

From: [Bannister, Anne](#)
To: [REDACTED]
Subject: FW: FW: Water Equity - UM Ford School Project
Date: Thursday, January 4, 2018 12:58:08 PM

FYI -- some heavy reading on water rates.

Anne Bannister

Ward One Council Member

[REDACTED]

abannister@a2gov.org

Term Nov. 2017 - Nov. 2020

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Christopher Graham [grahamz@umich.edu]
Sent: Wednesday, January 03, 2018 5:41 PM
To: Naud, Matthew
Cc: Bannister, Anne; Appel, Mike; Drennen, Emily; JarinMaroccoGmail; Mirsky, John; Rego, Joshua; Slavik, Karie; Needham, Bob; Gibb-Randall, Shannon; Smith, Chip; Hutton, Susan; VeronicaHannah
Subject: Re: FW: Water Equity - UM Ford School Project

Hi, Matt and EC Members --

I did appreciate being included (as a neighborhood association leader) in the Water/Sewer Rate Study project. The consultants were really very good. Their model is amazing, and so useful!

I did go back and study my water bills, to compare with changes proposed, beginning next fiscal year.

So far it appears that it has not mattered much to the numbers (given the reader technology the City now has) whether or not I or my clients have water only meters for irrigation. It used to be that sanitary sewer charges were not very accurately (or at all, some years ago) discounted for irrigation water, so water only meters were valuable.

As you said, the proposal is to add a fourth structure of rates to the system: Separating multifamily structures from SF/2F structures. Those buildings can be separated mostly, are fairly easily identified. This will have value for lower income folks. (There is also a commercial structure and a water only structure).

As you said, the proposal would significantly reduce overall charges for water used in multi-family buildings.

But, how will that be paid for?

It would appear the intention is to do that by increasing rates for high water use SF residential customers -- those who irrigate their gardens and lawns.

For those customers who use water greater than 36 ccf (1 ccf equals 748 gallons) in a quarter, the rate then will more than double, from \$5.89/ccf to \$14.08. This will be on top of an overall increases of all tier rates 5% - 7% next year (typical infrastructure inflation). In addition, all the fixed charges are going up, too.

Most irrigating customers will see numbers in this new fourth tier for water on their bills. 36 ccf is not very much water for three Summer months, though an average Ann Arbor house might use less, not including irrigation. Added up though all four tiers, much larger bills will arrive for SF irrigating customers in the later quarters next

year. They will be shockingly larger if we have a dry Summer.

As an example -- my water use this last quarter was 67 ccf, 49 of it through my water only meter, there are only two of us here. The charges for all water were \$336.51 (not including sewer, fixed cost fees, etc.). Under the new structure that amount would have been \$596.14.

In very dry Summers the charges on the old schedule were once as high as \$800 for me in a quarter, could now go as high as \$1500. And I do not irrigate more than needed, I watch my system closely compared to most people. Many people's numbers will prove to be exciting to them.

I do not yet see an argument for this being unfair. High water users should pay the most -- especially if the system has to be able to provide high amounts of irrigation water during otherwise highest demand on the system, in a dry Summer.

But, I think we can expect some serious complaining, when suddenly so much larger bills begin to arrive.

What to do? For my part, even clients I have only a passing relationship with will get a rain sensor. For my regular clients (all already have rain sensors) -- I will work to convert more turf grass to gardens, use more drip irrigation, see what I can do about installing soil moisture reading technologies that drive the controllers more accurately, see if I can get more folks to put in large enough underground tanks to capture lots of roof water to use automatically first (7500 gallons would be good, about 1 ccf, about one run of a typical sprink system).

While there is always buzz about using native plants (and we do), those alone do not a very interesting garden make, even though they clearly use less water than turf grass. A lot of people simply are not enamored with the idea of a just a savanna landscape in their yards.

But, perhaps this will help give us conviction that we can adopt a further Resource Use Metric for our Sustainability Framework: The number of square feet of non-active-recreation turf grass area in the City should be falling.

There is still a lingering question in my mind of whether water only meters are worth it at the higher rates, or not. (For now I don't think so, but at least the City stopped charging for a split-off for a water only meter in a residence as if it was a brand new connection to the system. costing thousands of dollars).

And there is the lingering question of what the Council will do with these recommendations (I would expect passage -- they don't have the money to do what's needed for the water and sewer system from General Fund dollars).

I will keep you posted as I learn more.

Thank you.

Chris.

On Tue, Jan 2, 2018 at 12:52 PM, Naud, Matthew <MNAud@a2gov.org> wrote:

Commissioners,

Attached is the final product of a Ford School Team looking into examples of cities building equity into water rates. This team will make a short presentation to the Environmental Commission at your January meeting.

If you are not aware, the city has recently completed a [water rate study](#) that will create a new class of rate payers (based on council approval) that will significantly reduce the water rates in multi-family units. I have attached the December meeting presentation that summarizes the work to date.

Jen Hall from the city Housing Commission participated in the meetings as did Chris Graham and Susan Hutton (and me). There is an interest among staff working on this to continue to explore ways to insure that lower income residents are not overburdened. We are challenged in that the Bolt case does not allow us to just subsidize poor residents. In this case the city knows where rental units are due to the inspection program, and we have very good water use data from our smart meters so the consultants could separate this set of rate payers and better allocate system costs to them.

Very few cities have the data necessary to do this kind of analysis and is a big step forward in equitable allocating costs across water users. There may be policy choices to consider in the future to make sure any savings to multi-family units are shared with tenants.

Matt

From: Mariah Van Ermen [mailto:vamariah@umich.edu]

Sent: Saturday, December 16, 2017 3:22 PM

To: Chaimowitz, Lynne <LChaimowitz@a2gov.org>; Naud, Matthew <MNaud@a2gov.org>

Cc: Augusta Gudeman <agud@umich.edu>; Preston Parish <pjparish@umich.edu>; Angelica De Jesus <dejesusa@umich.edu>; Jonathan Beam <beamj@umich.edu>

Subject: Water Equity - UM Ford School Project

Lynne and Matt,

Please see attached for our final report (with correct formatting) and slides used in our presentation. We appreciate the opportunity to learn more about your work and the City of Ann Arbor process in reviewing water utility. If by chance our research is useful or supports your work in tangible ways, we would be delighted to hear of it.

We welcome any feedback for our presentation to the Environmental Commission in

January!

Many thanks,

Mariah (&team)

--

Mariah Van Ermen

Program Coordinator | [UM Sustainable Food Systems Initiative](#)

Master of Public Policy Candidate, 2018 | Gerald R. Ford School of Public Policy

University of Michigan



--

Christopher Graham, ASLA

(734) 975-7800

grahamz@umich.edu

www.[oakarbor@tumblr.com](http://oakarbor.tumblr.com)

From: [ANNE](#)
To: [P. L.](#)
Cc: [Bannister, Anne](#); [REDACTED]
Subject: Re: Boulder Installation Guidelines
Date: Saturday, January 27, 2018 11:03:39 AM

Great email and thanks. Im copying my two primary emails for city business. My old Comcast email is clogged with spam!! — Anne

Sent from XFINITY Connect App

----- Original Message -----

From: P. L.
To: Lazarus, Howard
Cc: Hupy, Craig, Higgins, Sara, Lumm, Jane, Eaton, Jack, Sumi Kailasapathy, annebannister@[REDACTED] K Griswold
Sent: January 25, 2018 at 12:38 PM
Subject: Boulder Installation Guidelines

Mr. Lazarus,

Thank you for your reply and for sharing my email with Mr. Hupy. Kathy Griswold reminded me that the current patent infringement suit puts Ann Arbor in a bind in its efforts to use pedestrian activated lights to make crosswalks safer.

Be that as it may, producing guidelines for residents, such as those used in Boulder, would, I imagine, go a long way toward making the pedestrian safety efforts absolutely transparent.

My hope would be that if a crosswalk should meet a car-per-day threshold for the installation of lights and signage and no money existed to install the required safety equipment, then new crosswalks would not be installed. Further, if there were guidelines such as those in Boulder, it would become feasible to use car-per-day data to evaluate all crosswalks, as opposed to knee-jerk safety "upgrades" in reaction to pedestrian deaths, accidents, angry/frightened parents of school kids, citizens or Council members who lobby city staff behind the scenes.

As an aside, a neighbor on Nextdoor shared the MDOT data for the number of cars that use Pontiac Trail each day: 4,500. Boulder traffic engineers, of course, consider 1,500 cars per day a threshold that triggers the installation of pedestrian activated lights and additional signage. The Pontiac Trail crosswalk near Northside STEAM would absolutely be upgraded, were it installed in Boulder.

Best wishes,

Patricia Lesko



From: [Bannister, Anne](#)
To: [REDACTED]; [Laura Strowe](#); [Tom Stulberg](#); [REDACTED]; [Rita](#); [REDACTED]; [Jeffrey Hayner](#); [REDACTED]; [Will Hathaway](#); [Andrew Pieknik](#); [REDACTED]
Cc: [Kailasapathy, Sumi](#); [Eaton, Jack](#)
Subject: FW: Upcoming Regents item - adult inpatient facility
Date: Monday, March 26, 2018 4:26:27 PM

Hello Friends,

Just wanted to update you about a potential new UMHS inpatient facility on the empty UM land, at the corner of East Ann and Zina Pitcher, in front of the Cardiovascular Center. The details are below.

Please feel free to forward this information to others who may be interested. I have also updated the neighbors in the Old Fourth Ward, via separate email.

Evidently as part of the project, other routine visits to UMHS may be routed to the East Medical Campus by US 23, in an effort to improve traffic congestion and parking.

I've already heard from some neighbors about the recurring concerns with traffic congestion, parking in surrounding neighborhoods, and the need to fully engage with the neighbors about development projects.

Please let CM Kailasapathy and me know if you have any questions or comments to add, although please don't "Reply All." I would have put all your addresses in BCC, but I don't see that option available in the city email function.

Thank you,
Anne

Anne Bannister
Ward One Council Member
[REDACTED]
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Jim Kosteva [jkosteva@umich.edu]
Sent: Friday, March 23, 2018 4:23 PM
To: Taylor, Christopher (Mayor); Kailasapathy, Sumi; Lumm, Jane; Warpehoski, Chuck; Krapohl, Graydon; Grand, Julie; Westphal, Kirk; Eaton, Jack; Ackerman, Zach; Smith, Chip; Lazarus, Howard; Delacourt, Derek; Lenart, Brett; Hupy, Craig; Bannister, Anne
Subject: Upcoming Regents item - adult inpatient facility

I am writing to provide some advanced notice and background on a notable agenda item that will be on the Regents agenda next Thursday.

On Thursday the Regents will be asked to approve the hiring of an architect and to undertake extensive analysis of a potential new inpatient facility. It would be located west of the Cardiovascular Center. (northeast corner of Zina Pitcher & Ann strs.) I have had a chance to share the information directly with the Mayor and your Ward 1 colleagues, but I also wanted

to inform the entire Council of this action item.

It is rare that an expenditure of this scale (\$18.4 million) would take place in advance of a specific project authorization by Regents but the complexity of this potential facility and its associated considerations warrants this effort.

The Clinical Inpatient Tower (as it is currently called) would support as many as 264 beds and 23 surgical suites with an emphasis on neuroscience and cardiovascular services. About 110 of the beds would be relocated from the main hospital. We are consistently experiencing high demand for adult inpatient care services which creates access issues for our patients, including denying transfers, cancelling elective cases and extended wait times.

If the project emerges as anticipated there will be an accompanying effort to relocate a number of high-volume routine ambulatory (outpatient) visits from the Taubman Center and other sites on the central medical campus to the East Medical Campus on Plymouth Road at Earhart, east of US-23.

Through such efforts we expect the remaining Taubman capacity will be replaced with lower volume specialty clinics, resulting in a net positive effect on traffic congestion and parking capacity on the main medical campus.

We will be continuing our dialog with city staff and others as we pursue and gather details about this potential facility in a corridor that already has a good deal of attention being directed toward planning for improvements. This project and any associated projects at East Medical will need to return to the Regents for authorization. That action is anticipated in the fall.

Happy to address your questions.

Jim Kosteva
UM Director of Community Relations
763-5554

From: [Bannister, Anne](#)
To: [REDACTED]
Subject: FW: Water-Sewer Rate Information
Date: Wednesday, April 4, 2018 11:46:33 AM
Attachments: [180404 - Water-Sewer Rate Talking Points Transmittal Memo Final.pdf](#)

FYI

From: Higgins, Sara
Sent: Wednesday, April 04, 2018 9:48 AM
To: *City Council Members (All)
Cc: Lazarus, Howard; Hupy, Craig; Harrison, Venita; Praschan, Marti; Kellar, Robert
Subject: Water-Sewer Rate Information

Mayor and Council,

Attached is a memo with information to assist you with responding to constituent questions regarding the proposed restructuring of water and sewer rates.

Sara Higgins, Strategic Planning Coordinator

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shiggins@a2gov.org | www.a2gov.org



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MEMORANDUM

TO: Mayor and Council
FROM: Howard S. Lazarus, City Administrator
DATE: April 4, 2018
SUBJECT: Water/Sewer Rate Information

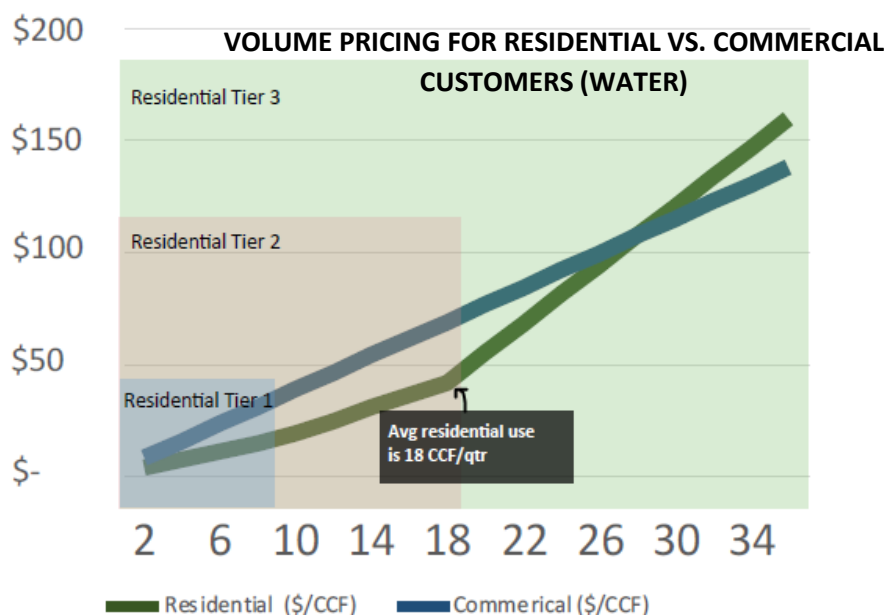
I am providing the attached memorandum from staff in response to Council's request for information that the Council Members can use to better explain and respond to constituent questions on the proposed restructuring of water and sewer rates. The recommended revisions stem from the recently completed cost of service study and are reflective of best practices and legal requirements.

As always, please do not hesitate to contact Mr. Craig Hupy or me directly should you have any questions or require additional information.

cc: C Hupy
M Praschan
S Higgins

Cost of Service Study

- The City completed a Cost of Service study using the best available information to determine what customers should be paying for the water and sewer services they use.
- The costs to maintain and invest in our water and sewer systems must be recovered based on how customers use the systems.
- It is standard for utilities to conduct these types of studies, which the City last conducted in 2003.
- Stantec Consulting, who led the study, is a national expert on rate setting and based all proposals on legal and industry standard methodology.
- A cross-section of the community participated via surveys, focus groups and a public advisory committee.
- Millions of data points were used to propose the tiered rate sizing and prices for residential customers, which accurately accounts for the known ways in which those customers use water.
- The data analysis identified a new customer class, multi-family. Pricing for the Multi-family class is based on the adjusted costs to serve that particular class.
- Some costs do not vary based on usage, such as billing costs. However, some costs do vary based on how a class uses water. Rates presented propose that the classes who drives these costs pay their fair share.
- Affordability is one issue, among many, examined as part of the study. It was not the reason that the study was originally undertaken.
- Industry standards do not exist for essential use of water in commercial properties; however, standards do exist for essential use of water in residential properties. As such, these standards were used to establish the residential inclining block structure and tier sizing; as well as, a flat rate structure for commercial and multi-family customers.
- When considering the new rate structure, pricing for each tier vs. typical consumption was taken into account. Until a customer exceeds 28 CCFs they are paying less than a commercial customer for water used, which reflects the cost to serve.
- The graphic below demonstrates the volume pricing for residential vs. commercial customers for water. Ninety-five percent (95%) of residents use less than 36 CCFs per quarter.



- The full presentation and explanation of the study's findings can be viewed at: <https://youtu.be/aLtxZgk7loM>

From: [Bannister, Anne](#)
To: [REDACTED]
Cc: [Lumm, Jane](#); [Kailasapathy, Sumi](#); [Eaton, Jack](#)
Subject: Fwd: Ann Arbor Building Dept Staff Unresponsive
Date: Thursday, June 28, 2018 1:27:25 AM
Attachments: [image003.png](#)
[image002.png](#)
[image005.png](#)
[image005.png](#)
[image003.png](#)
[image002.png](#)
[image001.png](#)
[image001.png](#)
[image004.png](#)
[image006.png](#)
[image006.png](#)
[image004.png](#)

Hello Ms Lesko — please see response below from Derek Delacourt. — Anne

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From: Delacourt, Derek <dldelacourt@a2gov.org>
Sent: Tuesday, June 26, 2018 12:53 PM
To: Lumm, Jane; Lazarus, Howard
Cc: Williams, Debra; Higgins, Sara; Taylor, Christopher (Mayor); Eaton, Jack; Kailasapathy, Sumi; Bannister, Anne; Turner-Tolbert, Lisha; Dempsey, Glen; Howell, Marc
Subject: RE: Ann Arbor Building Dept Staff Unresponsive

Good Afternoon,

I've read through the string below and understand the concern. However, without specifics it's difficult to respond to any of the actual instances. I can offer the following, historically the department had a reputation of being unresponsive, for a multitude of reasons. Currently the expectation is that staff, including inspectors, respond within 24 hours even if just to say the matter is being looked into. Building staff is very busy currently, plan review and inspection volumes are significant. That does impact our ability to do the research and provide follow up answers subsequent to the initial response. It is my opinion that the issues associated with the historical problems have improved significantly. We are working on improving our response times under the current circumstances. We are investigating improvements to our phone system and the ability of inspectors to receive and respond to emails and phone calls in the field. I believe this will help improve or responses and availability. Having the continuing services contract back in place will also help significantly.

We have recently added to staff to assist in getting answers including a Management Assistant charged with assisting permit holders in closing out their projects and receiving occupancy certificates. Also, we continue to meet with BRAG on a regular basis to seek input on our responsiveness as a department, those meetings continue to provide direction for our improvement. If we continue to see this type of volume we may need to review our current staffing level to address the situation.

Always let people know that they can contact me, I've received almost no calls regarding

department response times or the inability to get an answer. They happen on occasion but not on a significant basis. I would like to hear from those with concerns or who are unable to get a response.

Please let me know if you have any additional questions.

Derek

From: Lumm, Jane

Sent: Monday, June 25, 2018 2:44 PM

To: Lazarus, Howard <HLazarus@a2gov.org>; Delacourt, Derek <DDelacourt@a2gov.org>

Cc: Williams, Debra <DeWilliams@a2gov.org>; Higgins, Sara <SHiggins@a2gov.org>; Taylor, Christopher (Mayor) <CTaylor@a2gov.org>; Eaton, Jack <JEaton@a2gov.org>; Kailasapathy, Sumi <SKailasapathy@a2gov.org>; Bannister, Anne <ABannister@a2gov.org>

Subject: FW: Ann Arbor Building Dept Staff Unresponsive

Mr. Lazarus and Mr. Delacourt,

Passing along these concerns regarding Bldg. Dept. customer service. Would appreciate your input on how to address, whether staffing is adequate, what our inspectors' response time is for returning calls, answering construction/building permit questions, etc., and how to better service these types of building dept. requests and inquiries.

Thank you, Jane

From: P. L. [mailto: [REDACTED]]

Sent: Monday, June 25, 2018 11:50 AM

To: Lazarus, Howard <HLazarus@a2gov.org>; Taylor, Christopher (Mayor) <CTaylor@a2gov.org>; Eaton, Jack <JEaton@a2gov.org>; Kailasapathy, Sumi <SKailasapathy@a2gov.org>; Lumm, Jane <JLumm@a2gov.org>; [REDACTED]

Subject: Ann Arbor Building Dept Staff Unresponsive

Hello,

I thought you would find this thread posted to Nextdoor useful. Each comment is from an individual whose name and identifying information I deleted. The thought of a neighbor having to contact their council member to get a response from a city office or, worse still, having to contact Chris Taylor, is obviously, an ongoing and long-standing customer service failure.

Sincerely,

Patricia Lesko

Ward 1
[REDACTED]

Difficulty in getting information from the Building Department by phone?

I have tried many times to get a hold of inspectors or an official in the building department by phone (7347946263) with very little success. They all go to voicemail it seems no matter what time I call. Calls are often not returned or belatedly returned. Often I will try four layers, Construction and Building Dept. administrator, inspector, Building official, Deputy Building Official. I know the inspectors are out but I will call shortly after 8 am sometimes and again at 4:15 pm but it is a miracle if I get someone live on the phone. I think it would be a good idea to get the department to have one or two people to stay in the office to answer construction/permit related questions especially during the busy summer months. It is frustrating when there is a problem that needs to be addressed during contractor work and no one from the city is available to address it. Even contractors have told me that to get any information from the city one must go there in person at 8 am. Another good recommendation would be to release work emails as part of the voicemail greeting that we get from them. To whom in the city would I address such a recommendation? Next time, I go there I will try to get every business card available with emails and phone numbers for individuals.

2d ago · 24 neighborhoods in [General](#)



Thank



Reply



I ran into this same situation with a few building permits lately. It was incredibly frustrating trying to get a few questions answered. I never did get responses from multiple voicemails left with multiple individuals.



Maybe we should ask Mayor Taylor? His big hi-rise buildings don't seem to have any problems.

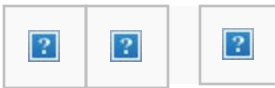


1 Thank

Please be sure to call our councilpersons and make your needs/complaints/suggestions known. They definitely should get back to you in a timely manner...



Thanks, but at the risk of making a fool of myself, who is the waterfall council person and do you have any contact info?



If everyone who has had difficulty responds to this post I can collate them and send it to our council person. It appears to be a problem that needs to be addressed. Contractors are afraid of screaming because the city might get tough on them come inspection time. Citizens can also send me a private message and I can add it to the collection after removing your name and just keeping your subdivision name.



The building department and the rental housing department are notorious for not responding to voice mail or even email. Recently I have been contacting the office of Mayor Taylor or of city administrator Howard Lazarus when I don't get a timely response, and that seems to work.



We have 2 councilpersons: Chuck Warpehoski and Chip Smith. You can find their email addresses (and maybe phone numbers) on the City of Ann Arbor website under City Council. Good luck. Will be watching how this develops.



City administrator Howard Lazarus is actually the the person responsible for the day to day running of the city. So definitely he is the one in charge. Our elected politicians could put a bit of pressure on him if u don't get results. But don't hold your breath. Our city administration and our council majority don't prioritize the basics of running the city.



Derek Delacourt (sp?) is the Service Area Administrator in charge of the of Building (and also Planning, Parks & Community Development). I think he should be your first contact. If not successful after that, then try Howard Lazarus.



You can go down to city hall and speak with the building official in person. I've done it a few times and I always manage to be able to get him (Peter Pace?)..



They are generally very helpful at the walk-up counter, although I know this can be frustrating - for one, the city usurped all the street parking on Ann St. for 2 blocks for city vehicles only... It helps to have a card with a direct line. My experience with the housing/rental inspectors has been pretty good, the building and trades inspectors are - as pointed out above - pretty busy with all the new development. In fact, a few years ago, one told me he had spent the majority of his time between 2 new high rises - prompting a call for increased staffing. Tell us again, council majority, how new developments pay for themselves?



I too have been misled and ignored by the building department on many occasions - every time I ever deal with them in fact. One time the head of the

department did make a trip to my house and was very helpful - after the rest of the department failed in many ways.



I think a lot of city offices close at 3:30. I have found that, in all cases, it is best to go to the top to get a response.



