

1. August Agenda

Documents:

[2022-08\\_SUSTAINABILITYCOMMISSIONAGENDA.PDF](#)

2. June Draft Minutes

Documents:

[2022-06 SUS DRAFT MINUTES.PDF](#)

3. 945 Clark Resolution

Documents:

[2022-08 945 CLARK RD SUPPORT RESOLUTION.PDF](#)

4. POST-MEETING UPLOAD: 220 N Park CBA Presentation

Documents:

[2022-08 220 N PARK CBA PRESENTATION.PDF](#)

5. POST-MEETING UPLOAD: 945 Clark CBA Presentation

Documents:

[2022-08 845 - 945 W. CLARK COMMUNITY BENEFITS AGREEMENT PRESENTATION FOR YPSILANTI CITY COUNCIL MAY 24, 2022.PDF](#)

**Agenda**  
**Sustainability Commission**  
**Monday, 8 Aug 2022 – 7:00 P.M.**  
**City Hall – Council Chambers, 1 S Huron St**  
**Ypsilanti, MI 48197**

<https://us02web.zoom.us/j/81552271855>

**I. Call to Order**

**II. Roll Call**

Beth Gibbons, Chair	P	A
Nancy Heine, Vice Chair	P	A
Shannon Baer	P	A
Julia Bayha	P	A
Takunia Collins	P	A
Bryan Foley	P	A
Keith Michalowski	P	A
Liz Ratzloff	P	A
Desirae Simmons	P	A

**III. Approval of Minutes**

- June 13, 2022

**IV. Agenda Review & Past Meeting Recap**

**V. Audience Participation**

*Open for general public comment. Please limit to five minutes.*

**VI. New Commissioner Welcome**

- Commissioners' introductions (new and existing)

**VII. Presentations**

- 220 N Park St Community Benefits Agreement
- 945 Clark Rd Community Benefits Agreement

**VIII. Resolutions**

- Resolution in favor of 945 Clark Rd

**IX. Staff Report**

**X. Old Business**

- Recycling Program Discussion
- Washtenaw County Climate Action Plan
- Work Sessions on Pattern Book or other Sustainability Commission Work Items
- Training on Opportunity Index with Washtenaw County OECD

**XI. New Business**

- Michigan Green Communities Awards Celebration

**XII. Reports (Commissioners & Council Liaison)**

- Commissioner updates

**XIII. Future Business Discussion / Updates**

**XIV. Adjournment**



# DRAFT Minutes

## Sustainability Commission Regular Meeting

7:00pm, Monday June 13 2022  
Council Chambers

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The Regular Meeting of the City of Sustainability Commission was called to order on Monday June 13 2022 at 7:15pm in the Council Chambers, with the following members present:

**PRESENT:** Chair Gibbons, Commissioner Collins (7:43), Commissioner Foley, Commissioner Heine, Commissioner Michalowski Commissioner Simmons,

**ABSENT:** Commissioner Bayha, Commissioner Ratzloff

### AGENDA

- I. Call To Order  
*The meeting was called to order at 7:15pm*
- II. Roll Call
- III. Approval of Minutes  
*Commissioner Foley moved, seconded by Commissioner Simmons, to approve the May minutes as submitted. On a voice vote, the motion carried.*
- IV. Audience Participation/Public Comment  
*Dave Strenski spoke regarding solar power in Ypsilanti.*
- V. Presentations  
*Ron Akers, Director of the Department of Public Services, spoke regarding the existing recycling program as well as potential changes due to a recent grant award.*  
*Andrew DeLeeuw, Washtenaw County Director of Strategic Planning, gave an overview of the Washtenaw County Climate Action & Sustainability Plan progress and invited commissioner input. Commissioner input will be discussed at the following (August) meeting.*
- VI. Old Business  
*Election of Vice Chair, postponed from 4/11/22*
  - *Commissioner Collins moved, seconded by Simmons, to nominate himself. Chair Gibbons moved, seconded by Foley, to nominate Commissioner Heine. Commissioner Heine accepted the nomination. No further nominations were made, and the vote was called. Commissioner Heine (Gibbons, Foley, Heine, Michalowski) carried the vote over Commissioner Collins (Collins, Simmons).*
- VII. New Business  
*Summer Meeting Schedule: There is no July meeting scheduled.*  
*Discussion on Commission role in proposed recycling program changes. Further discussion will take place in August.*  
*Commissioner Heine moved, seconded by Foley, to extend the meeting time to 9:15p. On a voice vote, the motion carried.*
- VIII. Reports  
*Commissioner updates*



