall/AAHC

Staff: Amber, Miller, Maura Thomson, Kelley Graves

Public: None

Affordable Housing: Ms. Hall gave an early preview of the power point that will be shared at next week's City Council work session. Information included feedback received at multiple community engagement workshops, plus an analysis of tax credit, HUD, MSDHA and DDA funding eligibility and other data. The two locations approved by Council to move forward on are the 4th & Catherine and 404 N. Ashley. Staff are recommending that City Council approve hiring a consultant for public engagement on these sites, similar to what was done for 415 W. Washington and 350 S. Fifth Ave. Other locations are being set aside for more study or because they appear less likely to garner funding. Ms. Hall said that Low Income Tax Credits are used to fund nearly all affordable housing projects, and the City is more likely to secure LITC for its downtown properties, in particular the smaller sites, rather than sites outside the downtown. There are no subsidies for property acquisition, only construction, making some sites impossible to consider unless the City were to sell property to free up funds for property acquisition. Ms. Hall was asked if the DDA should take on the role of developing affordable housing; Ms. Hall said she strongly recommended against this due to the complexity and high-level of expertise required. Instead, she and other affordable housing developers look to the DDA to provide infrastructure and grants.

It was noted that Kerrytown area residents and businesses have expressed concerns about the loss of parking spaces at 4th & Catherine if it was used to construct affordable housing. Mr. Ramlawi suggested that underground parking be constructed on this site. Ms. Pollay said that this was feasible, but the need for ramping on this small footprint would likely require at least two floors of underground parking to generate 47 spaces. This cost could be considered against the cost to construct at Ann Ashley, which is only two blocks away and would serve the development of affordable housing on other sites in the neighborhood, as well. Ms. Gibbs-Randall said the distance to Ann Ashley can be an issue when purchasing large heavy items at the Farmers Market, and there was discussion regarding how to enhance the opportunities for patrons to load/unload next to the Market, including better signage.

Partner Updates:

Library: Ms. Parker praised Ms. Hall for her excellent analysis of the City properties as potential sites for affordable housing. She reported that the AADL Board continues its work analyzing potential alternatives for their downtown library building. Studies show that more people come to the

downtown library than any other destination in the city except the UM Stadium. Satisfaction continues to score high. There was robust discussion following the suggestion that the AADL move to the top of the Library Lane parking structure, thereby providing a civic use.

Planning Commission: Ms. Gibbs-Randall reported that the site plan for The Standard development at Main/William was approved. She said that the recent approval of the City's 2030 Climate Action, Carbon-Neutral Plan will require policy changes and is already affecting site plan approvals as Planning considers future impacts of proposed developments.

City Council: Council approved moving forward to pursue Option 3 related to short-term airbnb rentals, which would permit this use in Single Family Home neighborhoods only where the owner resides on site.

AAATA: Mr. Carpenter announced the AAATA and Regional Transit Authority's are holding a public hearing tonight at the AADL on the new downtown Detroit / downtown Ann Arbor express transit service which will begin soon.

Public Comment: None.

The next Partnerships Committee meeting (DDA only) is scheduled for February 12 at 9:00 am.

The meeting adjourned at 11:20 am