Try telling them you work for McKinley



[NextDoor.com](https://www.nextdoor.com)'s Water Hill Neighborhood is mostly in Ward 5, but houses east of Spring Street are in Ward 1. This page lists email addresses and phone numbers for city council reps, and links to a map of the wards <https://www.a2gov.org/departments/city-council/Pages/Home.aspx>

























From: [Bannister, Anne](#)
To: [Jeffrey Hayner](#); [P. L.](#)
Subject: Fwd: Fish Advisory from MDHS
Date: Monday, September 3, 2018 1:33:27 PM
Attachments: [image001.jpg](#)
[MDHHS Press Release Huron River DNE Fish Advisory Expansion.pdf](#)

FYI

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----- Forwarded message -----

From: "**Higgins, Sara**" <SHiggins@a2gov.org>
Date: Fri, Aug 31, 2018 at 3:38 PM -0400
Subject: Fish Advisory from MDHS
To: "*City Council Members (All)" <CityCouncilMembersAll@a2gov.org>
Cc: "Lazarus, Howard" <HLazarus@a2gov.org>, "Wondrash, Lisa" <LWondrash@a2gov.org>, "Satterlee, Joanna" <JESatterlee@a2gov.org>, "Delacourt, Derek" <DDelacourt@a2gov.org>, "Smith, Colin" <CSSmith@a2gov.org>, "Williams, Debra" <DeWilliams@a2gov.org>, "Hupy, Craig" <CHupy@a2gov.org>, "Harrison, Venita" <VHarrison@a2gov.org>, "Steglitz, Brian" <BSteglitz@a2gov.org>, "Kellar, Robert" <RKellar@a2gov.org>

Mayor and Council,

Attached is the state's Huron River fish advisory sent to us from the county. We will post to a2gov, send a GovDelivery notice, a flyer is being sent to the canoe liveries, and we will share on social media.

Sara Higgins, Strategic Planning Coordinator

Ann Arbor City Administrator's Office | Guy C. Larcom City Hall|301 E. Huron, 3rd Floor · Ann Arbor · MI · 48104
734.794.6110 (O) · 734.994.8296 (F) |
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RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF HEALTH AND HUMAN SERVICES
LANSING

NICK LYON
DIRECTOR

FOR IMMEDIATE RELEASE:
Aug. 31, 2018

CONTACT: Angela Minicuci
517-241-2112
MinicuciA@michigan.gov

Michigan extends 'Do Not Eat' Fish Advisory for Huron River to Lake Erie

LANSING, Mich. – Today, the Michigan Department of Health and Human Services (MDHHS) issued an expanded 'Do Not Eat' fish advisory for all fish in the Huron River in Livingston, Oakland, Washtenaw, Wayne, and Monroe Counties. The original advisory was issued on August 4, 2018.

The 'Do Not Eat' advisory for the Huron River starts where N. Wixom Road crosses in Oakland County and extends downstream to the mouth of the Huron River as it enters Lake Erie in Wayne County. This includes:

- Norton Creek (Oakland County)
- Hubbell Pond, also known as Mill Pond (Oakland County)
- Kent Lake (Oakland County)
- Ore Lake (Livingston County)
- Strawberry & Zukey Lake (Livingston County)
- Gallagher Lake (Livingston County)
- Loon Lake (Livingston County)
- Whitewood Lakes (Livingston County)
- Base Line & Portage Lakes (Livingston/Washtenaw County line)
- Barton Pond (Washtenaw County)
- Geddes Pond (Washtenaw County)
- Argo Pond (Washtenaw County)
- Ford Lake (Washtenaw County)
- Bellville Lake (Wayne County)

This extension is a result of new perfluorooctane sulfonate (PFOS) fish data from the Michigan Department of Environmental Quality. Base Line Lake and Argo Pond fish fillet data, downstream from Kent Lake, were found to have high PFOS levels. Additionally, high PFOS surface water levels were found upstream of Kent Lake.

Touching the fish or water and swimming in these water bodies is not considered a health concern as PFAS do not move easily through the skin. An occasional swallow of river or lake water is also not considered a health concern.

For current guidelines relating to PFAS fish contamination, visit Michigan.gov/pfasresponse.
For more information about the Eat Safe Fish guidelines, visit Michigan.gov/eatsafefish.

#

From: [P. L.](#)
To: [Lazarus, Howard](#); [Taylor, Christopher \(Mayor\)](#); [Eaton, Jack](#); [Bannister, Anne](#); [K. Griswold](#); [REDACTED] [Lumm, Jane](#)
Subject: Online Budget Priority Survey
Date: Tuesday, October 9, 2018 3:06:28 PM

Hello,

I recently spoke to CM Jane Lumm about the budget priority survey and Jane was enthusiastic about having an opportunity to gather public input prior to the Council's budgeting cycle. I was, as well, until I talked to a neighbor.

My neighbor, who is quite enthusiastic about local politics, told me that he intends to take the online-only survey. Every day. Until November 18, when the survey closes. I went and took the survey. Several times. I used a VPN which gave me an IP address from outside the U.S., another state within the U.S. and another county in upper lower Michigan.

There is absolutely no credibility to a survey as important as this if the survey can be taken 25 times by the same person, taken from people in Europe, Ypsilanti or St. Ignace.

Would Chris send out private emails to his supporters asking them to game the survey? The recent MLive piece about Chris's "Vote No on Prop A" spammed out email suggests he wouldn't hesitate. Sadly, along with the Michigan Court of Appeals, I've come to the conclusion Chris will abuse his discretion to get what whatever he wants. This scares me. It should scare you, too.

The survey purports it will be used to justify the allocation of \$400M in tax and other city revenue, including the use of mental health millage money on unfunded sustainability initiatives and raises for staff working on that issue. I would suggest unless the results gathered thus far are tossed out and robust safeguards coded in to stop politicians or anyone else from manipulating the outcome, that the results be viewed as little more than someone's idea of a joke to make it appear as if the residents were consulted.

Whoever coded/designed this online Budget Priority survey gave you a tool which allows the instrument to be undermined and the results easily manipulated. One can finish the survey and simply begin again. No safeguards were taken to block/filter IP addresses from foreign countries, other states or even other counties. No check for resident status was built in, such as a cross-reference with the City Assessor database.

Kirk Westphal put it best in an email to city staff when he suggested that residents have no input into road diets or bump outs, because residents could jam a meeting and game the system. This is exactly what this Budget Priority survey is set up to allow respondents to do.

We've all seen more than enough of these on-the-cheap, unreliable and easily manipulated online surveys from our city government. We've seen enough of these games surrounding citizen input. The question in this survey concerning cutting services to increase spending on other services is a great example of asking residents to tighten the belts around their own necks.

I know that Anne, Jeff, Jane, Kathy, Elizabeth, Jack and Ali are all enthusiastic about citizen input in decision-making. I look forward to their efforts to increase opportunities to gather credible, reliable feedback from residents. You send tax bills out twice yearly. Survey residents by including a unique code for access to the survey with the bill and a secure URL.

Here's what I may do. Some time in the next week, as a joke perhaps, I'll Tweet out to my 10,000 followers on Twitter and Facebook all over the U.S. to come and take this survey to help decide how Ann Arbor should budget its tax dollars. I could suggest they're welcome to take the survey multiple times. Perhaps I'll provide them with the answers I'd like them to focus on.

Thank you for your service to our community,

Patricia Lesko

[REDACTED]

Ann Arbor, MI 48105

[REDACTED]

From: [P. L.](#)
To: [Bannister, Anne](#); [Hayner, Jeff](#); [Griswold, Kathy](#); [Lumm, Jane](#)
Subject: Planning Commission Terms?
Date: Monday, December 3, 2018 9:17:16 AM

Dear Council members,

In looking at the openings on Boards and Commissions, I found something about which I have a question. It's outlined below. The language in the bylaws says A three-year term. I'm wondering why these members have, in each instance served longer than 3-years.

Thank you,

Patricia Lesko



<https://www.a2gov.org/departments/planning/Documents/PlanningCommission/Final%20Approved%20CPC%20Bylaws%2010-20-2014.pdf>

Section 3. All members of the Commission shall be appointed for a three (3)-year term except the City Council member, who shall be appointed for a one (1)-year term. If at any time the City Council member ceases to be a member of City Council, then his/her membership in the Commission shall automatically terminate.

ERICA BRIGGS

City Planning Commission - 1st Term

Jul 06, 2009 to Jun 30, 2019

SHANNAN GIBB-RANDALL

City Planning Commission - 1st Term

Sep 21, 2015 to Jun 30, 2020

SARAH MILLS

City Planning Commission - 1st Term

Jan 01, 2012 to Jun 30, 2021

ALEX MILSHTEYN

City Planning Commission - 1st Term

Aug 01, 2012 to Jun 30, 2021

From: [P. L.](#)
To: [Lumm, Jane](#)
Subject: Re: Planning Commission Terms?
Date: Monday, December 3, 2018 9:59:26 AM

Council member Lumm,

As always, thanks for your speedy answer. I thought of the multiple 3-year terms, BUT that's not reflected in the Planning Commission's Bylaws to which I provided a link. Those bylaws say "**A** 3-year term."

Next, one of those people is serving a term that is not divisible by three, if you know what I mean. Gibbs-Randall, i.e. has a term of five years.

More importantly, Erica Briggs's term on Planning was over on June 30, 2018 and she should step down immediately. Furthermore, the City Clerk didn't point that out to Council in a timely manner as outlined in the Charter, and the Clerk's NEW Board and Commission website doesn't reflect accurate information to the public or Council members.

After Steve Kunselman's detective work on DDA terms that were inaccurate, I think it's reasonable to ask how this happened again, look at the who, why and how long behind these terms. Roger Hewitt, for example, went right from multiple terms on DDA to AAATA. Robert Gordon and others are serving on multiple boards and commissions. I just don't see how, in a city of 117,000, the same people should serve for over a decade (Lowenstein), on multiple boards and commissions and/or play musical chairs (Eric Mahler and Roger Hewitt, i.e.).

I am most especially concerned that the City Clerk is not providing the public or City Council with accurate information regarding when board/commission terms legally must end and when volunteer board members must step down.

Best wishes,

Pat

From: Lumm, Jane <JLumm@a2gov.org>
Sent: Monday, December 3, 2018 9:38 AM
To: P. L.; Bannister, Anne; Hayner, Jeff; Griswold, Kathy
Subject: RE: Planning Commission Terms?

Thanks for your question and inquiry, Pat. I can't recall how many terms – every bd. and comm. allows multiple terms – they can serve, but clearly Erica Briggs (who will have served 10 yrs.) will have, if they're entitled to 3, 3 yr. terms, reached the end of her appt.

Will ask about this and circle back.

Thanks again, Jane

From: P. L. <[REDACTED]>
Sent: Monday, December 3, 2018 9:17 AM
To: Bannister, Anne <ABannister@a2gov.org>; Hayner, Jeff <JHayner@a2gov.org>; Griswold, Kathy <KGriswold@a2gov.org>; Lumm, Jane <JLumm@a2gov.org>
Subject: Planning Commission Terms?

Dear Council members,

In looking at the openings on Boards and Commissions, I found something about which I have a question. It's outlined below. The language in the bylaws says A three-year term. I'm wondering why these members have, in each instance served longer than 3-years.

Thank you,

Patricia Lesko
[REDACTED]

<https://www.a2gov.org/departments/planning/Documents/PlanningCommission/Final%20Approved%20CPC%20Bylaws%2010-20-2014.pdf>

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City Planning Commission - 1st Term
Aug 01, 2012 to Jun 30, 2021

From: [Bannister, Anne](#)
To: [P. L. Lumm, Jane](#)
Subject: RE: Planning Commission Terms?
Date: Monday, December 3, 2018 10:05:24 AM

Thanks Pat and Jane. I'm very concerned about this, too. I would have included it in my Agenda Questions, to be made part of the public record for tonight's meeting, but those are due at 10 a.m. and I was unable to fit this additional question in with my others.

Pat, please continue to send me/us your excellent questions, and my only request is to send them over the weekend before a meeting.

Council is on the customary wild-eyed mad rush leading up to the 7 pm meeting now.

Anne Bannister
Ward One Councilmember
cell: [REDACTED]
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: P. L. [REDACTED]
Sent: Monday, December 03, 2018 9:59 AM
To: Lumm, Jane
Subject: Re: Planning Commission Terms?

Council member Lumm,

As always, thanks for your speedy answer. I thought of the multiple 3-year terms, BUT that's not reflected in the Planning Commission's Bylaws to which I provided a link. Those bylaws say "**A** 3-year term."

Next, one of those people is serving a term that is not divisible by three, if you know what I mean. Gibbs-Randall, i.e. has a term of five years.

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After Steve Kunselman's detective work on DDA terms that were inaccurate, I think it's reasonable to ask how this happened again, look at the who, why and how long behind these terms. Roger Hewitt, for example, went right from multiple terms on DDA to AAATA. Robert Gordon and others are serving on multiple boards and commissions. I just don't see how, in a city of 117,000, the same people should serve for over a decade (Lowenstein), on multiple boards and commissions and/or play musical chairs (Eric Mahler and Roger Hewitt, i.e.).

I am most especially concerned that the City Clerk is not providing the public or City Council with accurate information regarding when board/commission terms legally must end and when volunteer board members must step down.

Best wishes,

Pat

From: Lumm, Jane <JLumm@a2gov.org>
Sent: Monday, December 3, 2018 9:38 AM
To: P. L.; Bannister, Anne; Hayner, Jeff; Griswold, Kathy
Subject: RE: Planning Commission Terms?

Thanks for your question and inquiry, Pat. I can't recall how many terms – every bd. and comm. allows multiple terms – they can serve, but clearly Erica Briggs (who will have served 10 yrs.) will have, if they're entitled to 3, 3 yr. terms, reached the end of her appt.

Will ask about this and circle back.

Thanks again, Jane

From: P. L. <[REDACTED]>
Sent: Monday, December 3, 2018 9:17 AM
To: Bannister, Anne <ABannister@a2gov.org>; Hayner, Jeff <JHayner@a2gov.org>; Griswold, Kathy <KGriswold@a2gov.org>; Lumm, Jane <JLumm@a2gov.org>
Subject: Planning Commission Terms?

Dear Council members,

In looking at the openings on Boards and Commissions, I found something about which I have a question. It's outlined below. The language in the bylaws says A three-year term. I'm wondering why these members have, in each instance served longer than 3-years.

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Patricia Lesko
[REDACTED]

<https://www.a2gov.org/departments/planning/Documents/PlanningCommission/Final%20Approved%20CPC%20Bylaws%2010-20-2014.pdf>

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City Planning Commission - 1st Term

Aug 01, 2012 to Jun 30, 2021

From: [P. L.](#)
Subject: Environmental and Planning Commission Bylaw Violations?
Date: Monday, December 3, 2018 1:03:59 PM

Council members,

I've been concerned for some time about the appointment of unqualified individuals, the reappointment of individuals to city boards and commissions and the "musical chairs" played with boards and commissions (i.e. Roger Hewitt from DDA to AAATA).

This language comes from the "Membership" section of the Bylaws of the Environmental Commission posted on the city's website (https://www.a2gov.org/departments/systems-planning/planning-areas/climate-sustainability/Commission/Documents/spu_env_ec_bylaws.pdf) section:

"After the initial Commission is formed, all members, except the City Councilmembers, thereafter **will be appointed for three years.**"

Yet, Christopher Graham was appointed to the EC in 2005 and his term ends in 2021 (a 16 year term). Similarly, Susan Hutton was given a term of nine years on EC (2011-2020).

This is similar to the issue I brought up about the Bylaws of the Planning Commission which state that members will be appointed for "**a three-year term.**"

While CM Lumm kindly replied and explained "a three-year term" should be interpreted to mean a maximum of **3 THREE-YEAR terms**, the respective Bylaws simply don't include language that supports such lengthy appointments. I'm left asking this question: Were multiple Mayoral appointments and reappointments approved by former City Council majorities in violation of the Bylaws of these two commissions?

It takes six votes of Council to direct the City Attorney to produce a written opinion/ that answers the question of whether the Bylaws' language requires appointees be held to single 3-year terms, or to affirm the legality of mayoral/council appointments to terms as long as 16 years *despite* the language of the respective Bylaws.

Thank you, in advance, for your attention to this important matter.

Sincerely,

Patricia Lesko



From: [Bannister, Anne](#)
To: [Lester Wyborny](#); [Libby Brooks](#); [cc: Tom Stulberg](#); [A2STEAM PTO President](#); [Chavasse, Amy](#); [Hayner, Jeff](#)
Cc: [P. L.](#)
Subject: Re: Safe Routes to School Requirements
Date: Thursday, December 13, 2018 5:58:44 AM

Thanks, Lester. I'm copying Pat Lesko, who may have mentioned that she's spoken with Bryan Armstrong before, too, not about the one side vs two sides question, but about "penalties" for backing out before Resolution 2.

Everybody: CM Hayner and I are having an open constituent meeting (aka coffee hour without the coffee) on Monday, 12/17 from 8:30 am - 10 am at City Hall in the Council workroom (same place as before), 2nd floor. Everyone is welcome to join us, so it could be a variety of topics.

My Ward Talk interview yesterday was a lot about SRTS: <https://youtu.be/u54K5if9ORU> (I wish I hadn't said "fun" so much and other quirks, but some good points were made).

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From: Lester Wyborny <[REDACTED]>
Sent: Thursday, December 13, 2018 1:18 AM
To: Libby Brooks; cc: Tom Stulberg; A2STEAM PTO President; Bannister, Anne; Chavasse, Amy; Hayner, Jeff
Subject: Fwd: Safe Routes to School Requirements

I received an e-mail response from the National SRTS director, which is attached, who is forwarding the message to the Michigan SRTS Coordinator, who is with the State, not Michigan Fitness. Let's hope that this gets us somewhere.

Lester

----- Forwarded message -----

From: Pullen-Seufert, Nancy C <pullen@hsrsrc.unc.edu>
Date: Wed, Dec 12, 2018 at 7:35 PM
Subject: Re: Safe Routes to School Requirements
To: Lester Wyborny <[REDACTED]>

Mr Wyborny,
I've asked the Michigan State Safe Routes to School Coordinator, Bryan Armstrong, if he

could address your question. He may know more about the specific project in Ann Arbor and could better speak to your concerns.

I hope you get the clarification you seek!

Nancy

Nancy Pullen-Seufert, National Center for Safe Routes to School, Pedestrian and Bicycle Information Center, UNC Highway Safety Research Center

From: Lester Wyborny <[REDACTED]>

Sent: Tuesday, December 11, 2018 8:43:29 PM

To: Pullen-Seufert, Nancy C

Subject: Safe Routes to School Requirements

I am a homeowner who lives in the City of Ann Arbor. Ann Arbor applied for, and is expecting to receive, a Safe Routes to School (SRTS) grant for the installation of sidewalks on our street and a couple of other streets near to the school. As it turns out, the SRTS committee identified our street as a priority for sidewalks on both sides of the street. However, our street is challenging for the installation of sidewalks because of the topography (the roadway is cut into a side of a hill), and the presence of a large number of very large trees and many more of smaller trees and bushes.

The City designed a plan for the installation of sidewalks on both sides of the street, risking the health of many of the trees and other foliage, particularly on one side of the street. The local homeowners forced a public meeting to discuss the need for sidewalks considering the likely impacts. The local homeowners pointed out some pretty compelling arguments against the proposal for two sidewalks:

It is a residential street with a minor amount of traffic <1000 cars/day

Very few school kids on the street use this route for getting to school (my kid and another kid from the other side of the street), and more kids are dropped off on one very end of the street to walk the rest of the way to the school, but the number of kids does not justify sidewalks the entire length of the road, disproving the conclusions made in the SRTS report, which made some very broad and disproven (by the homeowners) conclusions.

ITE guidelines do not require sidewalks on both sides of this street based on the amount of traffic, and the low house density on this street (1 - 4 houses per acre).

We argued against two sidewalks, and proposed a single sidewalk on one side of the street.

Yet, the SRTS director attended the meeting and stated that SRTS grants require sidewalks on both sides of the street.

So the meeting broke and the conflict continued until the City capitulated and sat down with a subgroup of homeowners to try to reach an agreement. We continued to maintain that two sidewalks are redundant given the low number of school kids and the impact on trees and other plants. Finally the City designed a plan to redesign the street, moving the curbs on both sides of the street inward, thus narrowing the road, so that the sidewalks could mostly be placed where the street used to be. While this proposal does address the concerns for tree removal, now it has turned into a fantastic project of restructuring the entire roadway. Now some of the homeowners are complaining that any street parking is now gone. My head is spinning....

Finally, my question. Is it really the intent or the design of the SRTS program that its directors dictate or control sidewalk and roadway designs? I thought that local transportation designers are supposed to design their own pedestrian safety measures, not SRTS directors.

I looked through the SRTS literature, and I found no requirement that sidewalks must be installed on both sides of the street to satisfy grant requirements. Can you help me to understand all this?

Lester Wyborny

From: [Bannister, Anne](#)
To: [Carlene Colvin-Garcia](#); [Request For Information Craig Hupy](#)
Cc: [SRTS A2STEAM](#); [Dani and Robyn](#); [Hayner, Jeff](#); [REDACTED] [Tom Stulberg](#); [Lester Wyborny](#); [Scott Newell](#); [Amy Chavas](#); [Lobby Brooks](#); [Jean Arnold](#); [Janet Holloway](#); [P. L.](#); [Sumi Kailasapathy](#); [Eaton, Jack](#); [Griswold, Kathy](#); [Higgins, Sara](#); [Janet Lebson](#); [Lumm, Jane](#)
Subject: RE: Response to Output from Res 2 SRTS STEAM "working group" meeting 12.7.18
Date: Thursday, December 13, 2018 6:19:05 PM

Dear Carlene and everyone,

Mr. Hupy, per the suggestion below, is there a way that all the questions & answers can be grouped and uploaded to the webpage, along with the current design plans?

<https://www.a2gov.org/departments/engineering/Pages/Northside-STEAM-Sidewalk-Gap-Project.aspx>

That would be helpful because not all Councilmembers, and residents who attended the meetings, have been copied on all the emails, due to OMA and other reasons. The webpage doesn't appear to have been updated since before the Nov. 28 meeting.

Importantly, by standard Council procedures, I am able to assemble any further questions that are still outstanding, and send them to Mr. Lazarus no later than Monday morning at 10 a.m. If people want to send me ideas for questions, it would be good to send them sooner rather than later. Then staff will respond at some point before the 7 p.m. meeting on Dec. 17.

These are draft questions that I've received for submission so far:

- Based on seeking an equitable alignment of public and private costs, with the benefits of having a sidewalk, what is a reasonable range of reallocation of costs that Council could consider, between the General Fund and the property owners?
- What is the maximum amount of time that residents have to pay the special assessments, and how far could this be extended?
- Generally, sidewalks have the potential to increase property values. How much might property taxes increase after the new sidewalks are installed?

This is the link about how to participate in Public Comment at the beginning of the Council meeting (3 minutes per person). Basically it says to call the Clerk's office at 8 a.m. on Monday at 734-794-6140:

<https://www.a2gov.org/departments/city-council/Pages/CityCouncilMeetings.aspx>

Thank you,

Anne Bannister
Ward One Councilmember
cell: [REDACTED]
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Carlene Colvin-Garcia [REDACTED]
Sent: Thursday, December 13, 2018 5:11 PM
To: Bannister, Anne
Cc: SRTS A2STEAM; Dani and Robyn
Subject: Re: Response to Output from Res 2 SRTS STEAM "working group" meeting 12.7.18

Hello, Anne -

Thank you so much for your advocacy on behalf of your constituents. How will this

information be presented to all the Council Members for them to be adequately prepared to make their decision on Monday? There's so much back and forth with questions & answers, as well as statements of perspective from different folks. I was thinking Jane's email with responses to RFI, this email, and Tina Carmichael's email could be compiled into one, and sent along to your fellow CMs.

Best,
-Carlene

On Thu, Dec 13, 2018 at 6:37 AM Bannister, Anne <ABannister@a2gov.org> wrote:
FYI — Staff response from yesterday. I'm sorry for the delay and would prefer that people "reply all" in their responses.

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From: Higgins, Sara <shiggins@a2gov.org>
Sent: Wednesday, December 12, 2018 1:20 PM
To: Bannister, Anne
Cc: Lazarus, Howard; Hupy, Craig; Hutchinson, Nicholas; Redinger, Cynthia; Carson, Chris; Hess, Raymond; Harrison, Venita; Fiegel, David; Allen, Jane (Project Management); Eaton, Jack; Hayner, Jeff; Lumm, Jane; Griswold, Kathy
Subject: RE: Response to Output from Res 2 SRTS STEAM "working group" meeting 12.7.18

Councilmember Bannister,

Responses to your questions are below.

Q: The residents have requested that engineering prepare an alternative plan and cost estimates with sidewalks on just one side of Traver. It's likely the grant program can't be used for that solution, but it could be a good solution that costs less than the other proposals.

A: Staff will not prepare an additional set of drawings at this time, as the focus is on the current Safe Routes to School grant project. If City Council wishes to pursue this project with locally originated funds only and forgo the grant, then they should vote down the current proposal and give staff clear guidance to move in this direction with the understanding that the loss of the grant will most likely adversely impact the property owners to a greater extent.

