

AFFORDABLE HOUSING/ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES
Wednesday, April 14, 2021

Place: Virtual Meeting-Zoom link:
<https://us02web.zoom.us/j/88983573975?pwd=TXk3TmhhVGJBWnJVRGpIMnUvcHRhdz09>
by phone 1-877-853-5257
Meeting ID: 889 8357 3975 Passcode: 979672

Time: 9:00 a.m.

Committee Present: Micah Bartelme, Bob Guenzel, Tyler Kinley

Committee Absent: Darren McKinnon

Other DDA Present: Tom Crawford, Ji Hye Kim, Jessica A.S. Letaw, Jonathan Massey

Staff: Maura Thomson, Sara McCallum, Kelley Graves

Others: Derek Delacourt/City-Community Services, Jennifer Hall/AAHC, Michael Johnson/SmithGroup

Public: Members of the public were on the Zoom meeting but did not identify themselves.

Virtual Guidelines: Mr. Kinley read the guidelines for holding electronic meetings.

NOTE: As required by the amended OMA, all attending members stated they were attending remotely and were attending from Ann Arbor, except for Mr. Bartelme who attended from Mexico.

415 W. Washington Pre-entitlement Resolution: Mr. Delacourt presented the City's request for funding to conduct pre-entitlement for the City-owned 415 W. Washington site. The DDA previously approved \$75,000 in July 2019 for the community engagement that informed the decision to take this site through the pre-entitlement process. This site has multiple challenges to be considered including it being in the floodway/floodplain, Treeline and Historic District areas, as well as the on-site chimney stack being home to the chimney swifts, protected by the federal Migratory Bird Treaty Act. Mr. Delacourt thinks this is the City's best chance of positioning this site to attract a viable private development partner. Undergoing this type of pre-entitlement process is new to the City. The 350 S. Fifth/Y-Lot is going through this process at this time. Much has been learned by all parties involved that will hopefully, benefit the 415 W. Washington process.

Ms. Hall stated that this site was designated as a low priority for consideration for affordable housing due to multiple site challenges, which excludes it from being eligible for typical affordable housing funding options (LIHTC, HUD, MSHDA). And, so, while the AAHC is the main petitioner of record, and a mixed-use plan, including affordable housing, is not being completely ruled out, it is not a priority consideration in the planning process.

Mr. Delacourt and Mr. Johnson summarized the process moving forward whereby, the project will move through Planning and Council and will be subject to public hearings. Ms. Thomson said that this initiative fits within the DDA's Development Plan goals to develop public land to meet community goals. Capacity was included in the DDA's FY22 budget to accommodate this funding request.

Questions were asked and answered by Committee members and other DDA Board members in attendance. The proposed site plans and spreadsheets developed from the community engagement will be provided. The Committee thanked all involved for their hard work on this initiative to-date. There was consensus to bring the resolution to the Board to grant up to \$195,000 to the City for the pre-entitlement work on 415 W. Washington.

Public Comment: None.

The next Affordable Housing/Economic Development Committee meeting (with Partners) is scheduled for May 12 at 9 am.

The meeting adjourned at 10:20 am.

Respectfully submitted,
Maura Thomson, Interim Executive Director