## **DRAFT Minutes** **Sustainability Commission Regular Meeting**

7:00pm, Monday June 13 2022  
Council Chambers

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- *Commissioners Foley, Collins, Heine, Simmons gave brief updates.*

### *City updates*

- *Councilmember Wilcoxon and Director Akers gave updates.*

IX. Future Business Discussion  
*None.*

X. Adjournment  
*Commissioner Simmons moved, seconded by Heine, to adjourn the meeting at 9:15pm.*

DRAFT



**RESOLVED BY THE SUSTAINABILITY COMMISSION OF THE CITY OF YPSILANTI:**

WHEREAS, a goal of the Sustainability Commission is to uphold three pillars of sustainability: equity, environment and economy and the 2020 approved Sustainability Plan includes a goal of complete neighborhoods and priority concern to be given to the development of affordable housing; and

WHEREAS, the Sustainability Plan identifies that *"the process for securing affordable housing is long and involves many parties,"* and City's Community Benefits Agreement (CBA) process offers an exceptional model for engaging many parties and building community; and

WHEREAS, secure housing is a fundamental right of all people and access to secure, safe housing is a stepping stone to economic security; and

WHEREAS, the City of Ypsilanti and the surrounding Washtenaw County are in the midst of an affordable housing crisis; and

WHEREAS, the current CBA for 945 Clark Rd includes provisions for increasing access to Peninsular Park for future residents; and

WHEREAS, high density development, connected to transportation, benefits the environment through discouraging sprawl and reducing vehicle miles traveled; and

WHEREAS, the current CBA for 945 Clark Rd includes a resident council and space for a free store/food pantry, which will add to the neighborhood's resiliency; and

NOW THEREFORE BE IT RESOLVED THAT The Sustainability Commission recommends to the City Council that the council unanimously approve and support the 945 Clark Rd Community Benefits Agreement and provide the required Payment In Lieu of Taxes (PILOT) required for the development to be affordable and accessible to current and future City of Ypsilanti residents.

OFFERED BY: .

SUPPORTED BY: .

YES:

NO:

ABSENT:

VOTE:



# Community Benefits: 220 N Park

Community Benefits Agreement with Renovare

# The Citizen Commission and the Community

## Co-Chairs


- Amber Fellows
- Marc Arthur

## Commissioners

- Roderick Johnson
- Grant Tillman
- Bryan Foley
- Annie Somerville
- Jen Eastridge
- Amanda Smith
- Jack Lark

## The Community

- 66% renter households
- 34% homeowner households
- 63% are white residents
- 27% are Black residents
- Ypsilanti AMI is \$40k
- 30% living under the poverty line
- 23-26% of students at YCS are experiencing homelessness

The top right corner of the slide features a decorative graphic consisting of several overlapping triangles in various shades of pink and magenta, creating a modern, abstract design.

Housing for Ypsilantians:  
the CBA citizen  
commission's primary goal

# 2022 Area Median Income (AMI) for Washtenaw County as calculated by HUD

## 2011 PIS - 2021 PIS 04/18/2022 INCOME AND RENT LIMITS

(PIS 05/31/2011-04/17/2022)

County: 81 Washtenaw

Effective Date: 4/18/2022

Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	16,500	18,860	21,220	23,560	25,460	27,340	29,220	31,100
25%	20,625	23,575	26,525	29,450	31,825	34,175	36,525	38,875
30%	24,750	28,290	31,830	35,340	38,190	41,010	43,830	46,650
35%	28,875	33,005	37,135	41,230	44,555	47,845	51,135	54,425
40%	33,000	37,720	42,440	47,120	50,920	54,680	58,440	62,200
45%	37,125	42,435	47,745	53,010	57,285	61,515	65,745	69,975
50%	41,250	47,150	53,050	58,900	63,650	68,350	73,050	77,750
55%	45,375	51,865	58,355	64,790	70,015	75,185	80,355	85,525
60%	49,500	56,580	63,660	70,680	76,380	82,020	87,660	93,300
70%	57,750	66,010	74,270	82,460	89,110	95,690	102,270	108,850
80%	66,000	75,440	84,880	94,240	101,840	109,360	116,880	124,400
100%	82,500	94,300	106,100	117,800	127,300	136,700	146,100	155,500
120%	99,000	113,160	127,320	141,360	152,760	164,040	175,320	186,600
125%	103,125	117,875	132,625	147,250	159,125	170,875	182,625	194,375
140%	115,500	132,020	148,540	164,920	178,220	191,380	204,540	217,700
150%	123,750	141,450	159,150	176,700	190,950	205,050	219,150	233,250