Q: There's concern that the risk to future grants has been overstated, and the residents are communicating with Colleen and Katie to pin down a tighter answer on the risks.

A: The most recent communication from the State on this issue indicated that failure to proceed with the current grant may affect the City's competitiveness on future grant applications. City staff does not currently have any clearer guidance on what that means precisely.

Q: They are concerned about safety at both intersections at the ends of the 1600 block. The encouragement of pick up and drop off on Traver is troubling as it creates hazardous situations, and commuters should be encouraged to go elsewhere such as the AME church lot.

The school district already has designated pick and drop off areas for students. However, the city's responsibility is to ensure that the public infrastructure is safe for a multitude of uses, and the current design achieves this goal. The current staff recommendation provides a very high degree of safety and is consistent with best practices and standards, and requires the seal of a professional engineer.

Q: Residents are also concerned about the disproportionate assessment as compared to the benefit to the homeowners, and think the notes from city staff on measuring the benefits were not conclusive, and may not be in conformance with the ordinance.

A: The actual amount to be assessed won't be known until we get actual pricing and Council considers the fourth resolution in the process. Council may also address the length of the repayment period at that time. Staff will comply with the requirements of the relevant ordinances when preparing the actual assessments for Council's consideration.

Sara Higgins, Strategic Planning Coordinator

Ann Arbor City Administrator's Office | Guy C. Larcom City Hall|301 E. Huron, 3rd Floor·
Ann Arbor· MI· 48104

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shiggins@a2gov.org | www.a2gov.org <<http://www.a2gov.org>>

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From: Bannister, Anne <ABannister@a2gov.org>

Sent: Tuesday, December 11, 2018 11:54 PM

To: Higgins, Sara <SHiggins@a2gov.org>; Fournier, John <JFournier@a2gov.org>

Cc: Lazarus, Howard <HLazarus@a2gov.org>; Hupy, Craig <CHupy@a2gov.org>;

Hutchinson, Nicholas <NHutchinson@a2gov.org>; Redinger, Cynthia

<CRedinger@a2gov.org>; Carson, Chris <CCarson@a2gov.org>; Hess, Raymond

<RHess@a2gov.org>; Harrison, Venita <VHarrison@a2gov.org>; Fiegel, David

<DFiegel@a2gov.org>; Allen, Jane (Project Management) <JAllen2@a2gov.org>;

A2STEAM PTO President <pres@a2steampito.org>; Tom Stulberg

<[REDACTED]> Lester Wyborny <[REDACTED]> Eaton, Jack

<JEaton@a2gov.org>; Hayner, Jeff <JHayner@a2gov.org>; Lumm, Jane

<JLumm@a2gov.org>; Griswold, Kathy <KGriswold@a2gov.org>; Colvin-Garcia, Carlene

Subject: RE: Response to Output from Res 2 SRTS STEAM "working group" meeting
12.7.18

Thanks everyone for the updated plans and we're starting to receive responses from the residents:

- * The residents have requested that engineering prepare an alternative plan and cost estimates with sidewalks on just one side of Traver. It's likely the grant program can't be used for that solution, but it could be a good solution that costs less than the other proposals.

- * There's concern that the risk to future grants has been overstated, and the residents are communicating with Colleen and Katie to pin down a tighter answer on the risks.

- * They are concerned about safety at both intersections at the ends of the 1600 block. The encouragement of pick up and drop off on Traver is troubling as it creates hazardous situations, and commuters should be encouraged to go elsewhere such as the AME church lot.

- * Residents are also concerned about the disproportionate assessment as compared to the

benefit to the homeowners, and think the notes from city staff on measuring the benefits were not conclusive, and may not be in conformance with the ordinance.

Please consider these concerns and prepare an alternative plan with cost estimates for sidewalks on one side of Traver.

Anne Bannister

Ward One Councilmember

cell: [REDACTED]

abannister@a2gov.org<mailto:abannister@a2gov.org>

Term Nov. 2017 - Nov. 2020

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From: Higgins, Sara

Sent: Tuesday, December 11, 2018 3:44 PM

To: *City Council Members (All)

Cc: Lazarus, Howard; Hupy, Craig; Fournier, John; Hutchinson, Nicholas; Redinger, Cynthia; Carson, Chris; Hess, Raymond; Harrison, Venita; Fiegel, David; Allen, Jane (Project Management)

Subject: FW: Response to Output from Res 2 SRTS STEAM "working group" meeting 12.7.18

Mayor and Council:

Please see staff responses below and related attachments to Tina Carmichael, Northside STEAM PTO President.

Sara Higgins, Strategic Planning Coordinator

Ann Arbor City Administrator's Office | Guy C. Larcom City Hall|301 E. Huron, 3rd Floor

Ann Arbor· MI· 48104

734.794.6110 (O)· 734.994.8296 (F) |

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[a2gov.org/A2BeSafe](https://www.a2gov.org/departments/systems-planning/planning-areas/transportation/Pages/default.aspx)<<https://www.a2gov.org/departments/systems-planning/planning-areas/transportation/Pages/default.aspx>>

From: Allen, Jane (Project Management)

Sent: Tuesday, December 11, 2018 1:49 PM

To: A2STEAM PTO President <pres@a2steampito.org><mailto:pres@a2steampito.org>>

Subject: Response to Output from Res 2 SRTS STEAM "working group" meeting 12.7.18

Tina Carmichael,

City staff has answered questions supplied Monday 12/10/2018 by you entitled "Res 2 SRTS STEAM RFI Questions 101218". Please see attached answers and supporting documents. Also attached are the alternate layouts to Traver Street and John A Woods implementing the design changes described in the Answers document.

Jane K Allen, P.E.

Phone: (734) 794-6410 ext. 43678

From: A2STEAM PTO President <pres@a2steampito.org<mailto:pres@a2steampito.org>>>
Sent: Monday, December 10, 2018 9:25 AM
To: Bannister, Anne <ABannister@a2gov.org<mailto:ABannister@a2gov.org>>>; Fournier, John <JFournier@a2gov.org<mailto:JFournier@a2gov.org>>>; Liz Margolis <margolis@aaps.k12.mi.us<mailto:margolis@aaps.k12.mi.us>>>; Tom Stulberg <[\[REDACTED\]@aaps.k12.mi.us](mailto:[REDACTED]@aaps.k12.mi.us)<mailto:[\[REDACTED\]@aaps.k12.mi.us](mailto:[REDACTED]@aaps.k12.mi.us)>>>; Lester Wyborny <[\[REDACTED\]@aaps.k12.mi.us](mailto:[REDACTED]@aaps.k12.mi.us)<mailto:[\[REDACTED\]@aaps.k12.mi.us](mailto:[REDACTED]@aaps.k12.mi.us)>>>; Amy Chavasse <[\[REDACTED\]@aaps.k12.mi.us](mailto:[REDACTED]@aaps.k12.mi.us)<mailto:[\[REDACTED\]@aaps.k12.mi.us](mailto:[REDACTED]@aaps.k12.mi.us)>>>; SRTS A2STEAM <[\[REDACTED\]@aaps.k12.mi.us](mailto:[REDACTED]@aaps.k12.mi.us)<mailto:[\[REDACTED\]@aaps.k12.mi.us](mailto:[REDACTED]@aaps.k12.mi.us)>>>
Cc: Hayner, Jeff <JHayner@a2gov.org<mailto:JHayner@a2gov.org>>>; Libby Brooks <[\[REDACTED\]@aaps.k12.mi.us](mailto:[REDACTED]@aaps.k12.mi.us)<mailto:[\[REDACTED\]@aaps.k12.mi.us](mailto:[REDACTED]@aaps.k12.mi.us)>>>; Hess, Raymond <RHess@a2gov.org<mailto:RHess@a2gov.org>>>; Allen, Jane (Project Management) <JAllen2@a2gov.org<mailto:JAllen2@a2gov.org>>>; Lazarus, Howard <HLazarus@a2gov.org<mailto:HLazarus@a2gov.org>>>; Fenech, Megan <fenechm@aaps.k12.mi.us<mailto:fenechm@aaps.k12.mi.us>>>; Elissa Trumbull <[\[REDACTED\]@aaps.k12.mi.us](mailto:[REDACTED]@aaps.k12.mi.us)<mailto:[\[REDACTED\]@aaps.k12.mi.us](mailto:[REDACTED]@aaps.k12.mi.us)>>>; Colleen Synk <CSynk@michiganfitness.org<mailto:CSynk@michiganfitness.org>>>; Katie Alexander <kalexander@michiganfitness.org<mailto:kalexander@michiganfitness.org>>>
Subject: Output from Res 2 SRTS STEAM "working group" meeting 12.7.18

Good morning,

Attached is the summary from last Friday's Res 2 SRTS STEAM working group meeting, as well as the RFI questions for Council Member Bannister to submit through the official channels. (John/Anne, if it is helpful to have the questions in a Word doc vs. a PDF, please let me know.)

In the summary from the meeting, you will find the following topics:

- * School Observations and Efforts Related to Commuter Flow
- * Underlying Issues Residents Brought Forward Related to the Current Sidewalk Proposal (both actionable and contextual)
- * Potential Safety Solutions Proposed by Residents (both in and out of scope of the current proposal, and for both walkers/bikers from home and those who park/walk)
- * Likely Areas of Consensus Related to Traver Rd Safety / Improvements
- * The City's Position Regarding This Project
- * Action Steps at the Meeting's Conclusion

In the RFI questions, you will find the following types of questions:

- * Questions Seeking Guidance from City Council / City Administration
- * Procedural Questions
- * Questions Related to Traffic Calming Petition Status
- * Questions Related to Scope Increases of the Proposal
- * Questions Related to Intrusion on Traver Road Properties
- * Questions Related to Engineering Requirements
- * Questions Related to Sources of Project Funds

* Cost Related Questions and Projections

(Anne, please note that the RFI questions include what you forwarded from Susan Wright as well as Carlene's two sets of questions via email on Friday.)

The third and last action step from the meeting was to ask a couple quick questions of Katie Alexander and Colleen Synk regarding the SRTS grant. I will follow-up with them directly in a separate e-mail.

Thank you everyone for your time and attention to this project!

Best,
Tina

On Fri, Dec 7, 2018 at 3:08 PM A2STEAM PTO President
<pres@a2steampito.org<mailto:pres@a2steampito.org>> wrote:
Hi all,

This note is to share a brief update from the meeting this morning, so that we would all be on the same page in terms of next steps.

I believe that we were able to engage in some productive discussion together. The next steps we collectively agreed upon are as follows:

- * (Tina) Type up the major takeaways from today's meeting, likely organized as:
 - * Summary of the broader steps the school is taking to improve commuter needs and flow, and the types of commuters we have to consider
 - * walk/bike from home
 - * park and walk into the school (younger children vs. older)
 - * parents doing drop off from their vehicle
 - * families with special needs
 - * etc
 - * Underlying issues residents brought forward related to the current sidewalk proposal
 - * Potential safety solutions (both in and out of scope of the current proposal) for both walkers/bikers from home, and those who park and walk
 - * Likely areas of consensus related to Traver Rd safety / improvements
- * (Tina) Assemble the pressing questions related to the current proposal and the upcoming Res 2 vote
 - * Once the initial set of questions is assembled, Tina to send them to residents to review this weekend
 - * Once residents make updates and/or agree the list addresses the pressing questions, Tina will send the list of questions to Anne Bannister
 - * Anne will submit them through the RFI process, so that they can be answered using the City process

*Carlene, I saw that Anne already shared your questions to the RFI account. I will include them on this list so everyone has visibility to them, but will separate them out so it is clear they do not need to go back through the RFI process.

* (Tina) Follow-up with Katie and Colleen on Monday or Tuesday re: a couple SRTS grant related questions, seeking initial feedback on possible scope change requests on behalf of the residents

If anyone at the meeting feels that there is something missing from this summary, please let me know. Otherwise, I will work to have the first round of output to residents this weekend, so we can hopefully submit the RFI questions to Anne on Monday.

Thanks to everyone for your time and energy on this project!

Best,
Tina

From: [Bannister, Anne](#)
To: [Lester Wyborny](#)
Cc: [Libby Brooks](#); [Tom Stulberg](#); [A2STEAM PTO President](#); [Chavassee, Amy](#); [Hayner, Jeff](#); [REDACTED]; [Jean Arnold](#); [Eaton, Jack](#); [Griswold, Kathy](#); [Janet Holloway](#); [Colvin-Garcia, Carlene](#); [Lumm, Jane](#); [Fournier, John](#); [Lazarus, Howard](#); [Higgins, Sara](#); [Hupy, Craig](#)
Subject: RE: Safe Routes to School Requirements
Date: Friday, December 14, 2018 1:03:25 AM

Dear Lester and everyone,

Mr. Lazarus has stated that Council has to vote on Monday, Dec. 17 (either yes, no, or to postpone).

At this point, these might be the actions we can take, and I'm open to more suggestions:

1. Email all of City Council (citycouncil@a2gov.org) and the staff members (Lazarus, Fournier, Hupy, Hutchinson, Allen, etc) with your thoughts on the latest proposal and the project in total.
2. Email me any further questions, and I will do my best to assemble them and forward them to Mr. Lazarus no later than Monday morning at 10 a.m., and sooner is better than waiting until Monday morning. Then staff will send their response to the questions shortly before the 7 p.m. meeting on Dec. 17. Even though Council rarely has time to study the questions and answers, it will be part of the permanent public record, in Legistar under "Agenda Responses" for the meeting:
<http://a2gov.legistar.com/Legislation.aspx>
3. Sign up for Public Comment at the beginning of the Council meeting (3 minutes per person), by calling the Clerk's office at 8 a.m. on Monday at 734-794-6140. Here's the detail:
<https://www.a2gov.org/departments/city-council/Pages/CityCouncilMeetings.asp>

These are draft questions that I've received so far:

- Based on seeking an equitable alignment of public and private costs, with the benefits of having a sidewalk, what is the reallocation of costs that Council could consider, between the General Fund and the property owners?
- What is the maximum amount of time that residents have to pay the special assessments, and how far could this be extended?
- Generally, sidewalks have the potential to increase property values. How do we calculate how much property taxes would increase after the new sidewalks are installed?

I stand ready to amplify and support your voices. These last couple months since the Oct. 6 meeting have been a whirlwind tornado of thoughtful, urgent questions and heartfelt suggestions. At this point, we have to pull it all together and present the information to Council to inform their vote. All five of the wards should be concerned, as installing concrete sidewalks in established neighbors could happen elsewhere in the City and have similar significant impacts on affordability and our trees and environment, while we also try to improve pedestrian and bicycle safety.

Thank you,

Anne Bannister
Ward One Councilmember
cell: [REDACTED]
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Lester Wyborny [REDACTED]
Sent: Thursday, December 13, 2018 2:41 PM
To: Bannister, Anne

Cc: Libby Brooks; Tom Stulberg; A2STEAM PTO President; Chavasse, Amy; Hayner, Jeff;

Subject: Re: Safe Routes to School Requirements

Wasn't the City supposed to gain agreement by all parties at the meeting last Friday before moving forward with any sidewalk project. Yet it appears that the City may be moving forward with a vote on Monday without finding out if the latest proposal is OK with the homeowners.

Lester

On Thu, Dec 13, 2018 at 5:58 AM Bannister, Anne <ABannister@a2gov.org> wrote:

Thanks, Lester. I'm copying Pat Lesko, who may have mentioned that she's spoken with Bryan Armstrong before, too, not about the one side vs two sides question, but about "penalties" for backing out before Resolution 2.

Everybody: CM Hayner and I are having an open constituent meeting (aka coffee hour without the coffee) on Monday, 12/17 from 8:30 am - 10 am at City Hall in the Council workroom (same place as before), 2nd floor. Everyone is welcome to join us, so it could be a variety of topics.

My Ward Talk interview yesterday was a lot about SRTS: <https://youtu.be/u54K5if9ORU> (I wish I hadn't said "fun" so much and other quirks, but some good points were made).

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From: Lester Wyborny <[REDACTED]>

Sent: Thursday, December 13, 2018 1:18 AM

To: Libby Brooks; cc: Tom Stulberg; A2STEAM PTO President; Bannister, Anne; Chavasse, Amy; Hayner, Jeff

Subject: Fwd: Safe Routes to School Requirements

I received an e-mail response from the National SRTS director, which is attached, who is forwarding the message to the Michigan SRTS Coordinator, who is with the State, not Michigan Fitness. Let's hope that this gets us somewhere.

Lester

----- Forwarded message -----

From: Pullen-Seufert, Nancy C <pullen@hsrsrc.unc.edu>

Date: Wed, Dec 12, 2018 at 7:35 PM

Subject: Re: Safe Routes to School Requirements

To: Lester Wyborny <[REDACTED]>

Mr Wyborny,

I've asked the Michigan State Safe Routes to School Coordinator, Bryan Armstrong, if he could address your question. He may know more about the specific project in Ann Arbor and could better speak to your concerns.

I hope you get the clarification you seek!

Nancy

Nancy Pullen-Seufert, National Center for Safe Routes to School, Pedestrian and Bicycle Information Center, UNC Highway Safety Research Center

From: Lester Wyborny <[REDACTED]>
Sent: Tuesday, December 11, 2018 8:43:29 PM
To: Pullen-Seufert, Nancy C
Subject: Safe Routes to School Requirements

I am a homeowner who lives in the City of Ann Arbor. Ann Arbor applied for, and is expecting to receive, a Safe Routes to School (SRTS) grant for the installation of sidewalks on our street and a couple of other streets near to the school. As it turns out, the SRTS committee identified our street as a priority for sidewalks on both sides of the street. However, our street is challenging for the installation of sidewalks because of the topography (the roadway is cut into a side of a hill), and the presence of a large number of very large trees and many more of smaller trees and bushes.

The City designed a plan for the installation of sidewalks on both sides of the street, risking the health of many of the trees and other foliage, particularly on one side of the street. The local homeowners forced a public meeting to discuss the need for sidewalks considering the likely impacts. The local homeowners pointed out some pretty compelling arguments against the proposal for two sidewalks:

It is a residential street with a minor amount of traffic <1000 cars/day

Very few school kids on the street use this route for getting to school (my kid and another kid from the other side of the street), and more kids are dropped off on one very end of the street to walk the rest of the way to the school, but the number of kids does not justify sidewalks the entire length of the road, disproving the conclusions made in the SRTS report, which made some very broad and disproven (by the homeowners) conclusions.

ITE guidelines do not require sidewalks on both sides of this street based on the amount of traffic, and the low house density on this street (1 - 4 houses per acre).

We argued against two sidewalks, and proposed a single sidewalk on one side of the street.

Yet, the SRTS director attended the meeting and stated that SRTS grants require sidewalks on both sides of the street.

So the meeting broke and the conflict continued until the City capitulated and sat down with a subgroup of homeowners to try to reach an agreement. We continued to maintain that two sidewalks are redundant given the low number of school kids and the impact on trees and other plants. Finally the City designed a plan to redesign the street, moving the curbs on both sides of the street inward, thus narrowing the road, so that the sidewalks could mostly be placed where the street used to be. While this proposal does address the concerns for tree removal, now it has turned into a fantastic project of restructuring the entire roadway. Now some of the homeowners are complaining that any street parking is now gone. My head is spinning....

Finally, my question. Is it really the intent or the design of the SRTS program that its directors dictate or control sidewalk and roadway designs? I thought that local transportation designers are supposed to design their own pedestrian safety measures, not SRTS directors.

I looked through the SRTS literature, and I found no requirement that sidewalks must be installed on both sides of the street to satisfy grant requirements. Can you help me to understand all this?

Lester Wyborny

From: [Bannister, Anne](#)
To: [Janet Holloway](#); [REDACTED]
Cc: [REDACTED]; pres@a2steampoint.org; [REDACTED]; [Hayner, Jeff](#); [REDACTED]; [Eaton, Jack](#); [Griswold, Kathy](#); [Colvin-Garcia, Carlene](#); [Lumm, Jane](#); [Fournier, John](#); [Lazarus, Howard](#); [Higgins, Sara](#); [Hupy, Craig](#)
Subject: RE: Safe Routes to School Requirements
Date: Sunday, December 16, 2018 2:04:52 PM

I will ask Councilmembers to postpone tomorrow, but how they will vote is uncertain.

It's clear to me that more time is needed to reach consensus as to the best way to achieve our goals for public safety, mobility, affordability, and sustainability, as described in our City Master Plan elements: <https://www.a2gov.org/departments/planning/Pages/City-Master-Plan.aspx>

I'm gathering any current key questions, including further research needed into:

- A possible new MDOT-TAP grant requirement about a Public Resolution of Support
- Peer city urban bikeway and pedestrian corridors and 2019 forward-thinking options
- Integration of our existing master plans
- Special Assessment options and alternatives
- Property tax implications
- Citywide impact on miles of established neighborhoods without bikeways and pedestrian corridors

Thanks everyone for putting in the time to get this project right. I'm optimistic our work to "measure twice, cut once" will serve to inform future projects in all five Wards.

Anne Bannister
Ward One Councilmember
cell: [REDACTED]
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

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From: Janet Holloway [REDACTED]
Sent: Saturday, December 15, 2018 8:56 PM
To: Bannister, Anne; [REDACTED]
Cc: [REDACTED]; pres@a2steampoint.org; [REDACTED]; [Hayner, Jeff](#); [REDACTED]; [Eaton, Jack](#); [Griswold, Kathy](#); [Colvin-Garcia, Carlene](#); [Lumm, Jane](#); [Fournier, John](#); [Lazarus, Howard](#); [Higgins, Sara](#); [Hupy, Craig](#)
Subject: Re: Safe Routes to School Requirements

We are homeowners at [REDACTED] Dr. Please consider removing the short block of Brookside Dr from this project. There are no sidewalks to the west of us on Brookside Dr. We are not close to the school. Northside Ave, one street south of us and close to the school has no sidewalks.

We are not convinced of the need for sidewalks in our block. The answer "if there are sidewalks more kids will walk to school" is not a reason for us to spend over \$6400, a sum which is significant on a fixed income.

Sam and Janet Holloway

-----Original Message-----

From: Bannister, Anne <ABannister@a2gov.org>

To: Lester Wyborny <[REDACTED]>

Cc: Libby Brooks <[REDACTED]> Tom Stulberg <[REDACTED]> A2STEAM

PTO President <pres@a2steampmo.org>; Chavasse, Amy <[REDACTED]> Hayner, Jeff

<JHayner@a2gov.org>; [REDACTED] <[REDACTED]>

<[REDACTED]> Jean Arnold <[REDACTED]> Eaton, Jack <JEaton@a2gov.org>;

Griswold, Kathy <KGriswold@a2gov.org>; Janet Holloway <[REDACTED]> Colvin-Garcia, Carlene

<carlene.colvin@[REDACTED]> Lumm, Jane <JLumm@a2gov.org>; Fournier, John

<JFournier@a2gov.org>; Lazarus, Howard <HLazarus@a2gov.org>; Higgins, Sara

<SHiggins@a2gov.org>; Hupy, Craig <CHupy@a2gov.org>

Sent: Fri, Dec 14, 2018 1:03 am

Subject: RE: Safe Routes to School Requirements

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Thank you,

Anne Bannister

Ward One Councilmember

cell: [REDACTED]

abannister@a2gov.org

Term Nov. 2017 - Nov. 2020

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Sent: Thursday, December 13, 2018 2:41 PM
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Cc: Libby Brooks; Tom Stulberg; A2STEAM PTO President; Chavasse, Amy; Hayner, Jeff; [REDACTED]
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Lester Wyborny

From: [P. L.](#)
To: [Janet Holloway](#); [Bannister, Anne](#); [REDACTED]
Cc: [REDACTED] pres@a2steampmo.org; [REDACTED] [Hayner, Jeff](#); [REDACTED] [Eaton, Jack](#); [Griswold, Kathy](#); [Colvin-Garcia, Carlene](#); [Lazarus, Howard](#); [Hupy, Craig](#); [Lumm, Jane](#)
Subject: Re: Safe Routes to School Requirements
Date: Sunday, December 16, 2018 4:11:53 PM

Neighbors, Council members, city staff and others,

Thanks so much for including me in your thoughtful conversations. I see that my neighbors on Traver and Brookside have reiterated that they want their streets to be removed from this project. Yet, Council's agenda includes a resolution to move forward with the plans. At worst, this latest resolution could be interpreted as an effort to not only railroad (and embarrass) our Ward 1 reps, but to bully the new Council and the neighbors.

My neighbors (so far as I read) keep coming back to the same issues, concerns, questions, observations, requests, etc.... The answers to these issues, questions, requests and concerns keep going back to the terms of "the grant," as if the grant were paramount in this decision and the money were already in hand. The money is not in hand, and I don't believe a \$400K grant (or the excitement at receiving it) is more important than the neighbors whose properties and finances this project will impact.

