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TO: Yousef Rabhi, Chair Board of Commissioners

THROUGH: Verna McDaniel, County Administrator

FROM: Mary Jo Callan, Director, Office of Community and Economic Development

DATE: September 4, 2013

SUBJECT: Establishing Community Advisory Committee (CAC) Membership and Directive for Platt Road Community Design Process

BOARD ACTION REQUESTED:

It is requested that the Washtenaw County Board of Commissioners (BOC) establish the membership of the nine-member Community Advisory Committee (CAC) to lead a community design process for a future vision plan for the County-owned Platt Roadsite established by the Board of Commissioners as part of the Space Plan approved at the July, 2013 meeting and direct the Committee to bring recommendations to the BOC for property disposition plans in the summer of 2014.

BACKGROUND:

This work is being funded through grants by the U.S. Department of Housing and Urban Development (HUD) and the Michigan State Housing Development Authority (MSHDA). This funding is provided explicitly to support the development of affordable housing.

The site presents an opportunity to leverage a County asset to meet numerous goals. The community design process will result in a vision for the site that addresses the County's housing needs and complements the County's efforts to enhance quality of life along the Washtenaw Avenue corridor. The plan will also follow best practices in green building.

This community design process builds on Washtenaw County's 2013 Strategic Infrastructure Plan. The two buildings currently on the site will be demolished this fall.

This Ann Arbor location has access to public transportation, job centers, excellent public schools, and recreational amenities, which makes it an ideal location to increase the availability of affordable housing to low-income groups. The Ann Arbor area contains the majority of the County's job opportunities across all sectors, yet it remains increasingly difficult to secure affordable housing near those jobs. The median home value in Ann Arbor is \$244,000 and the median rental housing cost is \$950/month.

DISCUSSION:

The CAC will work with a consultant and the public to create a vision plan for the Platt Road site through a community design process. The CAC will help to identify issues and parameters for the site and will assist with community outreach. The CAC, along with staff and the consultant, will present recommendations to the BOC. The CAC was established by the Board of Commissioners as part of the Strategic Infrastructure Space Plan Resolution which was approved by the Board of Commissioners on July 10, 2013. That Resolution established a nine person CAC with the actual members and charge to the Committee to be determined at a later date.

The nine-member CAC will have the following representatives:

1. Two County Commissioners
2. One Ann Arbor City Council member
3. Two Residents from the adjacent neighborhood
4. Executive Director, Ann Arbor Housing Commission
5. Director, Washtenaw County Parks & Recreation
6. Director, Washtenaw County Community and Economic Development
7. Washtenaw County Infrastructure Management Director

The CAC will be staffed by Washtenaw County OCED with support from Washtenaw County Facilities, Ann Arbor Planning staff, and the Michigan State Housing Development Authority (MSHDA).

The visioning process will, at minimum, incorporate the following elements:

1. Affordable rental housing by the Ann Arbor Housing Commission
 - Funding from HUD Sustainable Communities Challenge Planning Grant
2. Affordable housing green demonstration pilot project
 - Single- or multi-family, rental or ownership housing units
 - On-site construction workshops for local trades' people, building code officials, developers, and low-income residents to learn about cutting-edge green technology and to demonstrate how to incorporate green technology into the local building code
3. Connection to the adjacent County park
4. ReImagine Washtenaw Avenue design principles
 - Mixed-use, if appropriate
 - Walkable
5. Other identified community priorities, such as
 - Energy – geothermal, DTE solar panels
 - Community garden

The multi-day community design process will be at least four days.

1. Introductory public meeting
2. Hands on design public meeting
3. Open design studio
4. Wrap up presentation with implementation schedule

This planning process is paid for by MSHDA and contingent on the development of affordable housing.

Below is a preliminary schedule.

Oct-Dec 2013	At least three meetings with consultant and CAC to establish parameters and layout of community design process
Jan 2013	Public workshops
Mar 2014	Final plan completed
May 2014	Presentation to Board of Commissioners

IMPACT ON HUMAN RESOURCES:

None

IMPACT ON BUDGET:

No General Fund dollars are being requested as part of this project. The funding for this work is from a \$100,000 MSHDA grant.