# What is in the CBA

46 total units 1000-1200sq ft each at 100% Principal Residence Exemption (PRE)

23 units at market rate and 23 deed restricted units as affordable in perpetuity as follows:


40% AMI (for an individual making \$33k annually, \$105k unit cost)

- 4 Cottages


60% AMI (for an individual making \$49.5k annually, \$140k-\$150k unit cost)

- 4 Cottages
- 4 Duplexes

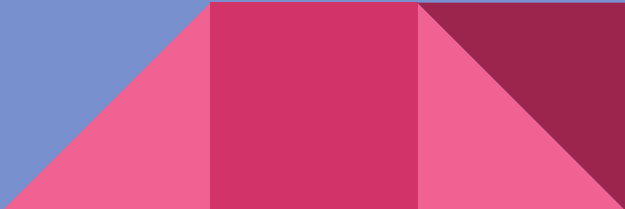
80% AMI (for an individual making \$66k annually, \$165k-\$175k unit cost)

- 7 Cottages
  - 4 Duplexes
- 


# What is in the CBA - continued

- Prioritization and/or targeted marketing for City of Ypsilanti renters, first-time home buyers, and those who do not otherwise own a home.
  - Minimal governance HOA with affordable units paying no more than 10% of HOA fees.
  - High quality living experience including:
    - A shed/storage unit on single family and duplex units,
    - Double-paned windows,
    - Energy efficient appliances and construction,
    - Vegetative sound barriers,
    - An additional bike rack on the grounds,
    - Rain garden/stormwater management, and
    - Native landscaping.
  - City Council will take public input on street naming.
- 

# 220 N. Park CBA Commission recommendations to City Council

- 1) The City contribute at least \$50,000 into the Housing Trust Fund annually
  - 2) Update and renew the Community Benefits Ordinance with community input
  - 3) Create City-wide short term rental restriction
  - 4) Create an affordability ordinance to set City Area Median Income Standards
  - 5) Create a process for a Tenant Right of First Refusal for units built prior to 2005
  - 6) Research a progressive income property tax to fund the Housing Trust Fund
  - 7) The City create an educational process for first time home buyers.
  - 8) The City evaluate all streets potentially affected by the development for repair
- 

# Loose Ends - follow-up for City Council

- 1) Labor standards during construction
  - 2) Public input for street naming
  - 3) Prioritization of residents for first 90 days of sale:  
demographer recommended by Fair Housing Center
  - 4) How to handle the HOA
  - 5) Employer partners for down-payment match
  - 6) Enforcement and remediations
- 