As we know, no sitting Council can be bound by the hopes, habits, promises, wishes or resolutions of a previous City Council. So far as I've seen, school parents, AAPS staff and city staff are trying to drive this process as if the November Council election had not happened. We have a new Council with a strong mandate from their respective voters for vastly improved transparency, responsiveness and fiscal stewardship. In Ward 1, we elected CM Jeff Hayner. His long experience in the building trades means his informed questions about this Ward 1 proposed project serve us particularly well.

It has been purported that refusal of this grant will result in a "punishment" regarding future such grants. The day of the Northside meeting, I spoke with those at the granting agencies and was assured there is no penalty from either MDOT or SEMCOG should this grant be declined. The granting staffers at MDOT/SEMCOG were concerned that residents and Council members had been told there will be a penalty from their agencies.

I appreciate CMs Bannister, Hayner, Lumm, Eaton and Griswold's concerns about public safety and the spending of our road and bridge repair millage money on a hodgepodge sidewalk gap project. I appreciate immensely that they question whether this particular grant is truly in the best interests of the city and the neighbors whom it purports to serve, and whose lives, properties and pocketbooks it will impact.

Best wishes and Happy Holidays,

Patricia Lesko

817 Bookside (formerly 1341 Traver)

From: Janet Holloway <[REDACTED]>
Sent: Saturday, December 15, 2018 8:56 PM
To: ABannister@a2gov.org; [REDACTED]
Cc: [REDACTED] pres@a2steampmo.org;
[REDACTED] JHayner@a2gov.org; [REDACTED]
[REDACTED] JEaton@a2gov.org; KGriswold@a2gov.org;
carlene.colvin.[REDACTED] JLumm@a2gov.org; JFournier@a2gov.org; HLazarus@a2gov.org;
SHiggins@a2gov.org; CHupy@a2gov.org
Subject: Re: Safe Routes to School Requirements

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Sam and Janet Holloway

-----Original Message-----

From: Bannister, Anne <ABannister@a2gov.org>
To: Lester Wyborny <[REDACTED]>
Cc: Libby Brooks <[REDACTED]> Tom Stulberg <[REDACTED]> A2STEAM PTO President <pres@a2steampmo.org>; Chavasse, Amy <[REDACTED]> Hayner, Jeff <JHayner@a2gov.org>; [REDACTED] <[REDACTED]>
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Sent: Fri, Dec 14, 2018 1:03 am
Subject: RE: Safe Routes to School Requirements

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Ward One Councilmember
cell: [REDACTED]
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

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Date: Wed, Dec 12, 2018 at 7:35 PM
Subject: Re: Safe Routes to School Requirements
To: Lester Wyborny <[REDACTED]>

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I hope you get the clarification you seek!

Nancy

Nancy Pullen-Seufert, National Center for Safe Routes to School, Pedestrian and Bicycle Information Center, UNC Highway Safety Research Center

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From: [Bannister, Anne](#)
To: [P. L.](#)
Cc: [Griswold, Kathy](#)
Subject: RE: Safe Routes to School Requirements
Date: Sunday, December 16, 2018 9:36:06 PM

Thanks for adding your summary and insights! Bravo!

Anne Bannister
Ward One Councilmember
cell: [REDACTED]
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

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Best wishes and Happy Holidays,

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To: Lester Wyborny <[REDACTED]>

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Cc: [REDACTED] pres@a2steampoint.org; [REDACTED] [Hayner, Jeff](#); [REDACTED] [Eaton, Jack](#); [Griswold, Kathy](#); [Colvin-Garcia, Carlene](#); [Lumm, Jane](#)
Subject: RE: Safe Routes to School Requirements
Date: Monday, December 17, 2018 3:40:25 AM

Dear Neighbors and Councilmembers,

These are the Agenda Questions that I've submitted, which will be responded to as Agenda Responses on page 1 of the final Agenda, released [here](#), before the 7 p.m. meeting (sometimes only minutes before):

AC - Communications from the City Administrator:

I request that Mr. Lazarus elaborate with thoroughness on the Memorandums on PFAS and STEAM SRTS.

DS-1, 18-1749 Northside STEAM SRTS:

1. Is it accurate that MDOT-TAP has a new grant requirement for a Public Resolution of Support? How could a Resolution of Support be included in our current SRTS proposal?
2. What are some feasible, innovative solutions that our peer cities are considering for their urban bikeway and pedestrian corridors? What are some 2019 forward-thinking alternatives to old-fashioned concrete sidewalks? Residents are looking for more than one option, beyond sidewalks, to consider.
3. What are alternatives to sidewalks on Traver Road, notably traffic calming and traffic controls, as well as marked pedestrian walkways on the existing road?
4. Concerns have been raised about visibility / low sight lines at the intersections at Traver and John A Woods, and the crosswalk by the Barton Drive entrance. How are lighting improvements at crosswalks handled and what is the process, such as adding either the flashing lights that are triggered when you hit a button or constant lights illuminating the entire path? What would be the process to gather resident feedback on lighting improvements? For example, is there a concern with the constant illumination that lighting will impact resident bedrooms in the evening?
5. What progress and plans have been made for the following traffic safety designs, which are urgently needed?
 - A Three-way Stop at the Intersection of Traver Road and John Woods Drive
 - A Speed Bump in the center of the 1600 block of Traver
 - Communications to the School urging them to stop using the neighborhood as a parking lot, including encouraging drivers to park on Traver Road, and provide designated parking areas for parents.
6. With regard to protection of retaining walls during installation of a sidewalk, what assurances can the City provide that the retaining walls won't be damaged by the contractor and result in the hillside behind the wall collapsing into the road along, along with the trees, with also damage the property beyond the right-of-way?
7. How does SRTS correlate and integrate with the specific elements of our [master plans and resource documents](#)?
8. How does SRTS integrate with tools and benefits described on our [Urban Forest webpage](#), including "Cool" National Tree Benefit Calculator, iTree Eco Analysis, and lower energy costs and higher property values?
9. What is the feasible range of property tax implications for the specific SRTS impacted properties? We've identified the Special Assessments and estimated snow removal costs, and would like data on the property tax implications of removing mature trees and adding sidewalks.
10. What other streets and roads in established neighborhoods throughout the City are without

bikeways and pedestrian corridors? Could we have a map and a tree schedule for these properties, and an estimate of their Special Assessments and Ward?

11. Why is the short block of Brookside Drive in the SRTS project when there are no sidewalks on the west side, it is not close to the school, and Northside Ave., one street south, is closer to the school and has no sidewalks?
12. Where has the need for sidewalks on the 1600 block of Traver been established, in light of the data showing there are shorter and safer ways for children to talk to school? If need is determined, what are simpler and less costly alternatives to sidewalks?
13. Conflicting information has been found related to two sidewalks versus one, between the National SRTS standards and the Michigan Fitness Foundation. Will further research be done to confirm this discrepancy, before a decision is made to proceed with Resolution 2 for our project in Ann Arbor?
14. What is the feasible range of cost allocation and sharing between City funds and property owners for the Special Assessments? This question needs to be addressed before approval of Resolution 2. SRTS sidewalks provide benefits for children from across the city, which raises the question of whether placing the burden on the property owners is fair and equitable. How can we get to the \$16/foot range? What are our options? What is the maximum amount of time that payments on a Special Assessment can be extended?
15. How are the project costs and Special Assessments impacted by the most recent design changes? Do these plans call for the same or different amount of concrete, and how does this impact the Special Assessments? If there is a reduction in removal of trees, what does this reduce the projected costs? The sidewalks appear to largely be in what is currently the road, which may already have a significant base to it. Does the presence of this base reduce the Special Assessment (which includes base + concrete)? Does this new location of the sidewalks impact the overall excavation costs, with less dirt to move, less curb and asphalt removal, any storm drain work, etc?

Thanks!

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[REDACTED] JHayner@a2gov.org; [REDACTED]
[REDACTED] JEaton@a2gov.org; KGriswold@a2gov.org;
carlene.colvin.[REDACTED] JLumm@a2gov.org; JFournier@a2gov.org; HLazarus@a2gov.org;
SHiggins@a2gov.org; CHupy@a2gov.org

Subject: Re: Safe Routes to School Requirements

We are homeowners at [REDACTED] Dr. Please consider removing the short block of Brookside Dr from this project. There are no sidewalks to the west of us on Brookside Dr. We are not close to the school. Northside Ave, one street south of us and close to the school has no sidewalks. We are not convinced of the need for sidewalks in our block. The answer "if there are sidewalks more kids will walk to school" is not a reason for us to spend over \$6400, a sum which is significant on a fixed income.
Sam and Janet Holloway

-----Original Message-----

From: Bannister, Anne <ABannister@a2gov.org>

To: Lester Wyborny <[REDACTED]>

Cc: Libby Brooks <[REDACTED]> Tom Stulberg <[REDACTED]> A2STEAM PTO President <pres@a2steampmo.org>; Chavasse, Amy <[REDACTED]> Hayner, Jeff <JHayner@a2gov.org>; [REDACTED] <[REDACTED]>

[REDACTED] Jean Arnold <[REDACTED]> Eaton, Jack <JEaton@a2gov.org>; Griswold, Kathy <KGriswold@a2gov.org>; Janet Holloway <[REDACTED]> Colvin-Garcia, Carlene <carlene.colvin@[REDACTED]> Lumm, Jane <JLumm@a2gov.org>; Fournier, John <JFournier@a2gov.org>; Lazarus, Howard <HLazarus@a2gov.org>; Higgins, Sara <SHiggins@a2gov.org>; Hupy, Craig <CHupy@a2gov.org>

Sent: Fri, Dec 14, 2018 1:03 am

Subject: RE: Safe Routes to School Requirements

Dear Lester and everyone,

Mr. Lazarus has stated that Council has to vote on Monday, Dec. 17 (either yes, no, or to postpone).

At this point, these might be the actions we can take, and I'm open to more suggestions:

1. Email all of City Council (citycouncil@a2gov.org) and the staff members (Lazarus, Fournier, Hupy, Hutchinson, Allen, etc) with your thoughts on the latest proposal and the project in total.
2. Email me any further questions, and I will do my best to assemble them and forward them to Mr. Lazarus no later than Monday morning at 10 a.m., and sooner is better than waiting until Monday morning. Then staff will send their response to the questions shortly before the 7 p.m. meeting on Dec. 17. Even though Council rarely has time to study the questions and answers, it will be part of the permanent public record, in Legistar under "Agenda Responses" for the meeting:
<http://a2gov.legistar.com/Legislation.aspx>
3. Sign up for Public Comment at the beginning of the Council meeting (3 minutes per person), by calling the Clerk's office at 8 a.m. on Monday at 734-794-6140. Here's the detail:
<https://www.a2gov.org/departments/city-council/Pages/CityCouncilMeetings.asp>

These are draft questions that I've received so far:

- Based on seeking an equitable alignment of public and private costs, with the benefits of having a sidewalk, what is the reallocation of costs that Council could consider, between the General Fund and the property owners?
- What is the maximum amount of time that residents have to pay the special assessments, and how far could this be extended?
- Generally, sidewalks have the potential to increase property values. How do we calculate how

much property taxes would increase after the new sidewalks are installed?

I stand ready to amplify and support your voices. These last couple months since the Oct. 6 meeting have been a whirlwind tornado of thoughtful, urgent questions and heartfelt suggestions. At this point, we have to pull it all together and present the information to Council to inform their vote. All five of the wards should be concerned, as installing concrete sidewalks in established neighbors could happen elsewhere in the City and have similar significant impacts on affordability and our trees and environment, while we also try to improve pedestrian and bicycle safety.

Thank you,

Anne Bannister
Ward One Councilmember
cell: [REDACTED]
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Lester Wyborny [REDACTED]
Sent: Thursday, December 13, 2018 2:41 PM
To: Bannister, Anne
Cc: Libby Brooks; Tom Stulberg; A2STEAM PTO President; Chavasse, Amy; Hayner, Jeff; [REDACTED]
Subject: Re: Safe Routes to School Requirements

Wasn't the City supposed to gain agreement by all parties at the meeting last Friday before moving forward with any sidewalk project. Yet it appears that the City may be moving forward with a vote on Monday without finding out if the latest proposal is OK with the homeowners.

Lester

On Thu, Dec 13, 2018 at 5:58 AM Bannister, Anne <ABannister@a2gov.org> wrote:

Thanks, Lester. I'm copying Pat Lesko, who may have mentioned that she's spoken with Bryan Armstrong before, too, not about the one side vs two sides question, but about "penalties" for backing out before Resolution 2.

Everybody: CM Hayner and I are having an open constituent meeting (aka coffee hour without the coffee) on Monday, 12/17 from 8:30 am - 10 am at City Hall in the Council workroom (same place as before), 2nd floor. Everyone is welcome to join us, so it could be a variety of topics.

My Ward Talk interview yesterday was a lot about SRTS: <https://youtu.be/u54K5if9ORU> (I wish I hadn't said "fun" so much and other quirks, but some good points were made).

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From: Lester Wyborny <[REDACTED]>
Sent: Thursday, December 13, 2018 1:18 AM
To: Libby Brooks; cc: Tom Stulberg; A2STEAM PTO President; Bannister, Anne; Chavasse, Amy; Hayner, Jeff

Subject: Fwd: Safe Routes to School Requirements

I received an e-mail response from the National SRTS director, which is attached, who is forwarding the message to the Michigan SRTS Coordinator, who is with the State, not Michigan Fitness. Let's hope that this gets us somewhere.

Lester

----- Forwarded message -----

From: Pullen-Seufert, Nancy C <pullen@hsrsrc.unc.edu>

Date: Wed, Dec 12, 2018 at 7:35 PM

Subject: Re: Safe Routes to School Requirements

To: Lester Wyborny <[REDACTED]>

Mr Wyborny,

I've asked the Michigan State Safe Routes to School Coordinator, Bryan Armstrong, if he could address your question. He may know more about the specific project in Ann Arbor and could better speak to your concerns.

I hope you get the clarification you seek!

Nancy

Nancy Pullen-Seufert, National Center for Safe Routes to School, Pedestrian and Bicycle Information Center, UNC Highway Safety Research Center

From: Lester Wyborny <[REDACTED]>

Sent: Tuesday, December 11, 2018 8:43:29 PM

To: Pullen-Seufert, Nancy C

Subject: Safe Routes to School Requirements

I am a homeowner who lives in the City of Ann Arbor. Ann Arbor applied for, and is expecting to receive, a Safe Routes to School (SRTS) grant for the installation of sidewalks on our street and a couple of other streets near to the school. As it turns out, the SRTS committee identified our street as a priority for sidewalks on both sides of the street. However, our street is challenging for the installation of sidewalks because of the topography (the roadway is cut into a side of a hill), and the presence of a large number of very large trees and many more of smaller trees and bushes.

The City designed a plan for the installation of sidewalks on both sides of the street, risking the health of many of the trees and other foliage, particularly on one side of the street. The local homeowners forced a public meeting to discuss the need for sidewalks considering the likely impacts. The local homeowners pointed out some pretty compelling arguments against the proposal for two sidewalks:

It is a residential street with a minor amount of traffic <1000 cars/day

Very few school kids on the street use this route for getting to school (my kid and another kid from the other side of the street), and more kids are dropped off on one very end of the street to walk the rest of the way to the school, but the number of kids does not justify

sidewalks the entire length of the road, disproving the conclusions made in the SRTS report, which made some very broad and disproven (by the homeowners) conclusions.

ITE guidelines do not require sidewalks on both sides of this street based on the amount of traffic, and the low house density on this street (1 - 4 houses per acre).

We argued against two sidewalks, and proposed a single sidewalk on one side of the street.

Yet, the SRTS director attended the meeting and stated that SRTS grants require sidewalks on both sides of the street.

So the meeting broke and the conflict continued until the City capitulated and sat down with a subgroup of homeowners to try to reach an agreement. We continued to maintain that two sidewalks are redundant given the low number of school kids and the impact on trees and other plants. Finally the City designed a plan to redesign the street, moving the curbs on both sides of the street inward, thus narrowing the road, so that the sidewalks could mostly be placed where the street used to be. While this proposal does address the concerns for tree removal, now it has turned into a fantastic project of restructuring the entire roadway. Now some of the homeowners are complaining that any street parking is now gone. My head is spinning....

Finally, my question. Is it really the intent or the design of the SRTS program that its directors dictate or control sidewalk and roadway designs? I thought that local transportation designers are supposed to design their own pedestrian safety measures, not SRTS directors.

I looked through the SRTS literature, and I found no requirement that sidewalks must be installed on both sides of the street to satisfy grant requirements. Can you help me to understand all this?

Lester Wyborny

From: [Bannister, Anne](#)
To: [Lumm, Jane](#); [Eaton, Jack](#); [Griswold, Kathy](#); [Tom Stulberg](#); [Maris Laporter](#); [Laura Strowe](#); [Mary Underwood](#); [Janet Holloway](#); [P. L.](#)
Subject: Fwd: Longshore, Indianola, Ottawa, Argo, & Amherst Water Main Project Public Meeting Notice - Jan. 10, 2019
Date: Friday, December 21, 2018 10:28:20 AM
Attachments: [LIOAA WM Informational Public Meeting Letter 12.20.18.pdf](#)
[Special Public Meeting Notice 1 LIOAA WM.pdf](#)

FYI — you're invited to a Ward One water main meeting!

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----- Forwarded message -----

From: "Higgins, Sara" <SHiggins@a2gov.org>
Date: Thu, Dec 20, 2018 at 4:24 PM -0500
Subject: Longshore, Indianola, Ottawa, Argo, & Amherst Water Main Project Public Meeting Notice - Jan. 10, 2019
To: "Bannister, Anne" <ABannister@a2gov.org>, "Hayner, Jeff" <JHayner@a2gov.org>
Cc: "Lazarus, Howard" <HLazarus@a2gov.org>, "Fournier, John" <JFournier@a2gov.org>, "Hutchinson, Nicholas" <NHutchinson@a2gov.org>, "Allen, Jane (Project Management)" <JAllen2@a2gov.org>, "Wright, Andrea" <AWright@a2gov.org>, "Hupy, Craig" <CHupy@a2gov.org>, "Taylor, Christopher (Mayor)" <CTaylor@a2gov.org>

Dear Ward One Councilmembers,

Attached is a copy of the letter that is being mailed to residents and property owners today in the area of the Longshore, Indianola, Ottawa, Argo, & Amherst Water Main Replacement Project inviting them to attend a public meeting scheduled at Northside STEAM School on Thurs., January 10, 2019 at 6:30 p.m. Also attached is a copy of the meeting notice.

Sara Higgins
Strategic Planning Coordinator
City of Ann Arbor
shiggins@a2gov.org



CITY OF ANN ARBOR, MICHIGAN

301 E. Huron Street, P.O. Box 8647

Ann Arbor, Michigan 48107-8647

Phone: 734.794.6410

a2gov.org

Printed on recycled paper

December 20, 2018

Re: Longshore, Indianola, Ottawa, Argo, & Amherst Water Main Replacement Project
File #2018-019

Dear Property Owner and/or Resident:

This letter is to notify you of upcoming construction in your area, as part of the Longshore, Indianola, Ottawa, Argo, & Amherst (LIOAA) Water Main Replacement Project. The Project limits consist of the following streets, as also seen in the map below:

- Longshore Drive from Argo Drive to 2000 Longshore Drive
- Indianola Drive between Longshore Drive and Pontiac Street
- Ottawa Road between Argo Drive and Indianola Drive
- Argo Drive between Longshore Drive and Pontiac Street
- Amherst Avenue between Longshore Drive and Pontiac Street.

This project consists of replacing the undersized water mains with larger water mains in all above streets, as well as resurfacing or applying a surface treatment to the paved portions of the roads.

There is a Public Meeting scheduled for **Thursday, January 10, 2019 from 6:30 p.m. to 8:00 p.m., at Northside STEAM Elementary School, Multipurpose Room, 912 Barton Drive, Ann Arbor.** Information about construction impacts and proposed design details of the project will be discussed at this meeting. We will discuss some non-motorized improvements within the project limits that we plan to install. We also want to share with you some geometric changes proposed at intersections along Argo Drive. Your input is important to the final design we present for bid solicitations.

The construction is currently expected to begin at the end of April 2019 and last approximately 30 weeks, until mid-November 2019. Prior to the water main construction, construction staking, videotaping, and "Miss Dig" utility markings, may occur. We ask that you do not disturb the stakes and utility flags throughout the duration of the project, as they provide important information to the construction crews.

Longshore, Indianola, Ottawa, Argo, & Amherst will be closed to through traffic during construction. However, local access for vehicular and pedestrian traffic will be maintained. Driveway access, garbage collection, and mail delivery will be maintained throughout the project. As a result of the construction

activities, it will be necessary for our contractor to post temporary “No Parking” signs on Longshore, Indianola, Ottawa, Argo, & Amherst so that work can proceed in a timely manner.

We will maintain water service to your home during construction, except for brief periods when the new water main is tied in to the existing main, and when house services are transferred to the new main. You will receive written notice two days before these scheduled shutoffs are expected to occur.

Unfortunately, the construction will generate some dust and noise, and will cause some inconvenience. We would like to thank you in advance for your patience and cooperation during the project. If you have any questions or concerns feel free to contact me at (734) 794-6410, extension 43678 or at jallen2@a2gov.org. If you would like to be included on an email distribution list for project communications and updates, please email me. I hope to see you at the informational Public Meeting.

Very truly yours,
ENGINEERING UNIT

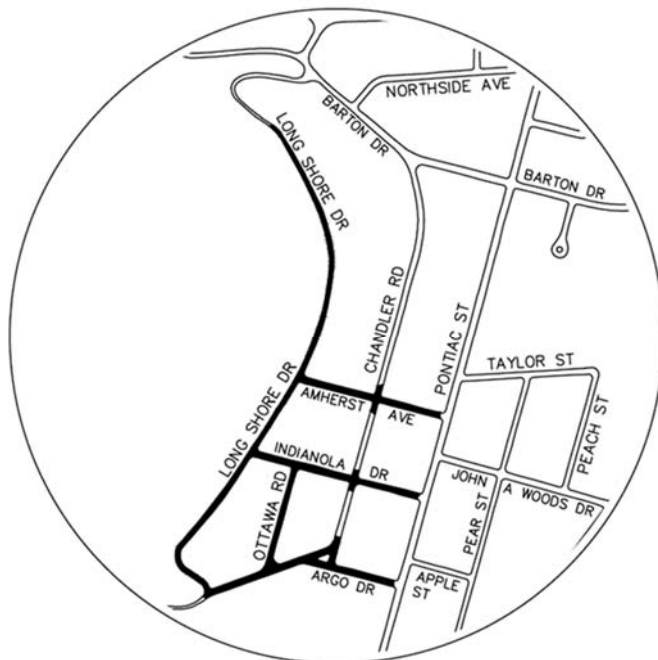


Jane K Allen, P.E.
Project Manager

cc: File

JKA: (S:\Engineering\General\2018-019 Longshore, Indianola, Ottawa, Argo & Amherst Water Main\43 - Informational Letters, Public Notices, Mailing Lists\LIOAA WM Informational Public Meeting Letter 12.20.18.docx)

PROJECT LIMITS:





CITY OF ANN ARBOR **MEETING NOTICE**

NOTICE OF SPECIAL OR NONREGULARLY SCHEDULED MEETING

Longshore, Indianola, Ottawa, Argo, & Amherst Water Main Project

The City of Ann Arbor Engineering Unit will meet at 6:30 p.m. to 8:00 p.m. in the Multi-Purpose Room at the Ann Arbor STEAM at Northside School, 912 Barton Dr., on Thursday, January 10, 2019, for the purpose of discussing design considerations and construction impacts of the proposed water main replacement project planned for the neighborhood in spring 2019. All residents are welcome to participate and provide input.

Jane Allen
Engineering
301 E. Huron St, Ann Arbor MI 48104
(734) 794-6410 x43678
Jallen2@a2gov.org
Posted: December 20, 2018

All persons are encouraged to participate in public meetings. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's office at 734.794.6140; via email to: cityclerk@a2gov.org; or by written request addressed and mailed or delivered to:

City Clerk's Office
301 E. Huron St.
Ann Arbor, MI 48104

Requests made with less than two business days notice may not be able to be accommodated.

From: [Bannister, Anne](#)
To: [P. L.](#)
Subject: Fwd: First Michigan waterways designated as state water trails
Date: Friday, December 21, 2018 1:11:54 PM
Attachments: [image002.png](#)

FYI — waterways and trails!

