

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 5, 2017 WORK SESSION**

Supervisor Stumbo called the meeting to order at approximately 5:00 p.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Supervisor Brenda L. Stumbo, Treasurer Larry Doe,
Trustees: Stan Eldridge, Jimmie Wilson, Jr., and
Monica Ross-Williams

Members Absent: Clerk Lovejoy Roe, Trustee Jarrell Roe

Legal Counsel: Wm. Douglas Winters

**1. PRESENTATION OF FAIR HOUSING STUDY AND AFFIRMATIVELY
FURTHERING FAIR HOUSING.....TERESA GILLOTI AND
ANDREA PLEVAK**

Andrea Plevak, Director of the Office of Community and Economic Development, explained the Housing Affordability and Economic Equity Study, which was published in 2015. She said Ypsilanti Township was a core partner in advancing the priorities and goals adopted out of that work. She said she was here tonight to explain the progress made at this time. She said HUD put a rule called Affirmatively Furthering Fair Housing requiring a study and a resulting plan, which influenced the way communities do their planning for federal funds, Community Development Block Grant Funds, HOME funds, and emergency solutions grant funds. She said it takes into account the Fair Housing Act and how communities need to be thinking about housing affordability, access to housing, and access to other opportunity indicators.

Teresa Gilloti stated that in 2015, Ypsilanti Township was one of six communities that adopted the Housing Affordability and Economic Equity Study. She said they have talked about there being two distinct markets, the west side of Washtenaw County which includes Ann Arbor and Pittsfield Township where there are high rents, high incomes, high amenities, and a very established Ann Arbor Public School District, that's well thought of. She stated that on the east side of Washtenaw County there are much lower incomes, some lower rents, and we are working on the amenities, but we have a smaller tax base to work with. Ms. Gilloti said there is

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a housing market imbalance and one of the main goals of the study was to balance it out. She said to try and balance this out, their goal was to have more affordable housing in Ann Arbor and Pittsfield Township and on the eastern side of the County increased college educated households in the City of Ypsilanti and Ypsilanti Township. Ms. Gilloti explained the process for moving forward and the goal for each year. She said Supervisor Stumbo and Clerk Lovejoy Roe, along with other representatives from the County, sit on the Affordable Housing Leadership Team, which establishes annual goals. She said this was a twenty-year project which would be consistently worked on so we could see the changes happen. Ms. Gilloti presented slides to the Board explaining what progress they were making in each jurisdiction. She said during the summer they worked on assessment of fair housing by doing a lot of information gathering, data analysis, community engagement and developed a draft plan in August and September and now are in the implementation stage. She said they are trying to achieve these goals in a five-year period. She said part of this process was they were to look at the historical legacies of segregation exclusion and how they are impacting our neighborhoods today. Ms. Gilloti stated they would not fix all of that in five years but through achievable goals would move forward trying to increase opportunity for all families in the County. She said Supervisor Stumbo, Clerk Lovejoy Roe, and Trustee Ross-Williams helped this summer with focus groups, neighborhood meetings, and the survey distribution. She said they had 800 surveys collected and added local data with neighborhood profiles and did 4 or 5 of them for Ypsilanti Township. Ms. Gilloti said these surveys show changes in population but also changes in property values over the course of 12 years, whether it was owner occupied or rentals. She said one of the things that HUD wanted to focus on was poverty and racially concentrated areas. Ms. Gilloti stated there were two such areas in the entire county, one on the south side of the City of Ypsilanti and the other one was on Leforge Road, which splits between the City and the Township of Ypsilanti. She said this was mostly multi-family apartments with some subsidized housing, not many services, had a lot of need and a lot of families. She said their challenge would be how they could use their existing funding for these two areas and invest where it would benefit these families the most. She said the other focus was how we achieve access to opportunity for every neighborhood in the County. She said that 50% of the rentals in West Willow took vouchers and it was one of the few places in the county that you can rent an entire house with a voucher.

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Supervisor Stumbo asked if it was because of the inequity in the rental market and Ann Arbor's unwillingness to take vouchers because HUD sets the voucher amount for the whole county. She said if the voucher was \$1,200.00 and in Ypsilanti, the property owner would be satisfied getting \$800.00 they will get the whole \$1,200.00 voucher and in Ann Arbor if they took a voucher it would not be enough to cover the amount they want for rent. Ms. Gilloti agreed that generally most rentals in Ann Arbor and Pittsfield are higher.

Ms. Gilloti stated that although the City and Township of Ypsilanti occupies only 20% of Washtenaw County it has 50% of the committed affordable housing in the County. She said we need better distribution throughout the entire County.

Ms. Gilloti explained their goals were to bring more money into the lower income neighborhoods.

Trustee Ross-Williams stated there was a need for affordable housing for seniors. Ms. Gilloti stated one of their goals was directly related to seniors.

2. REQUEST TO ENTER INTO CLOSED SESSION PURSUANT TO MCL 15.268 SECTION 8 SUBPARAGRAPH (C) OF THE OPEN MEETINGS ACT..."FOR STRATEGY AND NEGOTIATION SESSIONS CONNECTED WITH THE NEGOTIATION OF A COLLECTIVE BARGAINING AGREEMENT IF EITHER NEGOTIATING PARTY REQUESTS A CLOSED HEARING"

A motion was made by Trustee Ross Williams, supported by Trustee Wilson to go into a closed session pursuant to MCL 15.268 Section 8 Subparagraph (C) of the Open Meetings Act..."For Strategy and Negotiation Sessions Connected with the Negotiation of a Collective Bargaining Agreement if either Negotiating Party Requests a Closed Hearing"

Eldridge:	Yes	Ross-Williams:	Yes	Stumbo:	Yes
Doe:	Yes	Wilson:	Yes		

The Board went into closed executive session at 5:58pm.

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The Board came out of closed executive session at 6:58pm.

Respectfully Submitted,

Karen Lovejoy Roe, Clerk