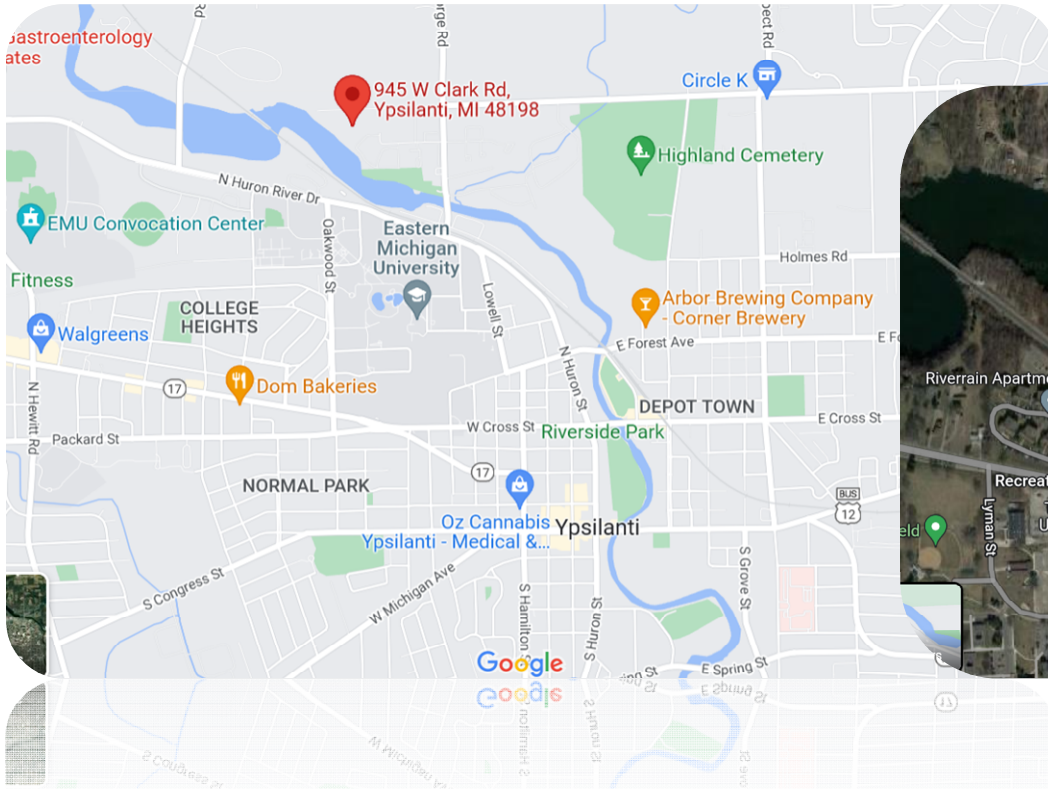
# Thank you

Questions/Comments?

# 845 & 945 W. Clark Community Benefits Agreement Presentation for Ypsilanti City Council

Lincoln Capital Development

<https://cityofypsilanti.com/819/945-Clark-Rd>



## Quick take: The City's First CBO Process

### The Committee make-up:

- 4 Renters, 3 homeowners (1 from the closest private residence to the potential development)
- 5 women, 2 men
- 1 Black, 1 mixed race (Indigenous, white), 5 white
- 1 person resigned before starting the process

# Quick take: The City's First CBO Process

## Five Meetings:

- The first few...a lot of questions! A lot of clarification.
- Ms. Simmons, Ad Hoc Committee Chair and Andrew Hellenga, City Clerk, track the benefits that arise as questions and ideas are put forth.
- The committee prioritized potential benefits across multiple meetings, narrowing with feedback
- Various committee members researched ideas, and put forth language or example language for aspects of the CBO.

# Quick take: The City's First CBO Process

## The Developer – Committee Relationship:

- We worked with Kyle Brassler from Lincoln Capital- Vice President & Regional Development Partner.
- Overall, it was a positive experience. Mr. Brassler answered all of our questions, brought back information from others when necessary, and was interested to learn more about our ideas.
- There are several idiosyncratic regulations within MISHDA funded development projects; this was complicated in some ways.

## Our Focus

Increase the number of units that can be rented at lower levels of Area Median Income (AMI), which are based on Washtenaw county's overall (\$75,730), to better match Ypsilanti's AMI, which was \$40,028 between 2016-2020.

We want this development to be responsive to the needs of the people in our community, and who want to stay here, and provide less fear of being priced out. 300 units at the affordable income rate could mean that those who would've left Ypsilanti, will stay. Especially, if the management is accountable, responsible, and respectful of residents.

# Goals

- Increase number of affordable housing units available in the City of Ypsilanti, where annual increases are regulated; At lower levels of Area Median Income.
- The 'marketing' of these apartments be initially focused on the immediate, surrounding communities.
- Build property management accountability + High quality of life for the residents
- Future residents gain access to decision-making, and a way to work together to advocate for a consistent, high quality of life.
- Connect the future residential community of this development with community resources such as enrichment activities for kids, air-quality monitoring, and other features they could want.
- Create benefits that could be enjoyed by the local community

# Benefits List

- 1) Property Management Relationship Accountability
- 2) More units for lower AMI
- 3) Food Pantry/Free Store
- 4) Onsite Tutoring/Community Space
- 5) "Resident Governance Committee"
- 6) Ypsi-Area Targeted Promotions
- 7) Energy/Air Quality/Radon/Mold
- 8) Sponsor Formerly Incarcerated/Those with Felony Charges
- 9) Easement Agreement

## 10. City of Ypsilanti

- a. Corridor Beautification and Maintenance (DPS garbage and recycling receptacles)
- b. Work with the AATA Long Range Plan to provide a Covered Bus Stop on LeForge
- c. Apply for CDBG funding to add Pedestrian Barriers
- d. Add info about the Peninsular Dam Project
- e. Investment in new affordable housing for our full community to counter effects of gentrification (low-income people who live alone or with unrelated adults, families, seniors) (Accepting 3% PILOT)

Remaining questions  
and considerations?