

AFFORDABLE HOUSING/ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES
Wednesday, September 9, 2020

Place: Virtual Meeting-Zoom link: <https://us02web.zoom.us/j/87218378205> by phone 1-877-853-5257 (Meeting ID: 872 1837 8205 Password: 034290)

Time: 9:00 a.m.

Committee Present: Micah Bartelme, Bob Guenzel, Tyler Kinley, Darren McKinnon

Others: Matt Carpenter/AAATA, Shannon Gibbs Randall/Planning Commission, Jennifer Hall/AAHC, Ali Ramlawi/City Council

Other DDA Present: Ji Hye Kim

Staff: Susan Pollay, Maura Thomson, Jada Hahlbrock, Sara McCallum, Kelley Graves

Public: Members of the public were not on the Zoom

Guidelines: Mr. Kinley outlined the guidelines given to public bodies to hold electronic meetings as outlined in Governor Whitmer's Executive Order #2020-154.

Partner Updates:

AAATA: Mr. Carpenter reported route service has been restored to approximately 60% of normal capacity, up from 20% in March. The AAATA understands this is still a fluid situation and is keeping funds in reserve given the uncertainty about State funding, which represents 25% of AAATA's operating budget. CM Ramlawi asked when route 33 will be restored; Mr. Carpenter said it is dependent on the state budget. Mr. Bartelme asked about ridership; Mr. Carpenter stated there has been an 80% ridership loss during the shutdown.

City Council: CM Ramlawi said a resolution to extend downtown street closures until November 1st will be on the 9/21 Council agenda. There are three finalists for City Administrator and Council will meet on 9/14 to discuss next steps. CM Ramlawi shared negative feedback he has received from motorists on the Healthy Street Pilot Projects. Questions were asked and answered. Ms. Pollay reiterated the unique opportunity to conduct pilot projects now when traffic volumes are low, and these pilots will benefit future projects aimed at encouraging people to bike more and drive less in support of the City's 2030 goals. Mr. Kinley noted how the initial response to change tends can be negative and that it is good that the DDA is open to taking all of the feedback to better inform decisions. Mr. Ramlawi asked if AAATA had been contacted about the pilot projects; Mr. Carpenter said no. DDA staff said they would provide information on this. Mr. Bartelme asked about the City's stance on social districts; CM Ramlawi noted that it is a challenge for Council to support them in light of the City's recently approved ordinance limiting public gatherings to 25 people.

Planning Commission: Ms. Gibbs-Randall reported a flood plain overlay district map based on new FEMA maps has been forwarded to Council for review. Residences in these floodway flood plain areas will be restricted from building additions to their homes. The revised lighting and sign ordinances are near completion. Questions were asked and answered. CM Ramlawi asked

if infrastructure is in place to accommodate the net zero electrification requirement for the Veridian development; Ms. Gibbs-Randall said she didn't know.

DDA: Ms. Pollay reported the DDA unanimously approved a \$1M grant to support the purchase of Lurie Terrace; CM Ramlawi commended the DDA. He asked when the purchase would be complete; Ms. Hall said it may be in December. Ms. Hall also thanked the DDA for its support of Lurie Terrace. Ms. Pollay said the DDA also approved a resolution adopting project values to guide the design of the next set of People-Friendly Streets projects, a resolution approving projects to include in the City's CIP, and a resolution authorizing the Executive Committee to oversee the Executive Director search. Ms. Thomson reported that installation of the first two layers of asphalt on 1st Street between William and Huron is scheduled for next week. The area will be buttoned-up at the end of the season and construction completed in 2021. Also underway are temporary arts installations overseen by the Arts Alliance. She said City and DDA staff will report back to Council in October on the Healthy Streets pilot projects.

AAHC: Ms. Hall stated that while housing evictions is a nationwide issue, AAHC residents have fared well thus far due to HUD subsidies, funding from the CARES Act and State rental subsidy vouchers. She provided an update on the 12 city-owned properties being considered for affordable housing development. The 350 S. 5th Ave site is farthest along, with Council voting to authorize creating a pre-entitlement plan. Council also authorized creating a pre-entitlement plan for 415 W. Washington, but there currently there isn't funding to pursue this. Focus group input is being received for the 353 S. Main (Palio lot), Ashley & William (Kline lot) with 1st & William, 4th & Catherine, and 721 N. Main. SmithGroup is scheduling public meetings on these sites in October, November and December. Postcard invitations will be sent to residents living within 1,000 feet. Ms. Gibbs-Randall asked why 415 W. Washington was approved for pre-entitlement when there are so many site challenges; Ms. Hall stated that the planning will be valuable to enable Council to decide what to do with the site. Mr. Ramlawi asked if the AAHC is engaged in educating the community on the upcoming affordable housing millage; Ms. Hall stated that the AAHC is prohibited by State law from engaging in campaigning for the millage.

Public Comment: None.

The next Affordable Housing/Economic Development Committee meeting (DDA only) will be October 14 at 9 am.

The next AHED meeting with Partners will be on November 18 at 9 am (one week later than usual due to Veterans Day).

The meeting adjourned at 10:50 am.

Respectfully submitted,
Susan Pollay, Executive Director