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----- Forwarded message -----

From: "Kirk Profit" <profit.k@gcsionline.com>
Date: Fri, Dec 21, 2018 at 10:25 AM -0500
Subject: RE: First Michigan waterways designated as state water trails
To: "Coy Vaughn" <vaughnc@washtenaw.org>
Cc: "Laura Rubin" (<lrubin@hrwc.org>), "Bryce Kelley" (<BKelley@ScioTownship.org>), "Mandy Grewal" (<GrewalM@pittsfield-mi.gov>), "Gary Owen" (<owen.g@gcsionline.com>), "Barb Farrah" (<farrah.b@gcsionline.com>), "Paul Krutko" (<Paul@annarborusa.org>), "Phil Santer" (<phil@annarborusa.org>), "Mary Kerr" (<mkerr@annarbor.org>), "Alicia Ping" (<pingad@washtenaw.org>), "Andy LaBarre" (<labarrea@washtenaw.org>), "Conan Smith" (<smithco@washtenaw.org>), "Curtis Hedger" (<hedgerc@washtenaw.org>), "Ellen Rabinowitz" (<rabinowitz@washtenaw.org>), "Felicia Brabec" (<brabecf@washtenaw.org>), "Gregory Dill" (<dillg@washtenaw.org>), "Jason T. Morgan" (<morganj@washtenaw.org>), "Kent Martinez-Kratz" (<martinez-kratzk@washtenaw.org>), [REDACTED] (<[REDACTED]>), "Michelle Deatrick" (<deatrickm@washtenaw.org>), "Ricky L. Jefferson" (<jeffersonr@washtenaw.org>), "Ruth Ann Jamnick" (<rajamnick@sbcglobal.net>), "Trish Cortes" (<cortest@washtenaw.org>), "Ramlawi, Ali" (<ARamlawi@a2gov.org>), "Bannister, Anne" (<ABannister@a2gov.org>), "Smith, Chip" (<ChSmith@a2gov.org>), "Taylor, Christopher (Mayor)" (<CTaylor@a2gov.org>), "Nelson, Elizabeth" (<ENelson@a2gov.org>), "Hayner, Jeff" (<JHayner@a2gov.org>), "Higgins, Sara" (<SHiggins@a2gov.org>), "Eaton, Jack" (<JEaton@a2gov.org>), "Lumm, Jane" (<JLumm@a2gov.org>), "Fournier, John" (<JFournier@a2gov.org>), "Grand, Julie" (<JGrand@a2gov.org>), "Griswold, Kathy" (<KGriswold@a2gov.org>), "Lazarus, Howard" (<HLazarus@a2gov.org>), "Postema, Stephen" (<SPostema@a2gov.org>), "Stults, Missy" (<MStults@a2gov.org>), "Crawford, Tom" (<TCrawford@a2gov.org>), "Ackerman, Zach" (<ZAckerman@a2gov.org>), "Anthony Morgan" (<[REDACTED]>), "Beth Bashert" (<[REDACTED]>), "Beth Bashert" (<mayor@cityofypsilanti.com>), "Darwin McClary" (<dmccclary@cityofypsilanti.com>), "Frances McMullan" (<fmcnullan@cityofypsilanti.com>), "Jennifer Symanns" (<jsymanns@cityofypsilanti.com>), "Lois E. Allen Richardson" (<[REDACTED]>), "Nicole Brown" (<NBrown@cityofypsilanti.com>), "Nicole Brown - City of Ypsilanti" (<[REDACTED]>), "Pete Murdock" (<[REDACTED]>), "Steven Wilcoxon" (<[REDACTED]>), "Brenda Stumbo" (<bstumbo@ytown.org>), "Heather Jarrell Roe" (<hjarrellroe@ytown.org>), "Jimmie Wilson" (<jwilson@ytown.org>), "Karen Lovejoy-Roe" (<klovejoyroe@ytown.org>), "Larry Doe" (<ldoe@ytown.org>), "Mike Radzik" (<mradzik@ytown.org>), "Monica Ross-Williams" (<mrosswilliams@ytown.org>)

By the way, Chris Kolb is the incoming Budget Director for Gov-elect Whitmer –
OUTSTANDING choice !! and great for our area and interests !!
Kirk

From: Coy Vaughn <vaughnc@washtenaw.org>
Sent: Friday, December 21, 2018 10:21 AM
To: Kirk Profit <profit.k@gcsionline.com>
Cc: Laura Rubin (<lrubin@hrwc.org>)
Subject: RE: First Michigan waterways designated as state water trails

Thanks for your support on this (and many other projects)!

Coy

Coy Vaughn, Director

Washtenaw County Parks & Recreation Commission
2230 Platt Road
Ann Arbor, MI 48107
Office: 734-971-6337 #326
Cell: 734-368-0073



From: Kirk Profit [<mailto:profit.k@gcsionline.com>]
Sent: Thursday, December 20, 2018 1:47 PM
To: Laura Rubin (<lrubin@HRWC.ORG>); Coy Vaughn <vaughnc@washtenaw.org>
Cc: Bryce Kelley (<BKelley@ScioTownship.org>); Gary Owen (<owen.g@gcsionline.com>); Mary Kerr (<mkerr@annarbor.org>); Alicia D. Ping (<pingad@washtenaw.org>); Andy LaBarre (<labarrea@washtenaw.org>); Conan Smith (<smithco@washtenaw.org>); Curtis Hedger (<hedgerc@washtenaw.org>); Ellen Rabinowitz (<rabinowitz@washtenaw.org>); Felicia Brabec (<brabecf@washtenaw.org>); Gregory Dill (<dillg@washtenaw.org>); Jason Morgan (<morganj@washtenaw.org>); Kent Martinez-Kratz (<martinez-kratzk@washtenaw.org>); leahgunn@[REDACTED]; Michelle Deatrick (<deatrickm@washtenaw.org>);

Ricky L. Jefferson <jeffersonr@washtenaw.org>; Ruth Ann Jamnick (rajamnick@sbcglobal.net) <rajamnick@sbcglobal.net>; Trish Cortes <cortest@washtenaw.org>; Ali Ramlawi (aramlawi@a2gov.org) <aramlawi@a2gov.org>; Anne Bannister <abannister@a2gov.org>; Christen Smith Forward <ChSmith@a2gov.org>; Christopher Taylor (ctaylor@a2gov.org) <ctaylor@a2gov.org>; Elizabeth Nelson (enelson@a2gov.org) <enelson@a2gov.org>; Hayner, Jeff <JHayner@a2gov.org>; Sara Higgins Forward <SHiggins@a2gov.org>; Jack Eaton (jeaton@a2gov.org) <jeaton@a2gov.org>; Jane Lumm <jlumm@a2gov.org>; John Fournier (jfournier@a2gov.org) <jfournier@a2gov.org>; Julie Grand (jgrand@a2gov.org) <jgrand@a2gov.org>; Kathy Griswold (kgriswold@a2gov.org) <kgriswold@a2gov.org>; Lazarus, Howard <HLazarus@a2gov.org>; Stephen Postema Forward <SPostema@a2gov.org>; Stults, Missy <MStults@a2gov.org>; Tom Crawford Forward <TCrawford@a2gov.org>; Zachary Ackerman <zackerman@a2gov.org>; Anthony Morgan [REDACTED]
[REDACTED] Beth Bashert [REDACTED] [REDACTED] Beth Bashert <mayor@cityofypsilanti.com>; Darwin McClary <dmcclary@cityofypsilanti.com>; Frances McMullan <fmcnullan@cityofypsilanti.com>; Jennifer Symanns <jsymanns@cityofypsilanti.com>; Lois E. Allen Richardson [REDACTED] [REDACTED] Nicole Brown <nbrown@cityofypsilanti.com>; Nicole Brown - City of Ypsilanti [REDACTED] [REDACTED] Pete Murdock <murdock.sweeney@ [REDACTED] Steven Wilcoxon [REDACTED]
[REDACTED] Brenda Stumbo (bstumbo@ytown.org) <bstumbo@ytown.org>; Heather Jarrell Roe <hjarrellroe@ytown.org>; Jimmie Wilson <jwilson@ytown.org>; Karen Lovejoy-Roe (klovejoyroe@ytown.org) <klovejoyroe@ytown.org>; Larry Doe (ldoe@ytown.org) <ldoe@ytown.org>; Mike Radzik <mradzik@ytown.org>; [REDACTED] Monica Ross-Williams <mrosswilliams@ytown.org>

Subject: FW: First Michigan waterways designated as state water trails

CONGRATS !!! nice work !!!

Kirk

From: Michigan DNR <MIDNR@govsubscriptions.michigan.gov>

Sent: Thursday, December 20, 2018 1:07 PM

To: Kirk Profit <profit.k@gcsionline.com>

Subject: First Michigan waterways designated as state water trails

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- DNR NEWS -

Dec. 20, 2018

Contact: [Paul Yauk](#), 517-284-6141

First Michigan waterways designated as state water trails



<!--[if !vml]--><!--[endif]-->Eight waterways totaling 540-plus miles that flow through more than a dozen counties have been selected as the first state-designated water trails in Michigan, the Department of Natural Resources announced today.

The DNR and the Office of the Great Lakes partnered on the effort to finalize this first round of designations, which includes:

- Central River Raisin Water Trail, 11 miles in Monroe County.
- Chain of Lakes Water Trail, more than 80 miles in Antrim and Kalkaska counties.
- Huron River Water Trail, 104 miles in Livingston, Oakland, Washtenaw and Wayne counties.
- Island Loop Route, 10 miles in St. Clair County.
- Flint River Trail, 72 miles in Genesee and Lapeer counties.
- Middle Grand River Water Trail, 87 miles in Clinton, Eaton, Ingham and Ionia counties.
- Shiawassee River Trail, 88 miles in Genesee, Oakland, Saginaw and Shiawassee counties.
- Upper Grand River Water Trail, 91 miles in Eaton, Ingham and Jackson counties.

A water trail is a designated route on a navigable waterway such as a lake, river, canal or bay, that is designed and managed to create a positive outdoor recreation experience for the user. Water trails feature well-developed access points, often are near significant historical, environmental or cultural points of interest and often have nearby amenities like restaurants, hotels and campgrounds.

"Water trails naturally are an increasing trend in Michigan and throughout the country, as interest in paddle sports and other water-based recreation continues to grow," said DNR Parks and Recreation Chief Ron Olson. "We are pleased to help advance these opportunities by recognizing model public water trails that set

the standard for future of Michigan's water trails program."

<!--[if !vml]--><!--[endif]-->Over the last several months, the DNR has worked on creating a water trails program with the goal of announcing the first designations in 2018. Local water trail organizations with established water trail plans were invited to submit applications for designation. That outreach process was handled collaboratively with the Michigan State Parks Advisory Committee, the Michigan State Waterways Commission, the Michigan Trails Advisory Council and the Nonmotorized Advisory Workgroup.



All applications were scored based on criteria including whether a proposed trail:

- Provides a quality trail experience.
- Offers clear information for users.
- Enjoys broad community support.
- Has an appropriate water trail plan in place that addressed components like safety, stewardship, historic and cultural resources, education opportunities, funding, signage, management and development, local land and water use laws, and marketing and promotion.

Paul Yauk, the DNR's state trails coordinator, said that Michigan is in a great position to work with partners to create a statewide water trails program that complements Michigan's broader trails system.

"Outdoor recreation-based tourism is experiencing major growth right now," Yauk said. "Designating these rivers as official water trails shines an even brighter light on some incredible natural resources. We fully expect that offering – and expanding – water trail opportunities in Michigan will encourage more outdoor recreation and healthier lifestyles, and also serve as regional destinations that will give a boost to local economies."

Michigan has more miles of Great Lakes coastline than any other state and thousands of miles of rivers and streams. The use of waterways for transportation in Michigan is not new. Native Americans first used them for sustenance and trade; early European settlers used them to transport goods and timber; and, water resources were the foundation of Michigan's earliest manufacturing and shipping industries.

"Today's announcement celebrates our state's connections to the Great Lakes coast and Michigan's inland waters," said Office of the Great Lakes Director Jon Allan. "We have made significant investments with community partners to build, market and maintain water trails. This program is the culmination of a commitment to public access and opportunities for recreation on Great Lakes waters – especially important as we see paddle sports gain tremendously in popularity."

Ribbon cuttings for the newly designated water trails will take place during the 2019 paddling season. Watch michigan.gov/dnrtrails for more information, which will be provided early in 2019, on the application process for next year's designations.

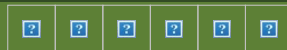
/Note to editors: An accompanying map showing locations of the water trails and photos of some water-based recreation activities are available below for download./

- [Map - First state-designated water trails](#)
- [Woman in kayak](#)
- [Stand-up paddle-boarding](#)

Was this email useful?



The Michigan Department of Natural Resources is committed to the conservation, protection, management, use and enjoyment of the state's natural and cultural resources for current and future generations. For more information, go to michigan.gov/dnr.



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From: [Bannister, Anne](#)
To: [CityCouncil](#)
Cc: [Lazarus, Howard](#); [Fournier, John](#); [Hupy, Craig](#); [Higgins, Sara](#); [Hess, Raymond](#); [Sarah Byers](#); [Lester Wyborny](#); [Amy Chavasse](#); [Chuck Marshall](#); [Po Hu](#); [tom & sue maguire](#); [Maris Laporte](#); [Carmen Pelton](#); [Scott Newell](#); [Christina Carmichael](#); [Tom Stulberg](#); [Libby Brooks](#); [Janet Holloway](#); [Jean Arnold](#); [Colvin-Garcia, Carlene](#); [Andrea Tom](#); [Hutchinson, Nicholas](#); [susan baskett](#); [Allen, Jane \(Project Management\)](#); [Linda Diane Feldt](#); [Rita Mitchell](#); [Braxton Blake](#); [Rechtien, Matthew](#); [Needham, Bob](#); [Mirsky, John](#); [James Daniel](#); [Sumi Kailasapathy](#); [Stults, Missy](#); [Gray, Kerry](#); [csynk@michiganfitness.org](#); [kalexander@michiganfitness.org](#); [armstrongb@michigan.gov](#)
Subject: Request for Reconsideration on Northside STEAM SRTS Sidewalk Gap Project
Date: Monday, January 7, 2019 3:15:23 AM
Attachments: [2018 Sidewalk Gaps.pdf](#)
[AgendaResponses2012-17-18Final copy.pdf](#)
[Interconnected Points to Consider in Sidewalk Gap Projects.pdf](#)

Dear Council Colleagues,

At tonight's Council meeting, please bring back and reconsider your "yes" vote on Resolution 18-1749, *"Resolution 2 - Northside STEAM Safe Routes to School Sidewalk Gap Project -- Sidewalk Special Assessment."*

While the impacted homeowners would like to put the \$400,000 in grant funding to good use in multiple alternative safety ways, the current plan is deeply flawed and is not ready to move forward.

This sample list of concerns could be applied to Sidewalk Gap projects in established neighborhoods throughout the city (see attached map of Sidewalk Gaps):

1.

SAFETY: The current plan is not effective in addressing the most dangerous pedestrian and bicycle safety issues at Northside STEAM and is not the best use of limited funding.

a.

Crash data and traffic volumes for the school area have not been collected, but common sense indicates that the greatest risks to pedestrians and cyclists are due to dangerous and inconsistent crosswalks in the area, lack of illumination and pedestrian activated signals, low sight lines and signage, lack of traffic calming measures and police enforcement, and pavement hazards for cyclists in the road.

b.

On 12/17/2018 City Council passed Resolution 18-2117 to Address Crosswalk Improvements and Maintenance, which will provide valuable information in the weeks ahead about priority danger areas that need limited funding dollars immediately.

c.

AAPS could improve their instructions to families about how to safely pick-up and drop-off students.

d.

Best practices about pedestrian and bike corridors and safety from peer cities have not been fully explored.

2.

PUBLIC PROCESS and AFFORDABILITY: Council is urged to "put our foot down" and require that the voices of the impacted homeowners be included in these planning processes from the beginning, so that there's time for their valuable ideas to be incorporated.

- a. The grant funders require a public resolution of support and the City is instead using a Council vote from 10/2/2017 on Resolution 17-0377 as proof of this support (see attached Agenda Responses, page 6). This is unfair because the neighbors have strongly opposed the project, including by signing two petitions, one in November and another again today.
 - b. Homeowners are being instructed to pay special assessments for the sidewalks, incur the future costs for snow removal, sign grading easements, and potentially pay higher property taxes and homeowners insurance rates. They are also in some cases losing trees that provide shade and help conserve energy costs. They deserve to participate from the beginning of the planning process, and Council should protect their right to do so.
 - c. We ask that city staff begin discussions with the grant funders about multiple alternatives plans and amendments to the grant proposal, including a sidewalk in the road on only one side of Traver, and continued parking. The grant funders have expressed interest in seeing SRTS projects be welcomed as a success in the neighborhoods that accept their funding, and have offered that amendment is possible on the issue of sidewalks on only one side of the road.
 - d. See the attached infographic showing the complex interconnected points to consider in SRTS projects.
3. **TRANSPORTATION COMMISSION and TRANSPARENCY:** At the 12/19/2018 meeting, two commissioners raised questions about the SRTS project, including about snow removal and special assessments, but information was not shared with them about the challenges the project is experiencing (see [video](#) at 1:19 and 1:37 hours). Greater transparency is needed, so that the commissioners' advice can be incorporated into Council decision-making.
4. **CLIMATE ACTION and PUBLIC BENEFIT:** As Ann Arbor moves forward with our closing sidewalk gaps around the City, we also would like to balance our other [master plans](#), including the Climate Action Plan and [The Urban Forest](#). Numerous articles have been written about the increasing value of mature trees to property values and quality of life.
 - a. The City of Ann Arbor's own Urban Forestry Coordinator, Kerry Gray, is quoted in an [MLIVE article dated 11/14/2018](#), as saying, "*Tree canopies provide important environmental and ecological functions for the community, including helping with stormwater runoff, improving air quality, reducing energy usage, providing wildlife habitat and ameliorating summer temperatures.*"
 - b. Mistakes the City may have made in the past include the removal of truckloads of mature trees in 2016 along [Geddes Avenue](#), to install a sidewalk and bike path. We ask that feedback be gathered from residents about whether trade-offs like this are worth it in hindsight.
5.

8 VOTE SUPERMAJORITY: Confusion and uncertainty persists about the fairness and transparency of how the City determines the special assessments across various sidewalk projects. We also believe that an 8 vote requirement should be required on this project and site these code sections:

a.

Ann Arbor, MI Code of Ordinances. Chapter 13 Special Assessments. 1:290 - Objections to roll: Any person aggrieved by the special assessment roll or the necessity of the improvement may file objections to the roll in writing with the Clerk prior to the close of the hearing. The written objections shall specify in what respect the person believes him or herself aggrieved. No original assessment roll shall be confirmed except by the affirmative **vote of 8 members of the Council** if prior to the confirmation written objections to the proposed improvement have been filed by the owners of the property which will be required to bear over 50% of the amount of the special assessment.

b.

City Charter, Section 4.4. G: The affirmative vote of at least six members of the Council, or of such greater number as may be required by this charter, or other provisions of law, Ann Arbor, Michigan City Charter 16 shall be required for the adoption or passage of any resolution or ordinance, or the taking of any official Council action. No office may be created or abolished, **nor any street, alley, or public ground vacated**, nor private property taken for public use, **unless by a concurring vote of at least eight members of the Council.**

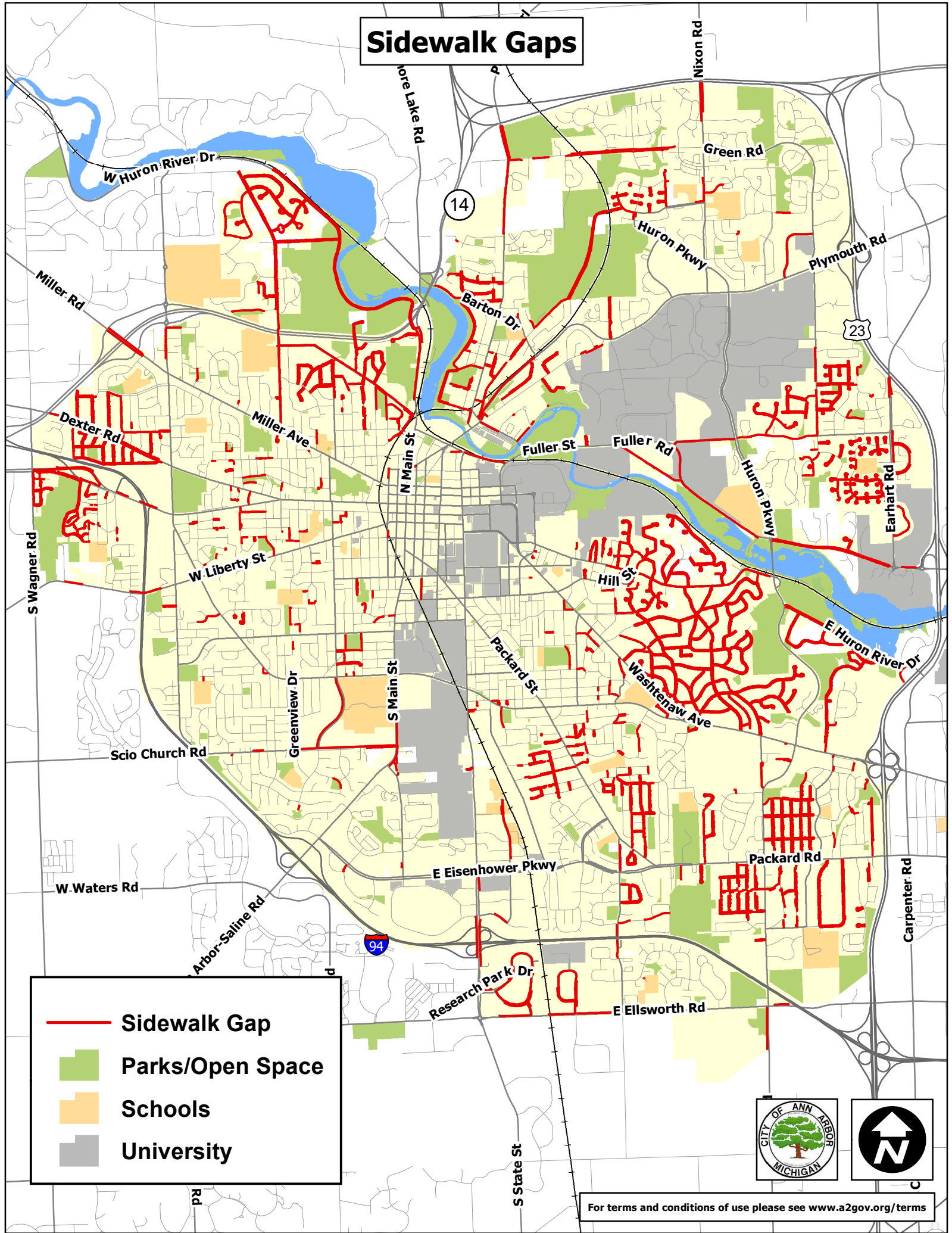
(Explanation: The City is proposing to vacate a portion of the City street, which is used by City residents parking, for other purposes such as a sidewalk. When the City proposes to vacate a portion of the City street, a super-majority would be required.)




Thank you for considering the impact of these issues on residents as Council makes

Anne Bannister
Ward One Councilmember
cell: [REDACTED]
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

Sidewalk Gaps



-  Sidewalk Gap
-  Parks/Open Space
-  Schools
-  University



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TO: Mayor and Council

FROM: Howard S. Lazarus, City Administrator

CC: Tom Crawford, CFO
Derek Delacourt, Community Services Area Administrator
Craig Hupy, Public Services Area Administrator
Nick Hutchinson, City Engineer
Jennifer Lawson, Water Quality Manager
Brett Lenart, Planning Manager

SUBJECT: Council Agenda Responses

DATE: December 17, 2018

AC - Communications from the City Administrator

Question: I request that Mr. Lazarus elaborate with thoroughness on the Memorandums on PFAS and STEAM SRTS. (Councilmember Bannister)

Response: The memoranda provide updates to Council on matter of interest. The City Administrator will most certainly respond to questions pertaining to any specific elements, and requests that these questions be submitted in accordance with the *Guidelines for Council Communications with Staff*.

CA – 3 - Resolution to Accept a Sanitary Sewer Easement at 1939 Jackson Avenue and 312 Glendale Drive from GSB Holdings LLC and Glendale Orchard LLC (8 Votes Required)

CA – 4 - Resolution to Accept a Water Main Easement at 1939 Jackson Avenue and 312 Glendale Drive from GSB Holdings LLC and Glendale Orchard LLC (8 Votes Required)

Question: Is there a simple staff response to the implications those easements will have on adjacent property owners? (Councilmember Ramlawi)

Response: The easements cover existing water main on 1939 Jackson and to-be constructed sanitary sewer on 312 Glendale. Granting of these easements was required by Council resolution R-17-105 (<https://tinyurl.com/y9877fpg>) approving the Hillside Memory Care site plan. The water main easement will also result in a publicly-owned water main loop, which is a beneficial system redundancy. The sanitary sewer main is required to be public as it will connect multiple leads from the development at 312 Glendale. These easements have no impact on storm or flood water and no immediately apparent implications for adjacent property owners or the area.