IMPACT ON INDIRECT COSTS:

None

IMPACT ON OTHER COUNTY DEPARTMENTS OR OUTSIDE AGENCIES:

This is a collaborative effort of internal and external partners, which includes the Office of Infrastructure Management (OIM), the Office of Community and Economic Development (OCED), the City of Ann Arbor, and the Ann Arbor Housing Commission (AAHC).

CONFORMITY TO COUNTY POLICIES:

The requested Board action is in conformity with County policies.

ATTACHMENTS:

Resolution

Prepared By: Stephen Wade, Management Analyst, OCED

Brett Lenart, Housing & Community Infrastructure Manager, OCED

A RESOLUTION ESTABLISHING THE MEMBERSHIP OF THE PLATT ROAD SITE
COMMUNITY ADVISORY COMMITTEE (CAC) FOR THE PLATT ROAD COMMUNITY
DESIGN PROCESS AND PROVIDING DIRECTION TO THE CAC TO BRING
RECOMMENDATIONS TO THE BOARD OF COMMISSIONERS

WASHTENAW COUNTY BOARD OF COMMISSIONERS
September 4, 2013

WHEREAS, Community and Economic Development received funding through grants by the U.S. Department of Housing and Urban Development (HUD) and the Michigan State Housing Development Authority (MSHDA) for affordable housing planning and development; and

WHEREAS, the Platt Road site presents an opportunity to leverage a County asset to meet numerous goals; and

WHEREAS, the community design process will result in a vision plan for the site that addresses the County's housing needs and complements the County's efforts to enhance quality of life along the Washtenaw Avenue corridor; and

WHEREAS, the community design process builds on Washtenaw County's 2013 Strategic Infrastructure Plan and the Board of Commissioners approved the creation of the Community Advisory Committee (CAC) on July 10, 2013 as a nine member Board with the members to be appointed and the charge for the CAC to be determined by the Board of Commissioners at a later date; and

WHEREAS, the Board of Commissioners now wants to establish the membership categories of the CAC; and

WHEREAS, the Ann Arbor location has access to public transportation, job centers, excellent public schools, and recreational amenities, which makes it an ideal location to increase the availability of affordable housing to low-income groups; and

WHEREAS, the vision plan will, at minimum, incorporate these five elements: affordable rental housing by the Ann Arbor Housing Commission, an affordable housing green demonstration pilot project, a connection to the adjacent County park, ReImagine Washtenaw Avenue design principles, and other identified community priorities; and

WHEREAS, the community design process will include an introductory public meeting, a hands-on design public meeting, an open design studio, and a wrap up presentation with implementation schedule; and

WHEREAS, no General Fund dollars are being requested as part of this community design process; and

WHEREAS, the funding for this planning work is from a \$100,000 MSHDA grant.

NOW THEREFORE BE IT RESOLVED that the Washtenaw County Board of Commissioners establishes the membership of the Platt Road Community Advisory Committee to represent the following interests:

- (1) Two Washtenaw County Commissioners
- (2) One Ann Arbor City Council Representative
- (3) Two residents from the adjacent neighborhoods
- (4) Executive Director of the Ann Arbor Housing Commission
- (5) Washtenaw County Parks and Recreation Director
- (6) Washtenaw County Director of the Office of Infrastructure Management and
- (7) Director of the Office of Community and Economic Development.

BE IT FURTHER RESOLVED that the Board of Commissioners directs the CAC to lead a community design process for a future vision plan for the County-owned Platt Road site, following the principles in Attachment A.

BE IT FURTHER RESOLVED that the Board of Commissioners directs the CAC to bring recommendations to the BOC for property disposition plans in the summer of 2014.

ATTACHMENT A

The visioning process will, at minimum, incorporate the following elements:

Affordable rental housing by the Ann Arbor Housing Commission

- Funding from HUD Sustainable Communities Challenge Planning Grant

Affordable housing green demonstration pilot project

- Single- or multi-family, rental or ownership housing units
- On-site construction workshops for local trades' people, building code officials, developers, and low-income residents to learn about cutting-edge green technology and to demonstrate how to incorporate green technology into the local building code

Connection to the adjacent County park

Reimagine Washtenaw Avenue design principles

- Mixed-use, if appropriate
- Walkable

Other identified community priorities, such as

- Energy – geothermal, DTE solar panels
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The multi-day community design process will be at least four days.

Introductory public meeting

Hands on design public meeting

Open design studio

Wrap up presentation with implementation schedule

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