AFFORDABLE HOUSING/ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES
Wednesday, January 11, 2023

Place: DDA Office, 150 S. Fifth Ave., Suite 301, Ann Arbor, MI 48104
Time: 9:10 a.m.
Committee Present: Tyler Kinley
Partners: Shannon Gibbs-Randall/Planning Commission, Matt Carpenter/AAATA, Jennifer Hall/AAHC, Eli Neiburger/AADL, Jennifer Cornell/City Council
Staff: Maura Thomson, Kelley Graves, Shelby Mistor
Public: Carolyn and Joseph Arcure, Peter Honeyman, Linh Song

Notes: Two new City Council members have been appointed as representatives to the AH/ED Committee partner meetings—CM Jennifer Cornell and CM Jen Eyer. Maura Thomson has been appointed as the DDA Interim Executive Director by the DDA Board.

AADL: Mr. Neiburger said the proposed partnership project between the downtown library and a developer reported in MLive did not materialize due to costs. It was proposed as a combined library and affordable housing project. The Library is open to other such partnerships. Work continues on the Scio Township site to house the Library’s archives, office space and, large equipment rental space (i.e., chess board, telescope, metal detector), freeing up more space for public use at the downtown location.

AAHC: Ms. Hall said the AAHC received HUD’s Move To Work (MTW) designation, which provides more flexibility for spending funds aimed at landlord recruitment and retention. The site plan for the 121 E. Catherine site was submitted to City staff. The project cost estimate is 55% higher than pre-pandemic. With the tax credit cap at $13.5M, the AAHC is exploring redesign options to reduce costs and raising additional funds. The City’s goal of electrification for all new development and the requirement to install the DTE power lines underground are also adding to the project cost.

The 350 S. Fifth Ave (Y-Lot) site is facing the similar cost impacts. There are DTE transformer boxes on the site that will need to be moved. The AAHC is considering a geo-thermal heating option but are facing a space issue on the site. The site plan has been finalized and is ready to be submitted to City staff. The 415 W. Washington site plan is ready to be submitted for supplemental and PUD regulation review. There is no action at this time on the 440 Ashley, 309 S. Ashley (Kline lot), and Palio lot sites. Surveyors and engineers are working on the plan to split the floodplain area from the rest of the 721 N. Main site. Questions were asked and answered.

Planning Commission: Ms. Gibbs-Randall reported that a house on Division in the historic district, has been approved as a net-zero, three-unit student development. This home did not qualify for historic district classification, providing the opportunity for a sustainable development option. A
14-story development at Packard and State has been approved. Council approved an ordinance allowing solar panels to be installed in yards in residential areas. The ordinance eliminating natural gas connections is being written. Questions were asked and answered.

**City Council:** CM Cornell said she and CM Eyer are on the City’s Economic Development Committee. The EDC will be meeting to discuss the committee’s mission and define its goals.

**AAATA:** Mr. Carpenter said the AAATA continues to prepare for the millage funding that begins in 2024. Renovation work is underway at the Ypsilanti Transit Center. Staffing shortage challenges continue, particularly in the office areas. Mr. Carpenter said the AAATA supports the bike lanes and road diets, though they do impact transit schedules. Exploration continues for propulsion and hydrogen options for public transit vehicles.

**DDA:** Ms. Thomson said there will be street closures in the area of E. Washington and Fletcher beginning tonight for Vice President Kamala Harris’s visit to the U of M campus tomorrow. The DDA has installed counters in and around the bikeways to capture pedestrian, bicycle, and vehicle data. Three types of devices will be installed to capture peds, bike, and vehicle data. Ms. Thomson thinks the counters will provide valuable data. The DDA plans to install additional delineators in the bikeways to deter vehicles from parking in them. The City and the DDA are sharing the cost of purchasing a smaller sweeper to clear the bikeways once the delineators are installed. The AAPD has implemented a separate enforcement and tracking mechanism for the bike lanes.

Ms. Thomson reported that Phase I of the State Street project was completed last week with the installation of the streetlights. An issue with the breaker is preventing the lights on east side of the street from working. The current DTE lights will remain in place until the breaker can be repaired this spring as part of Phase II of the project. The watermain work at Miller/Catherine is complete. The block delineators have not arrived yet. Orange cones have been temporarily placed in the area.

**Public Comment:** None.

The next Affordable Housing/Economic Development Committee meeting (DDA only) is scheduled for February 8th at 9 am.

The meeting adjourned at 10:30 am

Respectfully submitted,
Kelley A. Graves, Board Secretary