CA – 7 - Resolution to Accept and Appropriate Additional Federal Grant Funds and Approve Amendments #1-4 of the Sub-Contract with the Regents of the University of Michigan for the Ann Arbor Test Environment Project (\$75,010.00) (8 Votes Required)

Question: Regarding CA-7, the cover memo indicates the city's support provided to the project (\$154K) is fully-reimbursed by the federal grant. Is that \$154K a direct cash contribution or staff time and if a direct cash contribution, is the City also reimbursed for the staff costs incurred? (Councilmember Lumm)

Response: This is a full reimbursement for costs incurred.

CA-8 - Resolution to Petition the Washtenaw County Water Resources Commissioner to Create a new Drainage District and Undertake a Project to Design and Construct Stormwater Management Control Measures for the Pepper Pike section of Millers Creek (Total Project Cost: \$1,500,000.00)

Question: Regarding CA-8, my recollection is that in some cases involving SRF funding, there is actually some loan forgiveness. Is that possible with this \$1.5M project? (Councilmember Lumm)

Response: Yes. The project may have a principle loan forgiveness of up to \$50,000. This number is not finalized, as the application has not been made to the MDEQ. The application is made to the MDEQ after the petition is approved from the City to move forward with the project.

CA-9 - Resolution to Add a Full-Time Equivalent for a Staff Liaison to Support the Independent Community Police Oversight Commission and Human Rights Commission

Question: This person will reside in the office of the City Administrator and report to him. There is concern that there could be a conflict of interest if that person, who supports

the efforts of ICPOC, reports to the City Administrator. There may be a problem with transparency. How can this be addressed? (Councilmember Bannister)

Response: Chapter 8, Section 1:219(2) of the City Code requires, “The city shall also provide the Commission with the services of an administrative liaison consistent with other city boards and commissions.” The request to amend the budget complies with this requirement. Typically, all staff liaisons are provided from within the service unit associated with the board or commission’s purpose. However, in this case the liaison is placed in the City Administrator’s Office to avoid the perceived (although not actual) influence of the Ann Arbor Police Department. Transparency is maintained through the posting of all materials and meetings of the ICPOC in accordance with the Open Meetings Act, City Council adopted police subsequent to OMA, and the availability of information through the Freedom of Information Act.

Question: Q1. Can you please provide a bit more information on the position description including the salary range and qualifications we’re looking for? Also, its noted the position will be in the Administrator’s Office – who will the position report to? (Councilmember Lumm)

Response: The position title we are using is Management Assistant, which carries with it a salary of range from \$48,000 to \$62,500. The draft position description, which I have provided to the Human Rights Commission Chair for review and input, is as follows:

This position is responsible for providing administrative and logistical support to the City’s Independent Community Police Oversight Commission and the Human Rights Commission. The liaison will provide interfaces among the commission members, council liaisons, city staff from the City Administrator’s Office, the City Attorney’s Office, Human Resources, Communications, the City Clerk, and the Police Department. The liaison will schedule meetings of and coordinate meeting locations for the two commissions and support their subcommittee activities, attend the meetings - including their regularly scheduled evening meetings (estimated at two per month) - produce action minutes, prepare meeting agendas and packages, and maintain all commission files. The liaison will be responsible for managing any contracts issued in support of the commissions. The individual will ensure compliance with all applicable rules, regulations, laws, and policies and will be able to use the City’s computer systems. The liaison may also perform other duties as required, and will report to the City Administrator or the Administrator’s designee.

Our current plan is to have the liaison report to the Assistant City Administrator.

Question: Q2. As you know, hiring a permanent city employee represents a long-term commitment so can you please expand on the rationale provided in the cover memo for why you’ve concluded a permanent city employee is the better approach than contracted services? (Councilmember Lumm)

Response: The ICPOC is a permanent commission that Council has established by ordinance, so the requirement to provide support will also be ongoing and long term. A permanent liaison provides continuity of support and retention of institutional knowledge over a contracted position where continual turnover can be anticipated.

Q3. Can you please elaborate a bit on the additional support that will be provided by this liaison to the HRC? (Councilmember Lumm)

Response: The HRC has similar functionality to the ICPOC, including the requirement to receive and review complaints; investigate and hold hearings; and provide education programs. The additional support will enable better maintenance of records, establishment of an intake point for concerns, improvement in administrative and logistical support, and attendance at meetings and producing minutes.

Question: **Q4,** Recognizing that at this point the we don't know for sure, do you anticipate this new full-time liaison will be fully occupied with the ICPOC and HRC, and if not, what other duties how else might the position be utilized? (Councilmember Lumm)

Response: We anticipate that the new full-time liaison will be fully occupied with the ICPOC and the HRC. However, the job description does provide for performance of other duties as required under the direction of the City Administrator or designee.

Question: Please provide an updated list of new employees and job titles added in the last five years. (Councilmember Eaton)

Response: This list will take some time to prepare and to ensure accuracy staff will respond separately.

C – 1 - An Ordinance to Amend Sections 2:63 and 2:64 of Chapter 29 (Change Water, Sewer, and Stormwater Rates) of Title II of the Code of the City of Ann Arbor

Question: **Q1.** The cover memo states that “In July 1, 2018, a new rate structure was put into place based on a Cost of Service Study to align rates with the cost to serve each customer class. To give customers an opportunity to adjust to the new structure, rate increases were postponed until January 2019.” While the water rate changes in July may not have resulted in a net increase in revenue, sewer rates were increased on July 1st by 13.3% (from \$4.58 per 100 cubic feet of water flow to \$5.19 per 100 cubic feet of water flow) and stormwater rates were increased by 14.0% (from \$595.45 an impervious acre to \$678.81 an impervious acre) and unless I'm missing something, both of those increases should be revenue generating. Can you please confirm if that's correct? (Councilmember Lumm)

Response: The new rate structure involved changes to both the volumetric and fixed charges. The changes resulted in the Water and Sanitary Sewer funds being held revenue neutral. Effective July 1, 2018, the stormwater rates were increased in accordance with the level-of-service rate plan and are not currently being adjusted with this ordinance change.

Question: Q2. Assuming I am correct about the sewer rates being increased effective July 1, 2018, this proposed sewer rate increase effective January 1, 2019 (from \$5.19 per 100 cubic feet of water flow to \$5.55 per 100 cubic feet of water flow) results in a combined increase this fiscal year of 21.2%. Is that accurate, and if so, how much has the annualized sewer revenue (at constant volume) increased from the rates in effect for FY18 compared with the rates proposed to be in effect as of January 1, 2019? (Councilmember Lumm)

Response: No this is not accurate. No revenue increase resulted with the rate structure changes effective July 1, 2018 for water and sewer. The net revenue increase proposed with this change is 6% for water and 7% for sanitary sewer.

Question: Q3. The cover memo also states that “the impact of these increases on the average single-family residential customer’s utility bill is \$10.05 per quarter or \$40.20 per year, an effective rate increase of 5.15% if consumption remains the same.” I’m assuming those average increase numbers reflect just the water and sewer increases contemplated here, and do not include the impact of the sewer and stormwater increases effective July 1st or the water rate restructuring impact effective July 1st. Can you please provide these average single-family increases (dollars per quarter and per year as well as percentage) for two scenarios (1) this proposal plus the sewer and stormwater increases in July, but excluding the water rate re-structuring in July and (2) this proposal plus the sewer and stormwater increases in July plus the water rate re-structuring impact in July? (Councilmember Lumm)

Response: Correct, this statement reflects the average increase from the current typical residential bill to the proposed residential bill.

Question: Q4. Assuming these January 1, 2019 increases are adopted, is the plan still to propose increases of 6% for water, 7% for sewer, and 13% for stormwater effective July 1, 2019? (Councilmember Lumm)

Response: Yes, that is our current rate plan.

Question: Q5. Over the last five years or so, how much have water, sewer, and stormwater rates increased for Ann Arbor customers and how much have the rates increased over the same period for the townships we supply water to? (Councilmember Lumm)

Response: More time is requested to pull the appropriate records and to complete the requested calculations. Please keep in mind, the City does not maintain the distribution collection systems for any of the Townships.

C – 2 - An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of two adjacent lots totaling 1.6 Acres from R1C (Single-Family Dwelling District) to R2A (Two-Family District) 3786 & 3802 Platt Road Rezoning (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Question: Regarding C-2, the staff report indicates that there had not been any objections or concerns raised at that point. Have any issues or concerns been raised to city staff since the Planning Commission meeting last month? (Councilmember Lumm)

Response: No.

DC – 4 - Resolution Directing the City Administrator to Develop and Present to Council by February 28, 2019 a List of Feasible Alternatives to Revise the Recently-Adopted Water Rate Re-structuring Ordinance to Mitigate the Adverse Impacts of the Ordinance on Single-Family Residential Customers

Question: Please add me as a co-sponsor. (Councilmember Bannister)

Response: Added.

Question: Please fix typo on the bottom of page 2 to be November 2017 (not 2018). (Councilmember Bannister)

Response: The typo was in item DC-3; it has been corrected.

DS – 1 - Resolution No. 2 - Northside STEAM Safe Routes to School Sidewalk Gap Project - Sidewalk Special Assessment

Question: Q1. Is it accurate that MDOT-TAP has a new grant requirement for a Public Resolution of Support? How could a Resolution of Support be included in our current SRTS proposal? (Councilmember Bannister)

Response: The Safe Routes to School Grant Program has always had such a requirement; however, it was recently expanded to include all TAP grant programs. A Resolution of Support was already included in the process for the current project. City Council voted unanimously to approve such a resolution at the City Council meeting on October 2, 2017 (R-17-377).

Question: Q2. What are some feasible, innovative solutions that our peer cities are considering for their urban bikeway and pedestrian corridors? What are some 2019

forward-thinking alternatives to old-fashioned concrete sidewalks? Residents are looking for more than one option, beyond sidewalks, to consider. (Councilmember Bannister)

Response: While some communities have looked at pedestrian walkways within existing streets, this is generally considered a poor substitution to a traditional separated sidewalk behind the curb. Traditional sidewalks are the safest alternative for pedestrian mobility.

Question: Q3. What are alternatives to sidewalks on Traver Road, notably traffic calming and traffic controls, as well as marked pedestrian walkways on the existing road? (Councilmember Bannister)

Response: See the response to question #2 above. If residents on Traver Road are interested in participating in the Traffic Calming Program, they can learn more about how to do so at the City's Traffic Calming Program website [here](#). While Traver did not qualify for the Traffic Calming Program previously, modifications were recently made to the program that may make it easier for a street to qualify, and a new petition can be submitted at any time. Any traffic calming measures installed on the street would be supplemental to the placement of the sidewalk, not in lieu of.

Question: Q4. Concerns have been raised about visibility / low sight lines at the intersections at Traver and John A Woods, and the crosswalk by the Barton Drive entrance. For example, is there a concern with the constant illumination that lighting will impact resident bedrooms in the evening? (Councilmember Bannister)

Response: Staff designed further safety improvements to the intersection of John A Woods and Traver utilizing bump-outs, geometric changes that allow for a more perpendicular intersection, and relocation of the crosswalk for better sight distance. Staff believes that these changes will adequately address safety concerns at this intersection. The mid-block crossing of Barton Drive at the school entrance is outside the limits of the current project, however it can be evaluated and discussed further with Ann Arbor Public Schools. It should also be noted that the crossing at the school entrance from Barton is controlled during peak periods by a crossing guard.

Question: How are lighting improvements at crosswalks handled and what is the process, such as adding either the flashing lights that are triggered when you hit a button or constant lights illuminating the entire path? (Councilmember Bannister)

Response: Uncontrolled crosswalks around elementary schools have been evaluated by the City's Street Light Asset Management (SLAM) team. The SLAM team has ranked all of the streetlight gaps adjacent to these school facilities and developed design solutions for locations requiring improvement. The locations have been added to the City's prioritized list for improvements. The pedestrian activated warning lights referenced above, known as RRFBs, are typically installed at mid-block crossing locations on major streets. This type of treatment would not be appropriate for locations within the limits of this project.

Question: What would be the process to gather resident feedback on lighting improvements? (Councilmember Bannister)

Response: The City receives lighting requests from a variety of communication sources. The most common, and most efficient, way for residents to make a lighting request is to submit the request through the City's A2 Fix It application. Requests are evaluated according to City procedures and prioritized for implementation.

Question: For example, is there a concern with the constant illumination that lighting will impact resident bedrooms in the evening? (Councilmember Bannister)

Response: The City chooses to install fixtures that have a lighting distribution designed to illuminate only the roadway, crosswalk, and immediately adjacent sidewalk. These fixtures are selected to minimize lighting pollution to adjacent areas. When fixtures are owned by DTE, the City makes these preferences known.

Question: Q5. What progress and plans have been made for the following traffic safety designs, which are urgently needed?

--A Three-way Stop at the Intersection of Traver Road and John Woods Drive: An engineering study of this location has been performed to determine if the location meets the thresholds established in the Michigan Manual of Uniform Traffic Control Devices for the installation of multi-way STOP control. It was determined that none of the criteria are met, and therefore a STOP sign cannot be placed at this location. See also the answer to question #4 above.

--A Speed Bump in the center of the 1600 block of Traver Speed humps are considered as part of the City's Traffic Calming Program: See response to #3 above.

--Communications to the School urging them to stop using the neighborhood as a parking lot, including encouraging drivers to park on Traver Road, and provide designated parking areas for parents: Northside STEAM, like most AAPS elementary and K-8 schools, was designed as a neighborhood school. Hallmarks of neighborhood schools include close integration into the surrounding residential land uses and limited facilities for driving onto the school property. The school's SRTS committee communicates to the school community regarding the availability of remote parking/drop-off locations in the Northside Baptist Church parking lot and the Bethel AME parking lot. While the school's SRTS committee has provided information regarding legal, on-street public parking surrounding the school, these locations are not being actively advertised as remote locations.

Question: Q6. With regard to protection of retaining walls during installation of a sidewalk, what assurances can the City provide that the retaining walls won't be damaged by the contractor and result in the hillside behind the wall collapsing into the road along, along with the trees, with also damage the property beyond the right-of-way? (Councilmember Bannister)

Response: Retaining walls and other items constructed in the public right-of-way are subject to removal by the City if there is a need to do so. That said, provisions will be included in the contract for the contractor to protect the retaining walls. The City does not dictate means and methods to the contractor, either in terms how they remove the curb or in how they protect the retaining walls. However, methods that are typically used for this kind of work do not create vibrations that would be likely to damage the walls. The City intends to make sure that the retaining walls are protected during construction, and does not plan on removing them at this time.

Question: Q7. How does SRTS correlate and integrate with the specific elements of our [master plans and resource documents](#)? (Councilmember Bannister)

Response: Safe Routes to School infrastructure and encouragement activities fully align and integrate with the City's Master Plan and design procedures. The City's non-motorized plan, last updated in 2013, was accepted by City Council into the City's master plan. The non-motorized plan identifies 5 key factors for pedestrian quality (p.19), ranked in order of statistical significance. Number one is presence of a sidewalk. Number two is the amount of lateral separation between pedestrians and motor vehicles. The non-motorized plan has a limited number of specific improvements called out for local streets; however, the plan does specifically identify Traver Road as an important alternative to Plymouth Road and calls for sidewalks on both sides of the street.

Question: Q8. How does SRTS integrate with tools and benefits described on our [Urban Forest webpage](#), including "Cool" National Tree Benefit Calculator, iTree Eco Analysis, and lower energy costs and higher property values? (Councilmember Bannister)

Response: With the recent changes to the project plans, minimal tree removal will occur, therefore having minimal impact on, and minimal integration with, the referenced items. Engineering staff has coordinated with the City's forestry planner throughout the project.

Question: Q9. What is the feasible range of property tax implications for the specific SRTS impacted properties? We've identified the Special Assessments and estimated snow removal costs, and would like data on the property tax implications of removing mature trees and adding sidewalks. (Councilmember Bannister)

Response: The Assessor's view, based on discussions with staff, is that public infrastructure improvements like sidewalks (and curbs and gutters, paved roads, etc.) generally enhance accessibility to a property receiving them and therefore enhance desirability and marketability, and therefore value, of the property. As an example, when properties within a neighborhood receive public improvements, generally we see an increase in property sales prices in the neighborhood that exceeds those in neighborhoods not receiving improvements. Our discussion with the assessor on this subject is continuing as this process moves along.

Question: Q10. What other streets and roads in established neighborhoods throughout the City are without bikeways and pedestrian corridors? Could we have a map and a tree schedule for these properties, and an estimate of their Special Assessments and Ward? (Councilmember Bannister)

Response: A map showing locations City-wide that lack sidewalks is attached. City staff has not done detailed analysis on most of these locations, therefore tree schedules and estimates of their special assessments for any future sidewalk gap projects are not available.

Question: Q11. Why is the short block of Brookside Drive in the SRTS project when there are no sidewalks on the west side, it is not close to the school, and Northside Ave., one street south, is closer to the school and has no sidewalks? (Councilmember Bannister)

Response: The short block of Brookside Drive is a short gap that the SRTS committee felt would be easy to accomplish as part of this project. The SRTS committee's prioritization was based on student population and observed walking patterns.

Question: Q12. Where has the need for sidewalks on the 1600 block of Traver been established, in light of the data showing there are shorter and safer ways for children to walk to school? (Councilmember Bannister)

Response: The 1600 block of Traver Road contains frontage of the Northside STEAM School property. The school's SRTS team determined that it was very important to them to fill the sidewalk gaps directly adjacent to the school property. The importance of this portion of the project was identified in the team's ranking it as the number one desired location for sidewalk installation for this project.

Question: If need is determined, what are simpler and less costly alternatives to sidewalks? (Councilmember Bannister)

Response: See response to question #2 above.

Question: Q. 13. Conflicting information has been found related to two sidewalks versus one, between the National SRTS standards and the Michigan Fitness Foundation. Will further research be done to confirm this discrepancy, before a decision is made to proceed with Resolution 2 for our project in Ann Arbor? (Councilmember Bannister)

Response: Staff has not received any conflicting information from the Michigan Fitness Foundation, the City's SRTS Grant Coordinator. The SRTS grant funding for Michigan follows a complete streets policy. Sidewalks on both sides of the road are a requirement for urban residential streets, which is the classification of the streets within the limits of this project. There are some industrial or agricultural zoned areas in past SRTS applications that proposed sidewalks on just one side, however that is not applicable to this project.

Question: Q.14. What is the feasible range of cost allocation and sharing between City funds and property owners for the Special Assessments? This question needs to be addressed before approval of Resolution 2. (Councilmember Bannister)

Response: The \$16/foot figure cited was from a single project. Staff re-examined the numbers from this project and found that a calculation error was made. The actual figure should have been approximately \$31/foot, which is similar to most other recent sidewalk gap projects. Reducing the assessment for the current project to \$16/foot is not feasible.

Question: SRTS sidewalks provide benefits for children from across the city, which raises the question of whether placing the burden on the property owners is fair and equitable. (Councilmember Bannister)

Response: With respect to the burden on the private property owners, only \$97,000 of the total estimated project cost of \$1,073,000 is proposed to be borne by these property owners. That's just over 9% of the total. The other nearly 90% of the total cost is being borne by the public through a combination of a grant and millage funds.

Question: How can we get to the \$16/foot range? What are our options? What is the maximum amount of time that payments on a Special Assessment can be extended? (Councilmember Bannister)

Response: The special assessment ordinance provides that “[u]pon confirmation of any special assessment roll, the Council shall determine the number of installments in which the assessments may be paid and shall determine the rate of interest to be charged on installments ...” Therefore, as a general matter, it's Council's decision on whether to extend the time for payment and what interest to charge for doing so. Installments are due annually on the first day of July. Although the ordinance sets no maximum number of installments, if Council elects to allow installments, it would be prudent to require payment in full over a period shorter than the life of the sidewalk. Where Council opts not to specify the number of installments, Chapter 12, Section 1:275(2) provides a default number of installments. For example, for an assessment of up to \$6,000.00, that section provides for 6 installments.

Question: Q.15. How are the project costs and Special Assessments impacted by the most recent design changes? Do these plans call for the same or different amount of concrete, and how does this impact the Special Assessments? If there is a reduction in removal of trees, what does this reduce the projected costs? The sidewalks appear to largely be in what is currently the road, which may already have a significant base to it. Does the presence of this base reduce the Special Assessment (which includes base + concrete)? Does this new location of the sidewalks impact the overall excavation costs, with less dirt to move, less curb and asphalt removal, any storm drain work, etc? (Councilmember Bannister)

Response: The most recent design changes had almost no appreciable impacts to the Special Assessment costs, which are still estimated to be approximately \$43/ft. The total estimated project cost went from \$1,012,560 to \$1,010,330. While the need for much of the tree removals, new tree plantings, retaining walls, and embankment was eliminated, this was offset by the increased curb and gutter replacements, pavement removal, and increased sidewalk width throughout much of Traver. None of those items were being assessed to property owners in the first place, so the changes had no effect on the special assessment amounts. The new location of the sidewalks still requires excavation, removal of existing curbs and asphalt, and the relocation of storm inlet structures to the new curb line. While the new design (on Traver specifically) will have a larger amount of concrete, this will be placed mostly in the location that was previously the paved roadway. Therefore, there will not be a significant net increase in impervious surface.

Question: Q16. What precautionary plans are needed for the mid-block crossing at the intersection of Traver and John A. Woods, at the steep hill that crests at this intersection? Cars speeding down the hill from the northeast (Barton Drive) do not have good sight lines for pedestrians, and children cross mid-block a couple houses southwest of that intersection because the intersection is unsafe. (Councilmember Bannister)

Response: Staff designed further safety improvements to the intersection of John A Woods and Traver utilizing bump-outs, geometric changes that allow for a more perpendicular intersection, and relocation of the crosswalk for better sight distance. Staff believes that these changes will adequately address safety concerns at this intersection.

Question: Q17. Also, there's vacant land 168 feet wide at the southeast side that has been split into four lots, with a center drive being created for all four new houses. How has the builder been engaged in the new sidewalk process? The builder has expressed interest in helping design a safer intersection, including possible impacts on his property. (Councilmember Bannister)

Response: This property owner has been sent all the same communications as the other residents in the project limits, however staff has not yet heard from the owner of this property. Staff will reach out to this owner specifically to discuss their proposed development, and coordinate their work with that of the project.

Question: Q18. Why is there one sidewalk on Easy Street, leading up to Allen Elementary School? How did they get to have only one sidewalk? (Councilmember Bannister)

Response: The sidewalk was constructed along Easy St. when the street was reconstructed in 2005/06. It was at the direction of City Council that the sidewalk was constructed only on one side of the street, and that the project was funded locally with no state or federal monies and the accompanying requirements.

Question: Regarding DS-1, the Administrator's memo (AC-2) indicates that a letter describing the most recent design changes was sent to impacted property owners on

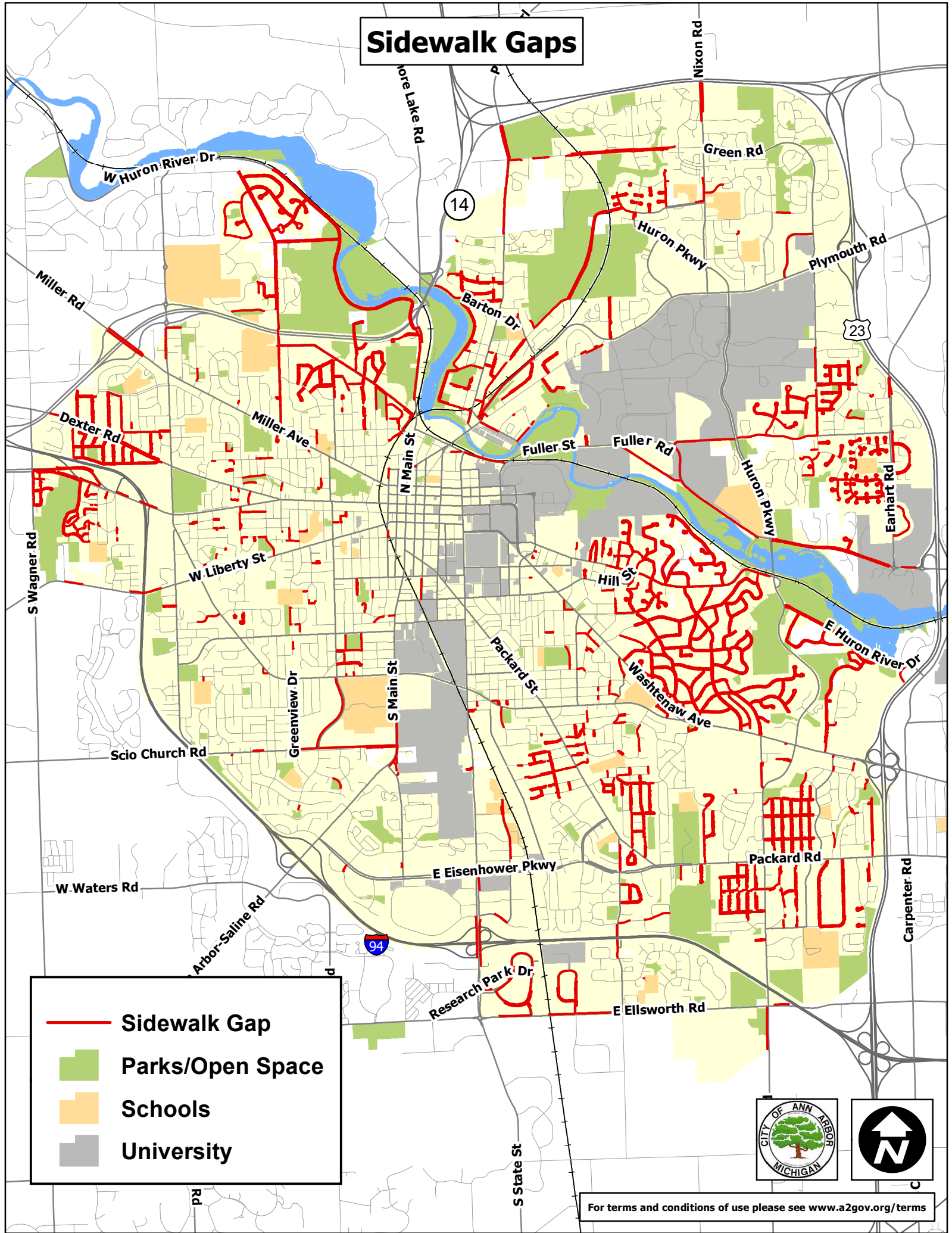
December 11th. Have we heard back from neighbors, and if so, what was the reaction? (Councilmember Lumm)

Response: In general, residents from whom staff has heard back that have commented on the revised design seem to indicate that they feel the revisions made to the plans represent an improvement.

