

**AFFORDABLE HOUSING/ECONOMIC DEVELOPMENT COMMITTEE Meeting Minutes**  
**Wednesday, March 9, 2022**

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

Time: 9:00 a.m.

Committee Present: Ji Hye Kim, Tyler Kinley, Jessica A.S. Letaw

Partners: Shannon Gibb-Randall/Planning Commission, Ali Ramlawi, Linh Song/  
City Council, Matt Carpenter/AAATA, Eli Neiburger/AADL, Jennifer Hall/  
AAHC

Staff: Jeff Watson, Executive Director  
Kelley Graves, Management Assistant/Board Secretary

Public: None

Partner Updates:

DDA: Mr. Watson, the new Executive Director, introduced himself and thanked everyone for coming. He said he has been getting up to speed on the DDA operations since he started in mid-January. He will be reaching out soon to connect with more people. He said he heard good things about the DDA staff during the interview process and is glad to be a part of this team. Mr. Watson said the DDA submitted its FY23 budget presentation video to the City Administrator's office on Monday.

Ms. Letaw said the State Street project will be underway this year. The DDA will also be undertaking infrastructure work and a change in the bike lane on Catherine this year in support of the AAHC's Miller/Catherine affordable housing development.

City Council: CM Ramlawi said that Council heard the first reading of the ordinance to rezone the 350 S. Fifth Avenue property from D1 (Downtown Core) to PUD (Planned Unit Development District) at Monday's meeting. Council also heard the first reading of the ordinance to rezone several lots in the South State Street and East/West Eisenhower Parkway area, which includes Briarwood Mall, to a TC1 transit corridor. CM Song stressed the importance of additional affordable housing and public transit in this area to accommodate workforce housing needs, including incoming Afghan refugees.

Council approved the employment agreement for new lead City attorney, Ms. Atleen Kaur, who is filling Mr. Steve Postema's position. Mr. Postema is retiring after 18 years of service with the City.

CM Song said City Administrator Milton Dohoney made his recommendations to Council regarding the \$24M the City received in American Rescue Planning funding. Amendments from council members will be forthcoming. The funds must be spent by 2026. CM Song discussed the importance of prioritizing affordable housing and critical services.

Planning Commission: Ms. Gibbs-Randall noted the importance of infrastructure and filling the gaps in the State Street area that hinder affordability and sustainability options for the surrounding community. She suggested the AAHC consider the possibility of geo-thermal where feasible for its affordable housing projects. The Planning Commission is working on its work plan initiative regarding parking, changing the current City requirement to focus on minimums vs. maximums. The Commission is also working on revisions to zoning ordinances including how they relate to equity.

AAATA: Mr. Carpenter said he will be releasing the AAATA's short-term plan details on Monday, 3/14 via press release, social media, and direct mailing to specific individuals. The AAATA is requesting feedback from the public and all stakeholders to inform its board's decision on the final plan. The plan is in alignment with the Transportation Department's Comprehensive Plan and the City's A2 Zero initiatives. The short-term plan is being expedited to coincide with adding the extension of the five-year property tax millage to the August Primary ballot. The current millage rate of .7 expires in 2023. The short-term plan includes a request to increase the millage amount. Questions were asked and answered. Mr. Watson and Mr. Carpenter to discuss the plan in more detail and possibly making a presentation to the DDA board and/or the AH/ED Committee.

Ann Arbor Housing Commission: Ms. Hall provided an update on two of the city-owned sites being developed as affordable housing. Avalon has been selected as the co-developer for the 121 E. Catherine (Miller/Catherine lot) site. The DDA will be moving the bike lane from the north to the south side of Catherine and providing funding for upsizing the watermain in support of the project. Ms. Hall discussed several development scenarios for the 350 S. Fifth Avenue site that are being explored based on what's allowed within the framework of the legal structure for affordable housing development. Questions were asked and answered.

Ann Arbor District Library: Interim Library Director, Eli Neiburger, said Ms. Josie Parker officially retired on Monday, February 28<sup>th</sup>. Mr. Neiburger is one of the four finalists for the Library Director position who will be interviewed on Wednesday. The Library will have its first story-time event in two years this coming Thursday. A full schedule of events is planned for this year. Room reservations are returning this month.

Public Comment: None.

The next Affordable Housing/Economic Development Committee meeting (DDA only) is scheduled for Wednesday, April 13 at 9 am.

The meeting adjourned at 10:40 am.

Respectfully submitted,  
Jeff Watson, Executive Director