

AFFORDABLE HOUSING/ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES Wednesday, October 12, 2022
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Place: DDA Office, 150 S. Fifth Ave., Suite 301, Ann Arbor, MI 48104

Time: 9:00 a.m.

Committee Present: Tyler Kinley

Staff: Jeff Watson, Hayett Chater, Kelley Graves, Sara McCallum

Guests: Jennifer Hall, Tim Olivier/AAHC

Public: None

Grant Request for Baker Commons: Ann Arbor Housing Commission Director, Jennifer Hall brought forward a request for funding for capital improvements to Baker Commons. The DDA has provided funding support for Baker Commons over the years, dating back to the donation of the lot. Facility Manager, Tim Olivier, provided an overview of the needed improvements including replacing the chiller system with a glycol chiller system and replacing the electric raceway, creating a separate trash room in the basement, installation of drip pans inside the walls and replacing ceiling tiles above the community room to catch condensation from pipes in the wall. The request also includes funds to remove some existing parking spaces to build a picnic area pavilion with a roof for residents. The request is for an “up to” amount of \$591,614 with 50% provided up front, and the balance managed on a reimbursement basis with invoices for the work provided to the DDA. The project may be completed by the end of FY2023, depending on resource and supply chain availability. The DDA can roll unspent grant dollars forward to FY2024 if needed.

Ms. McCallum provided an overview of how the DDA Housing Fund works. TIF funds are transferred each fiscal year to the housing fund. City ordinance specifies a minimum funding level and restricts the use of those funds for projects under 60% AMI. Currently, there is \$876,624 in the FY2023 Housing Fund budget for Grants.

Mr. Kinley directed Mr. Watson and Ms. McCallum to work together to make the revisions to the resolution to correct the budget/fund balance information, remove mention of the Debt Share Agreement, include the fund, the anticipated project timing as to fiscal year, the requirement for invoices to be provided, the 50% upfront provision, note that this request meets the terms of the AMI restriction imposed by City Ordinance, and grant the accounting director authority to distribute the funds. The Committee agreed to bring the revised resolution to the Board. Ms. Hall will give a presentation at the November Board meeting on the AAHC’s projects and answer any questions regarding the Baker Commons grant request.

AH/ED Committee Discussion Topics: Ms. Kinley would like to invite guest speakers to discuss housing affordability and accessibility. He envisions this as an opportunity to increase awareness and make connections to assist individuals with housing needs. There was discussion about format and frequency. It was decided to begin with inviting a guest speaker and dedicating one-hour of the November AH/ED Committee meeting with partners to this discussion, followed by an hour of partner updates. The next discussion would take place at the January 2023 committee meeting with partners. Mr. Kinley and Mr. Watson to work out the details for the November AH/ED Committee meeting agenda.

Public Comment: None.

The next Affordable Housing/Economic Development Committee meeting (with Partners) is scheduled for November 9, 2022 at 9 am.

The meeting adjourned at 10:45 am

Respectfully submitted,
Kelley A. Graves, Board Secretary

STAFF DRAFT