Question: Also on DS-1, the discussion at the December 3rd meeting about being penalized with the loss of future federal grants wasn't clear as to the likelihood of that happening. Have we learned anything since that would clarify that issue? (Councilmember Lumm)

Response: The most recent response from the Michigan Fitness Foundation (MFF) indicated that the ability to obtain future grants *may* be impacted by the failure to advance the current grant. Staff has received no further clarification on this point, although MFF staff did indicate that such a situation appears to not have a precedent.

Sidewalk Gaps

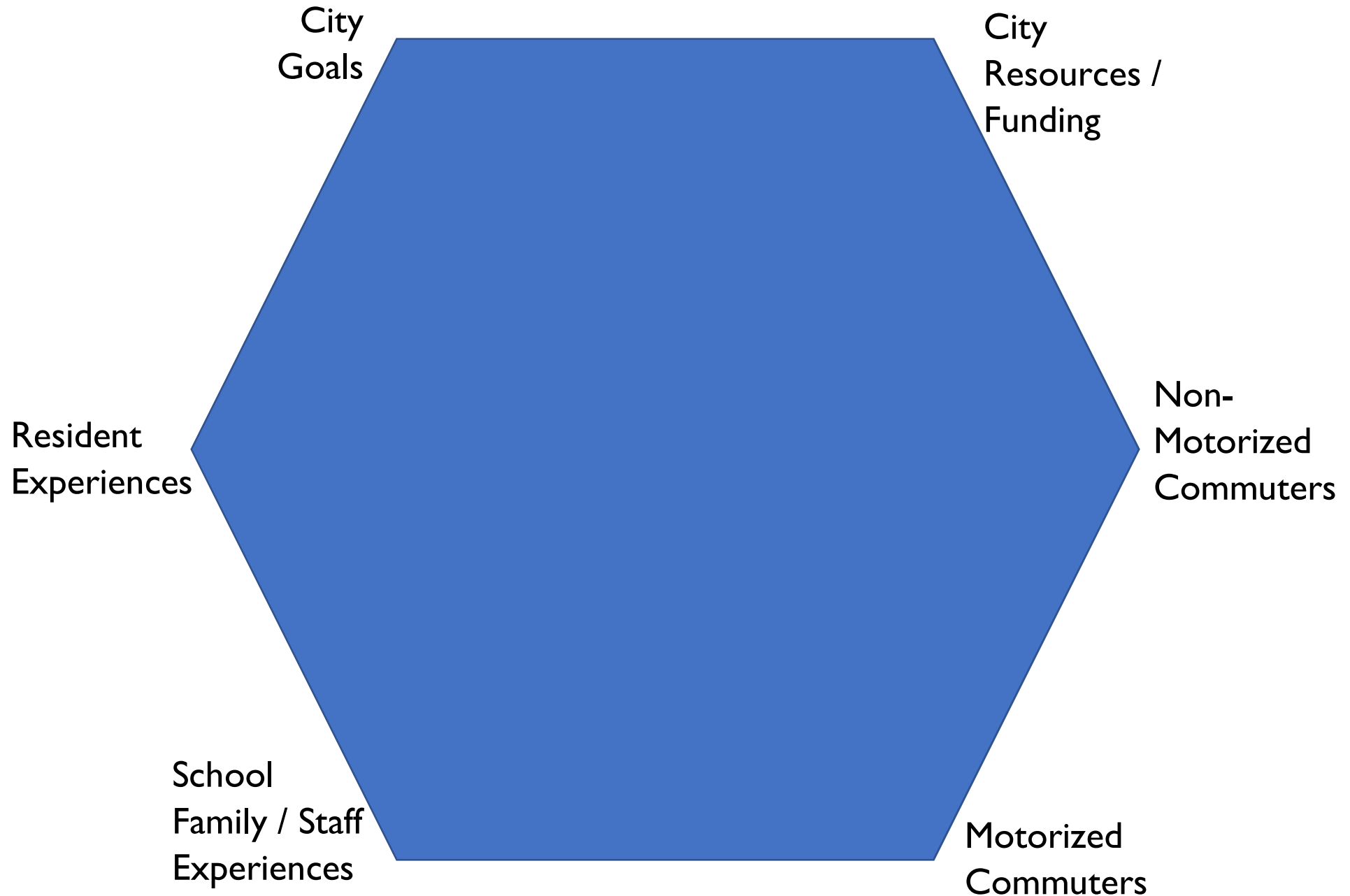


-  Sidewalk Gap
-  Parks/Open Space
-  Schools
-  University



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Interconnected Points to Consider in Sidewalk Gap Projects



Interconnected Points to Consider in Sidewalk Gap Projects



From: [P. L.](#)
To: [Postema, Stephen](#); [Lazarus, Howard](#)
Cc: [Lumm, Jane](#); [Bannister, Anne](#); [Hayner, Jeff](#); [Griswold, Kathy](#); [Nelson, Elizabeth](#); [Ramlawi, Ali](#)
Subject: Carol Rosati FOIA and City Attorney/City Administrator alleged statute violations
Date: Saturday, April 13, 2019 5:20:36 PM
Attachments: [1963 - FOIA EXTENSION.pdf](#)

Hello,

The FOIA referenced in the attached letter from the City Clerk's office is number 1963. This FOIA asks for all documents, emails, and records associated with the hiring of Carol Rosati who advised Council at the request of the City Attorney and City Administrator.

The majority of the public records initially provided to me were almost entirely redacted time sheets from the City Attorney's Office, as well as an undated contract between the City and Ms. Rosati. Mr. Tom Wieder, on my behalf, appealed the FOIA as not completely responsive because, for instance, not a single email was returned in which Mr. Lazarus discusses with Mr. Postema Ms. Rosati's hiring, contract, etc... In addition, the appeal sought to have the time sheet redactions lifted and a dated contract provided.

As you all may know, the state FOIA statute contains very specific guidelines for both the requester and the public entity from which the records are sought. For instance, a FOIA may be granted, denied, granted in part, denied in part and held until a deposit is paid. FOIA appeals are, likewise, expected to be dealt with precisely on the part of the requester and the public entity. Appeals must be granted or denied.

Mr. Lazarus neither granted nor denied the appeal of FOIA 1963, but rather provided more redacted records that had been "overlooked." Mr. Postema in his response to Mr. Wieder's appeal sought to redefine the word "retain" as it was used in FOIA 1963, and promptly entered into a lengthy debate with Mr. Wieder. Debate is not an option within the FOIA statute. Public entities have only two tries to return all responsive records. The response to the original FOIA and in response to an appeal.

The statute doesn't allow Mr. Postema to either redefine the words within a submitted FOIA in order to withhold records, enter into a lengthy debate or as the attached letter shows, after an appeal, or ask for an extension of an appeal which has been neither approved or denied.

While I have a cordial relationship with Mr. Postema, the time and taxpayer money wasted would be silly if we all weren't footing his bill. I have no doubt he knows the FOIA statute better than most. So, he is well aware that the attached letter "extending" FOIA 1963 is meaningless. That ship sailed when Mr. Lazarus, in neither approving or denying the FOIA appeal, neglected to respond properly.

I know that many of you reading this are committed to improving the transparency of our city government, as am I. I also know that as a result of another recent FOIA both Mr. Postema and Mr. Lazarus have expended time and effort trying rather desperately to find out why I submitted that FOIA.

These two gentlemen, at the moment, are performing their jobs as if our local government exists to keep secrets for, or protect the possibly inappropriate actions of the people employed by our local government.

So, no, Mr. Postema and Mr. Lazarus, Michigan's FOIA statute does not permit you to "extend" FOIA 1963 based on the City Attorney's effort to reinterpret the word "retain." As Mr. Wieder has made clear, I have no desire to litigate, but the FOIA statute is what it is and our City is bound by it regardless of what responsive public records reveal.

Patricia Lesko



CITY OF ANN ARBOR, MICHIGAN

301 E. Huron Street, P.O. Box 8647, Ann Arbor, Michigan 48107-8647

Phone (734)794-6140 Fax (734)994-8296

www.a2gov.org

City Clerk

April 12, 2019

Patricia Lesko

[REDACTED]

Ann Arbor, MI 48105

Via Email: [REDACTED]

Subject: Freedom of Information Act Request received April 09, 2019
1963 Lesko

Dear Patricia Lesko:

This notice of extension is with regard to your attached Freedom of Information Act (FOIA) request, received April 09, 2019. Because of the time needed to process your request, the City hereby extends the time to respond for no more than 10 business days, as permitted by the FOIA. You may expect a response by 04/30/2019.

The City's FOIA Procedures and Guidelines and Written Public Summary are available online at www.a2gov.org/FOIA.

If you have any questions concerning this response, please contact Jennifer Alexa, Deputy City Clerk, at (734) 794-6140, ext. 41404.

Sincerely,

Jacqueline Beaudry
City Clerk

CC: Tom Wiedert

FOIA Request - 1963 - Lesko

- (1) Material produced by Carol Rosati or her firm in the course of her representation of the City from July 1, 2018, except concerning the Trinitas case;
- (2) Records of any communication between Ms. Rosati or her firm with any agent or employee of the City regarding her activities engaged as part of her representation, except the Trinitas case; and
- (3) Records of any communication between any employees or agents of the City and other employees or agents of the City regarding Ms. Rosati or her firm's representation of the City, except with regard to the Trinitas case.

From: [Bannister, Anne](#)
To: [P. L.](#)
Cc: [Lumm, Jane](#); [Hayner, Jeff](#); [Griswold, Kathy](#); [Nelson, Elizabeth](#)
Subject: Re: Carol Rosati FOIA and City Attorney/City Administrator alleged statute violations
Date: Sunday, April 14, 2019 11:48:26 PM

Hello Councilmembers,

I would support remedying this situation and asking/requiring staff to comply with both the deadline and content suggested in Ms. Lesko's request below. — Anne

On Sat, Apr 13, 2019 at 5:20 PM -0400, "P. L." <[REDACTED]> wrote:

Hello,

The FOIA referenced in the attached letter from the City Clerk's office is number 1963. This FOIA asks for all documents, emails, and records associated with the hiring of Carol Rosati who advised Council at the request of the City Attorney and City Administrator.

The majority of the public records initially provided to me were almost entirely redacted time sheets from the City Attorney's Office, as well as an undated contract between the City and Ms. Rosati. Mr. Tom Wieder, on my behalf, appealed the FOIA as not completely responsive because, for instance, not a single email was returned in which Mr. Lazarus discusses with Mr. Postema Ms. Rosati's hiring, contract, etc... In addition, the appeal sought to have the time sheet redactions lifted and a dated contract provided.

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These two gentlemen, at the moment, are performing their jobs as if our local government exists to keep secrets for, or protect the possibly inappropriate actions of the people employed by our local government.

So, no, Mr. Postema and Mr. Lazarus, Michigan's FOIA statute does not permit you to "extend" FOIA 1963 based on the City Attorney's effort to reinterpret the word "retain." As Mr. Wieder has made clear, I have no desire to litigate, but the FOIA statute is what it is and our City is bound by it regardless of what responsive public records reveal.

Patricia Lesko

From: [Bannister, Anne](#)
To: [SRTS A2STEAM](#); [CityCouncil](#); [Lazarus, Howard](#); [Hupy, Craig](#)
Cc: [Fenech, Megan](#); [Dani Parker Robyn Sorensen](#); [Margolis, Liz](#); [Elissa Trumbull](#); [Jeanice Swift](#); [Allen, Jane](#) ([Engineering](#)); [CityCouncil](#); [Hutchinson, Nicholas](#); [Lester Wyborny](#); [Tom Stulberg](#); [Susan Presswood Wright](#); [Libby Brooks](#); [Williamson, John](#); [Scott Newell](#); [REDACTED] [everett w armstrong](#); [Andrea Tom](#); [Amy Chavasse](#); [P. L.](#); [Chuck Marshall](#); [Brenda Sott Foster](#); [Po Hu](#); [REDACTED] [tom & sue maguire](#); [tom & sue maguire](#); ["Evan Pratt"](#)
Subject: RE: Thank you for your "Yes" vote on Res 3: Establish SRTS Public Hearing
Date: Wednesday, April 17, 2019 4:52:45 PM

Dear Ms. Colvin-Garcia, Mr. Lazarus, Mr. Hupy and all,

To follow-up on Carlene's email below, please send the sidewalk cost details, including (per video 5:51 hours: <https://www.youtube.com/watch?v=lopkSrIOyCs>):

1. Cost per linear foot for project as is
2. Cost if MDOT approves only one sidewalk on Traver, and no sidewalk on Brookside
3. Cost without the grant for one sidewalk on Traver
4. City's engineering costs
5. Cost for ADA compliance
6. Confirmation of \$41 -\$80 per linear foot and \$400 per slap and historical trends
7. Any other relevant costs

The video discussion of DS-1 Public Hearing for STEAM Sidewalk Gap begins at 5:18:46 hours and continues through 5:55:25 hours: <https://www.youtube.com/watch?v=lopkSrIOyCs>

Please also include any summaries of conversations with Paul Ajegba from MDOT.

Thank you,
Anne

Anne Bannister
Ward One Councilmember
cell: [REDACTED]
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: SRTS A2STEAM [REDACTED]
Sent: Tuesday, April 16, 2019 1:35 PM
To: CityCouncil
Cc: [Fenech, Megan](#); [Dani Parker Robyn Sorensen](#); [Margolis, Liz](#); [Elissa Trumbull](#); [SRTS A2STEAM](#); [Jeanice Swift](#)
Subject: Thank you for your "Yes" vote on Res 3: Establish SRTS Public Hearing

Esteemed City Council Members -

Thank you so very much for passing Resolution 3. We look forward to the May 20 Public Hearing of STEAM's SRTS Sidewalk Gap Special Assessment project.

Can you please share with us with all the sidewalk cost details that the City will provide you prior to May 20, per your discussion at last night's City Council meeting?

Thanks again,

Carlene Colvin-Garcia

On Mon, Apr 15, 2019 at 6:04 PM SRTS A2STEAM <[REDACTED]> wrote:
Esteemed City Council Members -

Tonight's Agenda Item Number DS-1 (19-0567) is:
Resolution No. 3 Establishing a Public Hearing on May 20, 2019 for the Northside STEAM
Safe Routes to School Sidewalk Gap Special Assessment Project.

This is the final opportunity to establish a Public Hearing for this important project. I
represent the A2 STEAM Safe Routes to School Committee in this request for you to vote
"Yes" on this resolution. We can share in this opportunity, along with the the rest of our
community members, to participate in this important Hearing.

With deep appreciation,

Carlene Colvin-Garcia

--

Elissa Trumbull, Nicole Chardoul & Carlene Colvin-Garcia
A2 STEAM @ Northside, SRTS Co-Coordinators

--

Elissa Trumbull, Nicole Chardoul & Carlene Colvin-Garcia
A2 STEAM @ Northside, SRTS Co-Coordinators

From: [P. L.](#)
To: [Alexa, Jennifer](#); [Bannister, Anne](#); [Hayner, Jeff](#); [Lazarus, Howard](#); [Griswold, Kathy](#)
Subject: FOIA response
Date: Thursday, April 18, 2019 11:44:54 AM

Hi Jen,

As always, thanks for your reply and help to narrow the focus of my FOIA requesting written copies of the two most recent complaints by city staff filed with HR, including but not limited to sexual harassment, intimidation, and any kind of assault (which would include physical and sexual assault). Your answer to me included what I've pulled out, below:

This is because there is no policy in the City that requires complaints be in writing, so a search for the two most recent written complaints could stretch back a long time.

So what this means is that employees walk into HR, lodge verbal complaints and walk out. This suggests that if one city employee raped another city employee, the HR Dept. would not be required to create a paper trail in the form of written complaints. Someone told you this? Really? This is just a huge red flag.

This explanation that there is no required paper trail of employee complaints means it's expensive and difficult to produce public records related to the most recent two complaints. In essence, such a policy would make it quite simple to hide employee crime from City Council and the public, crimes such as embezzlement, theft, assault, sexual harassment, etc....by "dealing" with these crimes internally, just as Michigan State and Penn State Universities tried to do. We saw how that worked out.

I've included City Council members in my reply to you. I would ask these City Council members to confirm with the City Administrator that there is no City policy which requires employee complaints to be in writing, including allegations of theft, embezzlement, felonious assault and/or sexual assault.

I'll look forward to hearing from Council members, and let's just withdraw the FOIA for the moment. Thank you, again, for your help in trying to narrow the focus, but at this point the city is unable to produce the two most recent complaints filed without charging a fee.

Best wishes,

Pat Lesko

From: [Bannister, Anne](#)
To: [Lazarus, Howard](#)
Cc: [Hayner, Jeff](#); [Griswold, Kathy](#); [Alexa, Jennifer](#); [P. L.](#); [Higgins, Sara](#)
Subject: RE: FOIA response
Date: Thursday, April 18, 2019 6:27:45 PM

Dear Mr. Lazarus,

Per the email below, Pat Lesko, Ward One resident, has suggested that we confirm if the City has a policy which requires employee complaints to be in writing, including allegations of theft, embezzlement, felonious assault and/or sexual assault. Would you be able to help with this request? (I see that you're already copied on the email originally, so this is a duplicate).

Thank you,
Anne

Anne Bannister
Ward One Councilmember
cell: [REDACTED]
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

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From: P. L. [REDACTED]
Sent: Thursday, April 18, 2019 11:44 AM
To: Alexa, Jennifer; Bannister, Anne; Hayner, Jeff; Lazarus, Howard; Griswold, Kathy
Subject: FOIA response

Hi Jen,

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Best wishes,

Pat Lesko

From: [Bannister, Anne](#)
To: [Lazarus, Howard](#)
Cc: [Hayner, Jeff](#); [Griswold, Kathy](#); [Alexa, Jennifer](#); [Higgins, Sara](#); [Fournier, John](#); [Thomas, Matt](#); [P. L.](#)
Subject: Re: FOIA response
Date: Saturday, April 20, 2019 9:55:43 AM

Thank you, Mr Lazarus, for attempting to reply but I fail to see how you have answered my specific question. Again, please confirm if the City has a policy which requires employee complaints to be in writing, including allegations of theft, embezzlement, felonious assault and/or sexual misconduct.

From: Lazarus, Howard <hlazarus@a2gov.org>
Sent: Saturday, April 20, 2019 8:50 AM
To: Bannister, Anne
Cc: Hayner, Jeff; Griswold, Kathy; Alexa, Jennifer; Higgins, Sara; Fournier, John; Thomas, Matt
Subject: RE: FOIA response

Councilmember Bannister:

Ms. Lesko's FOIA request is being addressed using our normal and appropriate process, and I think it inappropriate to either duplicate or by-pass those actions. However, please note City agencies take in and respond to complaints and concerns submitted by all means and methods to ensure we have a responsive, safe and secure workplace.

Howard S. Lazarus

City Administrator
City of Ann Arbor
301 E. Huron Street
Ann Arbor, MI 48104
T: 734-794-6110 ext41102
E: hlazarus@a2gov.org
www.a2gov.org



EVERYWHERE • EVERYONE • EVERY DAY.
a2gov.org/A2BeSafe

From: Bannister, Anne <ABannister@a2gov.org>
Sent: Thursday, April 18, 2019 6:28 PM

To: Lazarus, Howard <HLazarus@a2gov.org>

Cc: Hayner, Jeff <JHayner@a2gov.org>; Griswold, Kathy <KGriswold@a2gov.org>; Alexa, Jennifer <JAlexa@a2gov.org>; P. L. <[REDACTED]> Higgins, Sara <SHiggins@a2gov.org>

Subject: RE: FOIA response

Dear Mr. Lazarus,

Per the email below, Pat Lesko, Ward One resident, has suggested that we confirm if the City has a policy which requires employee complaints to be in writing, including allegations of theft, embezzlement, felonious assault and/or sexual assault. Would you be able to help with this request? (I see that you're already copied on the email originally, so this is a duplicate).

Thank you,

Anne

Anne Bannister

Ward One Councilmember

cell: [REDACTED]

abannister@a2gov.org

Term Nov. 2017 - Nov. 2020

Messages are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: P. L. [REDACTED]

Sent: Thursday, April 18, 2019 11:44 AM

To: Alexa, Jennifer; Bannister, Anne; Hayner, Jeff; Lazarus, Howard; Griswold, Kathy

Subject: FOIA response

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Best wishes,

Pat Lesko

From: [P. L.](#)
To: [CityCouncil](#)
Subject: Vasquez FOIA
Date: Wednesday, April 24, 2019 11:58:27 AM

Councilmembers,

Luis Vasquez submitted a FOIA to obtain a wide variety of resident communications with City Council representatives. That FOIA includes my emails, text messages, phone calls, Facebook messages, carrier pigeons, owls, ravens, by telegraph, telepathy, telekinesis, etc....

I want to extend my deepest sympathies to you all. I noticed the FOIA, which ends at the end of April, has nothing to do with anything handled "at the table," as it were, at anytime. This FOIA, then, is simply a manifestation of Luis Vasquez's burning need to peep into people's digital windows. Such obsessive compulsions are yet another reason that the mental health millage money should be spent on mental health programs and services.

I believe Italian comic/politician Beppe Grillo put it best when he said, "There are certain men in this world who need to be told to read about the work of St. Vafanculo de Mortacci Tua." I can only say I hope Luis Vasquez checks out a copy of that important classic from the library very soon and heeds the clarion call to action therein.

Sincerely,

Patricia Lesko

From: [Bannister, Anne](#)
To: [Lazarus, Howard](#)
Cc: [Higgins, Sara](#); [Hayner, Jeff](#); [Griswold, Kathy](#); [Eaton, Jack](#); [Lester Wyborny](#); [Williamson, John](#); [Evan Pratt](#); [Tom Stulberg](#); [Libby Brooks](#); [Scott Newell](#); [everett w armstrong](#); [Susan Presswood Wright](#); [REDACTED]; [Janet Holloway](#); [Andrea Tom](#); [Amy Chavasse](#); [Chuck Marshall](#); [Brenda Sodt Foster](#); [Po Hu](#); [REDACTED] [P. L.](#); [aaron dodd](#); [tom & sue maguire](#)
Subject: RE: Thank you for your "Yes" vote on Res 3: Establish SRTS Public Hearing
Date: Tuesday, April 30, 2019 6:28:02 PM

Dear Mr. Lazarus,

While we wait for the staff response to the April 17 email below, these are follow-up questions from the neighborhood meeting last Sunday:

1. Please provide the detail on how the decision was made to remove Pear and Apple streets from the project, including meeting notes, reasons given, who was in attendance and made the decision, etc.
2. Please provide the 2017 document (maybe 10/2017) where it was mentioned that all of the stakeholders had agreed to the project. I don't see it on the City's webpage:
<https://www.a2gov.org/departments/engineering/Pages/Northside-STEAM-Sidewalk-Gap-Project.aspx>
3. Please elaborate on the details of your conversation yesterday with Paul Ajegba from MDOT, beyond your statement that two-sidewalks on Traver, and presumably Brookside one-sidewalk, were still required, in light of the nearly unanimous lack of public support from the impacted residents.
4. Please explain actions you may have taken to correct the problem with the new Dicken School SRTS project, where non-parent resident voices are again/still not being included at the beginning of the project.
5. For the May 20 Council meeting, would it be possible to have the Public Hearing at the beginning of the meeting, so that residents don't have to stay for hours with us? I see the Resolution 19-0412 is already available on Legistar: <http://a2gov.legistar.com/LegislationDetail.aspx?ID=3928055&GUID=C994ABEE-B878-401A-8088-AFF6ACB67B7F&Options=ID%7CText%7C&Search=&FullText=1>

Again, I'd like to emphasize that the impacted residents are considering a lawsuit, and we look at you as our City Administrator, to help us find solutions to the impasse with this deeply flawed project.

Please "reply all" on your response.

Thank you,

Anne Bannister

Ward One Councilmember

cell: [REDACTED]

abannister@a2gov.org

Term Nov. 2017 - Nov. 2020

Messages are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Bannister, Anne

Sent: Saturday, April 27, 2019 12:20 PM

To: Lazarus, Howard

Cc: Higgins, Sara; Hayner, Jeff; Griswold, Kathy; Eaton, Jack; Lester Wyborny; Williamson, John; Evan Pratt; Tom Stulberg; Libby Brooks; Scott Newell; everett w armstrong; Susan Presswood Wright

Subject: RE: Thank you for your "Yes" vote on Res 3: Establish SRTS Public Hearing

Dear Mr. Lazarus,

The neighbors are meeting tomorrow to discuss the Northside STEAM SRTS project. Do you have any news about your conversations with Paul Ajegba from MDOT, especially about the need for substantial revisions to the project in order for it to pass the "public resolution for support," including the controversial Council vote on May 20 about Resolution 4?

Thanks for any advocacy you are able to do on our behalf to "save" the project.

Anne Bannister

Ward One Councilmember

cell: [REDACTED]

abannister@a2gov.org

Term Nov. 2017 - Nov. 2020

Messages are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Bannister, Anne

Sent: Saturday, April 20, 2019 9:39 AM

To: Lazarus, Howard

Cc: Hupy, Craig; Higgins, Sara; Hutchinson, Nicholas; Hayner, Jeff; Griswold, Kathy; Eaton, Jack; Lester Wyborny; Williamson, John; Evan Pratt; Tom Stulberg

Subject: Re: Thank you for your "Yes" vote on Res 3: Establish SRTS Public Hearing

Thanks for the update. What we need to do is rewind to the beginning and start fresh on this

project, and this time include the impacted residents in the street selection and planning process.

For example, there's significant support for the removal of Brookside, the addition of Leaird, and substantial work on the dangerous cross walk, lighting and signage issues in the area. These are in addition to the transparency we seek about the high cost of carving into the steep slope on Traver.

The Transportation Commission should also be involved (remember the unanswered questions from Commissioners Hull and Naheedy?). And numerous people have come out of the woodwork saying the city should pay for the remaining priority sidewalk gaps citywide.

So please make preparations to move forward in light of the real situation here, not how a small subset of people had planned it, because it's deeply flawed and headed toward failure, and we're trying to salvage what we can of the concept of improved safe walks/bike paths to children on their way to school. I'm here to help, but I need you and I to get on the same page with the path forward.

Thanks,
Anne

On Sat, Apr 20, 2019 at 8:58 AM -0400, "Lazarus, Howard" <HLazarus@a2gov.org> wrote:

Dear Councilmember Bannister:

While staff is preparing a response to your question below, I do want to let you know that I have discussed your request to seek a waiver from the requirement to place sidewalks on both sides of the street with both Mr. Ajeba and the MFF staff. I hope to have a response next week.

Howard S. Lazarus

City Administrator

City of Ann Arbor

301 E. Huron Street

Ann Arbor, MI 48104

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E: hlazarus@a2gov.org

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From: Bannister, Anne <ABannister@a2gov.org>

Sent: Wednesday, April 17, 2019 4:53 PM

To: SRTS A2STEAM <[REDACTED]> CityCouncil <CityCouncil@a2gov.org>; Lazarus, Howard <HLazarus@a2gov.org>; Hupy, Craig <CHupy@a2gov.org>

Cc: Fenech, Megan <fenechm@aaps.k12.mi.us>; Dani Parker Robyn Sorensen <pres@a2steampoint.org>; Margolis, Liz <margolisl@aaps.k12.mi.us>; Elissa Trumbull <[REDACTED]> Jeanice Swift <swift@aaps.k12.mi.us>; Allen, Jane (Engineering) <JAllen2@a2gov.org>; CityCouncil <CityCouncil@a2gov.org>; Hutchinson, Nicholas <NHutchinson@a2gov.org>; Lester Wyborny <[REDACTED]> Tom Stulberg <[REDACTED]> Susan Presswood Wright <[REDACTED]> Libby Brooks <[REDACTED]> Williamson, John <[REDACTED]> Scott Newell <[REDACTED]> everett w armstrong <[REDACTED]> Andrea Tom <[REDACTED]> Amy Chavasse <[REDACTED]> P. L. <[REDACTED]> Chuck Marshall <[REDACTED]> Brenda Sodt Foster <[REDACTED]> Po Hu <[REDACTED]> tom & sue maguire <[REDACTED]> tom & sue maguire <[REDACTED]> 'Evan Pratt' <pratte@washtenaw.org>

Subject: RE: Thank you for your "Yes" vote on Res 3: Establish SRTS Public Hearing

Dear Ms. Colvin-Garcia, Mr. Lazarus, Mr. Hupy and all,

To follow-up on Carlene's email below, please send the sidewalk cost details, including (per video 5:51 hours: <https://www.youtube.com/watch?v=lopkSrlOyCs>):

1. Cost per linear foot for project as is
2. Cost if MDOT approves only one sidewalk on Traver, and no sidewalk on Brookside
3. Cost without the grant for one sidewalk on Traver
4. City's engineering costs
5. Cost for ADA compliance

6. Confirmation of \$41 -\$80 per linear foot and \$400 per slap and historical trends

7. Any other relevant costs

The video discussion of DS-1 Public Hearing for STEAM Sidewalk Gap begins at 5:18:46 hours and continues through 5:55:25 hours: <https://www.youtube.com/watch?v=lopkSrlQyCs>

Please also include any summaries of conversations with Paul Ajegba from MDOT.

Thank you,

Anne

Anne Bannister

Ward One Councilmember

cell: [REDACTED]

abannister@a2gov.org

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From: SRTS A2STEAM [REDACTED]

Sent: Tuesday, April 16, 2019 1:35 PM

To: CityCouncil

Cc: Fenech, Megan; Dani Parker Robyn Sorensen; Margolis, Liz; Elissa Trumbull; SRTS A2STEAM; Jeanice Swift

Subject: Thank you for your "Yes" vote on Res 3: Establish SRTS Public Hearing

Esteemed City Council Members -

Thank you so very much for passing Resolution 3. We look forward to the May 20 Public Hearing of STEAM's SRTS Sidewalk Gap Special Assessment project.

Can you please share with us with all the sidewalk cost details that the City will provide you prior to May 20, per your discussion at last night's City Council meeting?

Thanks again,

Carlene Colvin-Garcia

On Mon, Apr 15, 2019 at 6:04 PM SRTS A2STEAM <[REDACTED]> wrote:

Esteemed City Council Members -

Tonight's Agenda Item Number DS-1 (19-0567) is:

Resolution No. 3 Establishing a Public Hearing on May 20, 2019 for the Northside STEAM Safe Routes to School Sidewalk Gap Special Assessment Project.

This is the final opportunity to establish a Public Hearing for this important project. I represent the A2 STEAM Safe Routes to School Committee in this request for you to vote "Yes" on this resolution. We can share in this opportunity, along with the the rest of our community members, to participate in this important Hearing.

With deep appreciation,

Carlene Colvin-Garcia

--

Elissa Trumbull, Nicole Chardoul & Carlene Colvin-Garcia
A2 STEAM @ Northside, SRTS Co-Coordiators

--

Elissa Trumbull, Nicole Chardoul & Carlene Colvin-Garcia
A2 STEAM @ Northside, SRTS Co-Coordiators

From: [Bannister, Anne](#)
To: [Lester Wyborny](#); [Williamson, John](#); [Evan Pratt](#); [Tom Stulberg](#); [Libby Brooks](#); [Scott Newell](#); [everett w armstrong](#); [Susan Presswood Wright](#); [REDACTED]; [Janet Holloway](#); [Andrea Tom](#); [Amy Chavasse](#); [Chuck Marshall](#); [Brenda Sadt Foster](#); [PO HU](#); [REDACTED]; [P. L.](#); [aaron dodd](#); [tom & sue maguire](#); [SRTS A2STEAM](#); [Fenech, Megan](#); [Dani Parker Robyn Sorensen](#); [Margolis, Liz](#); [Elissa Trumbull](#); [Jeanice Swift](#)
Cc: [Eaton, Jack](#); [Hayner, Jeff](#); [Griswold, Kathy](#); [Lazarus, Howard](#)
Subject: FW: Northside STEAM SRTS Update
Date: Wednesday, May 1, 2019 2:35:45 PM
Attachments: [190501 - Northside STEAM SRTS Update.pdf](#)

FYI -- new 4 page memo from Mr. Lazarus.

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From: Lazarus, Howard
Sent: Wednesday, May 01, 2019 1:24 PM
To: CityCouncil
Cc: Hupy, Craig; Hutchinson, Nicholas; Hess, Raymond; Higgins, Sara; Rechtien, Matthew
Subject: Northside STEAM SRTS Update

Mayor and Councilmembers:

I am forwarding the attached update on the Northside STEAM SRTS. Council will hold a public hearing on May 20th and consider the resolution establishing the special assessment district. The information provided in the memorandum is intended to provide background to assist in your decision-making.

Please do not hesitate to contact me if I can be of further assistance.

Howard S. Lazarus

City Administrator
City of Ann Arbor
301 E. Huron Street
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MEMORANDUM

TO: Mayor and Councilmembers
FROM: Howard Lazarus, City Administrator
DATE: April 30, 2019
SUBJECT: Follow-Up to Questions on Northside STEAM Safe Routes to School (SRTS) Project

BACKGROUND. Council will consider the sidewalk special assessment district for sidewalks as part of the Northside STEAM Safe Routes to School project during a public hearing scheduled for the May 20th Council meeting. This will be the fourth special assessment resolution Council will consider, and, if adopted, will establish the district. I am forwarding this memorandum in response to the questions we have received, and is provided to support Council's decision-making.

As background, this is a "grass-roots" project initiated by stakeholders around and involved in the school. Sidewalks in Traver Street are central to the project, which is also included in the 2013 update to the City's Non-Motorized Plan.

City staff assisted the SRTS Team in navigating the process, and became actively involved in June 2018 when design and public engagement work began. Up to that point, The Northside STEAM SRTS team was responsible for communications. Once the City's staff began the design, the City extended outreach to the to-be-assessed property owners and prepared multiple designs to address resident concerns.

The remaining complaints cited by the property owners are (a) project cost, (b) elimination of on-street parking (which can be addressed within the existing road footprint in the public right of way with minimal and non-permanent disturbances to adjacent properties), and responsibility for sidewalk snow removal.

DISCUSSION: The questions we have received fall into three subjects: our discussions with the Michigan Department of Transportation (MDOT) and the Michigan Fitness Foundation (MFF) – which administers the SRTS program on behalf of MDOT; the project cost; and the impacts the project will have on property owners. Each of these topics is presented sequentially in the paragraphs below.

Discussions with MDOT/MFF

Staff has worked closely with MFF to seek answers to property owners' concerns. The City Administrator has also reached out directly to the MDOT Director, at Council's direction to raise the following questions (responses are directly cited from MDOT/MFF, so that first person references apply to those organizations):

Q. Is there an avenue to request an exception to policy to the requirement to have sidewalks on both sides of the street that would be applicable in this case? How much latitude does MDOT or the Governor have to grant exceptions?

A: The following is a combination of both general Safe Routes to School program information and how it applies to the context of the A2STEAM project specifically.

1. As a condition of receiving funding, the Michigan Safe Routes to Schools program requires for sidewalk to be included on both sides of the street in residential areas. It is our (MDOT/MFF) experience and judgement that the increase in safety to children outweighs the impact on property owners adjacent to the public rights of way. If a part of the project were proposed with residential sidewalk on only one side of the street, it would no longer be competitive for funding. The SRTS grant program is voluntary and that choice includes acceptance of both the grant funding (awarded on a competitive basis) and the state and federal constraints associated with use of those funds.
2. Prior to obligation, a modification request would have to be agreed upon by both the city and school(s). If such a modification were requested, it must still meet the defined scope and the goals of the original planning process. For example, one of the original goals was providing the connectivity along Traver Street. A change that provided similar connectivity to what Traver Street provides but along other locations would be such a modification. Finally, it must also meet eligibility standards for the program and constructability standards (AASHTO & ADA). We would not accept an application or revision to an application with sidewalk on one side of the road. This applies to the entire length of any given sidewalk route being requested.
3. The funds for this project have been obligated, and so the latitude to grant a modification given that the funds have been obligated is not possible. The community would have to rescind the funding requested and reapply in order to change the scope. However, given that the A2STEAM property comes up to Traver Road, it is my belief that an application would not be competitive for A2STEAM without Traver being included in the scope of work.
4. The matter is considered a local issue and would need to be discussed as such. Regardless of where the project was in the process, the MDOT Safe Routes to School program would not provide an exception to sidewalk on two sides of the street where the land use is residential on both sides.

Q. Does the opportunity exist to replace Traver Street with other locations under the current grant?

A. No, see answer above for detail.

Q. How would the City's cancellation of this project affect its ability to receive future SRTS grants? How is past performance factored into the evaluation criteria? How does one project that does not move forward influence other experiences where projects were successfully completed? How long does a project that does not move forward impact future evaluations.

A. Because these are federal funds, rescinding a grant *may* have a negative impact on the municipality if they applied for federal funds in the future. (NOTE: I probed more deeply about this response. Past performance is one of several evaluation factors. A poor score in this area would make an application less competitive, but by itself would not disqualify a project).

Project Costs

The project costs are provided in the table below. The project designed and submitted to MDOT (5' wide sidewalks on both sides of the street) costs an estimated \$41.93 per linear foot, which amount includes the offset of SRTS grant funds, and the City's contributions (e.g. retaining walls, curb and gutter, driveway approach replacements).

Northside STEAM Estimated Assessment Costs	
Project as currently designed with SRTS grant	\$41.93/LF
Project as currently designed without SRTS grant	\$100.57/LF
Sidewalk on west side of Traver only without Brookside with SRTS grant	\$32.07/LF
Sidewalk on east side of Traver only without Brookside with SRTS grant	\$25.73/LF
Sidewalk on west side of Traver only without SRTS grant	\$107.94/LF
Sidewalk on east side of Traver only without SRTS grant	\$97.92/LF

The following answers address questions raised about these costs:

1. If the project were able to be modified so that sidewalk was installed on only west side of Traver, and no sidewalk was installed on Brookside, then the assessment to remaining property owners would be \$32.07/LF. In the same scenario, if the sidewalk were installed only on the east side, the assessment cost would be \$25.73/LF. This presumes that the SRTS Grant would still be able to pay for either of these versions, which is not the case based on the responses from MDOT/MFF in the above section.
2. Cost without the grant for one sidewalk on Traver would be assessed at \$107.94/LF if the sidewalk were on the west side; and \$97.92/LF if the sidewalk were on the east side, assuming Brookside remains part of the project, and that there was no SRTS grant.
3. City engineering costs through pay period ending 4/13/19 are \$156,066.04. Public Engagement and mailings account for approximately \$17,000 of this figure.
4. Cost for ADA compliance is integral to the design and cannot be broken out separately.
5. The current assessment cost with the grant is \$41.93/LF. It would be \$100.57/LF without the grant. Figures of assessed costs that have been previously shared for comparison purposes are from similar projects that used some form of Federal Aid to offset project costs, and thus offset assessed costs. These numbers from recent projects are closer to the \$41.93 figure. However, since the *assessed* cost does not reflect the *full* cost of installing new sidewalk, this figure cannot be fairly compared to full project cost per slab of installing new concrete sidewalk.
6. No other costs that have not already been accounted for are anticipated for the project.
7. The assessment amount will be adjusted based on actual bid prices, once obtained.

Impacts on Adjacent Property Owners

Staff has provided information in the past to Councilmembers, which is summarized below:

Title I, Chapter 12, Sections 1:274 and 1:275 address the use of special assessments for local public improvement charges.

- Section 1:274 provides that 100% of the cost of new sidewalks shall be assessed to the owner of the property. The section also provides, however, that “[i]n any case where the city council determines that the division of costs... does not accurately reflect the benefit to the city at large and the private benefit, such other division as shall be equitable may be adopted by the city council.” In considering this, Council should note that most of the project is being paid by the grant and City funding, and not the property owners. Council should also note that this assessment of costs is consistent with the City’s historic practice.

Section 1:275 permits Council to “specify whether [the] assessment shall be payable in installments, and if so the number of installments.” If Council does not do so in its resolution, the Section provides default terms based upon the amount assessed. Under these provisions, Council may extend the number of years of the installments to decrease the annual impact on property owners.

- Property owners responsibilities for snow and ice removal from sidewalks are established under Title IV (Streets and Sidewalks), Chapter 49 (Sidewalks), Section 4:60. At the request of a Councilmember, staff is exploring any means or methods available to assist low-income seniors and persons with disabilities with the financial and physical burdens associated with snow and ice removal. We anticipate any program we present to Council as a policy decision in support of this request will be limited in scope and burden on the City.

Please do not hesitate to contact me if you have any questions or if you would like to discuss this matter further.

From: [Bannister, Anne](#)
To: [Lester Wyborny](#); [Williamson, John](#); [Evan Pratt](#); [Tom Stulberg](#); [Libby Brooks](#); [Scott Newell](#); [everett w armstrong](#); [Susan Presswood Wright](#); [REDACTED] [Janet Holloway](#); [Andrea Tom](#); [Amy Chavasse](#); [Chuck Marshall](#); [Brenda Sodr Foster](#); [PO Hu](#); [REDACTED] [P. L.](#); [aaron dodd](#); [tom & sue maguire](#)
Cc: [Hayner, Jeff](#); [Eaton, Jack](#); [Griswold, Kathy](#)
Subject: FW: Thank you for your "Yes" vote on Res 3: Establish SRTS Public Hearing
Date: Wednesday, May 1, 2019 3:36:54 PM

FYI

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From: Lazarus, Howard
Sent: Wednesday, May 01, 2019 3:20 PM
To: Bannister, Anne
Cc: Eaton, Jack; Griswold, Kathy; Hayner, Jeff; Higgins, Sara; Beaudry, Jacqueline; Hupy, Craig; Hutchinson, Nicholas; Postema, Stephen
Subject: RE: Thank you for your "Yes" vote on Res 3: Establish SRTS Public Hearing

Councilmember Bannister:

Kindly note the responses below to your questions on the Northside STEAM SRTS project.

Howard S. Lazarus

City Administrator
City of Ann Arbor
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From: Bannister, Anne <ABannister@a2gov.org>
Sent: Tuesday, April 30, 2019 6:28 PM
To: Lazarus, Howard <HLazarus@a2gov.org>
Cc: Higgins, Sara <SHiggins@a2gov.org>; Hayner, Jeff <JHayner@a2gov.org>; Griswold, Kathy <KGriswold@a2gov.org>; Eaton, Jack <JEaton@a2gov.org>; Lester Wyborny <[REDACTED]> Williamson, John <[REDACTED]> Evan Pratt <[REDACTED]> Tom Stulberg <[REDACTED]> Libby Brooks <[REDACTED]> Scott Newell <[REDACTED]> everett w armstrong <[REDACTED]> Susan Presswood Wright <[REDACTED]> Janet Holloway <[REDACTED]> Andrea Tom <[REDACTED]> Amy Chavasse <[REDACTED]> Chuck Marshall <[REDACTED]>

< [REDACTED] Brenda Sodt Foster < [REDACTED] Po Hu
< [REDACTED] [REDACTED] P. L. < [REDACTED] aaron dodd
< [REDACTED] tom & sue maguire < [REDACTED]

Subject: RE: Thank you for your "Yes" vote on Res 3: Establish SRTS Public Hearing

Dear Mr. Lazarus,

While we wait for the staff response to the April 17 email below, these are follow-up questions from the neighborhood meeting last Sunday:

1. **Please provide the detail on how the decision was made to remove Pear and Apple streets from the project, including meeting notes, reasons given, who was in attendance and made the decision, etc.**

On July 12, 2018 at 8:00 am, City staff (Jane Allen, Project Manager and Cynthia Redinger, Transportation Engineer) met with the A2 STEAM Safe Routes to School Committee Co-chairs (Carlene Colvin-Garcia and Nicole Chardoul) to discuss new route selections for the Grant Submission to reduce the cost of the project, reduce the individual special assessments, and utilize the Grant most effectively. The original project as envisioned was turning out to be a much more costly than anticipated, and the scope needed to be reduced to better fit within budgeted amounts.

Based on the attached maps that show the SRTS Committee's priorities of locations with their numbers on the map:

1. Traver, Barton to John A Woods
2. Barton, north side west of Starwick
3. Pear, Apple to John A Woods
4. Pear, Traver to Apple (eliminated from their priority list by the SRTS Committee prior to the June 26, 2018 Public Meeting; although it was still shown on the maps presented at the June 26th meeting)
5. John A Woods, south side east of Pontiac
6. Brookside, Pontiac to Delafield
7. Starwick, west side, north of Barton
8. Apple, Pontiac to Pear

Working backwards on their priority list, the group decided to eliminate Apple, Pontiac to Pear (8). Without Apple, it made no sense to keep Pear, Apple to John A Woods (3) as the project would no longer have the connectivity required by the SRTS Grant. Based on the length of the remaining streets and using the original construction costs, it was estimated that keeping the remaining streets on their priority list would be feasible and stay in budget. The project limits were changed accordingly, and letters were sent out to all property owners and residents to let them know if they remained in the proposed Special Assessment District or if they had been removed.

2. **Please provide the 2017 document (maybe 10/2017) where it was mentioned that all of the stakeholders had agreed to the project. I don't see it on the City's webpage:**
<https://www.a2gov.org/departments/engineering/Pages/Northside-STEAM-Sidewalk-Gap-Project.aspx>

There has been no document produced regarding the A2 STEAM SRTS Sidewalk Gap Special Assessment Project that stated all the stakeholders had agreed to the project. It is possible that this is being confused with the survey was taken at the June 26th public meeting regarding on-street parking being eliminated to make room for the sidewalks. That survey indicated that of the responses we received from property owners on Traver, 100% of them supported the design in which the curb along Traver would be relocated and parking eliminated so that the necessary grading would have less of an impact on the adjacent residents and on the vegetation along the road. This was not meant to be construed to mean that 100% of the residents on Traver supported the overall project; it was an evaluation of the preferences towards different design options.

- 3. Please elaborate on the details of your conversation yesterday with Paul Ajegba from MDOT, beyond your statement that two-sidewalks on Traver, and presumably Brookside one-sidewalk, were still required, in light of the nearly unanimous lack of public support from the impacted residents.**

Mr. Ajegba called me this past Monday to follow up on my previous request for assistance on the SRTS program. I had asked him to reach out to MFF staff to determine if there was an exception to policy that would allow sidewalks on only one side of the street. I let him know I was calling on behalf of a Councilmember, who had expressed concerns from the residents of Traver Street. In his return call, Mr. Ajegba stated that he had discuss the Northside STEAM SRTS project with MFF staff, and that the determination remained that sidewalks were still required on both sides of the street.

- 4. Please explain actions you may have taken to correct the problem with the new Dicken School SRTS project, where non-parent resident voices are again/still not being included at the beginning of the project.**

The Dicken Safe Routes to School project is focused on education and encouragement activities. This may include things like bicycle rodeos, safety campaigns, walking school bus/bicycle trains, “orange flag buckets” at crosswalks, and other similar endeavors. There are no infrastructure projects being proposed as part of the Dicken SRTS project at this time, due in large part to the extensive network of sidewalks and connector paths that already serve the school and the surrounding neighborhood.

- 5. For the May 20 Council meeting, would it be possible to have the Public Hearing at the beginning of the meeting, so that residents don’t have to stay for hours with us? I see the Resolution 19-0412 is already available on Legistar:**

<http://a2gov.legistar.com/LegislationDetail.aspx?ID=3928055&GUID=C994ABEE-B878-401A-8088-AFF6ACB67B7F&Options=ID%7CText%7C&Search=&FullText=1>

The sequence of the agenda is established by Council rules. City Clerk Beaudry will make this particular public hearing the first one listed under the public hearing section of the agenda. One thing to note, when the Council Rules were established a few years the Consent Agenda was moved ahead of the Public Hearings, the understanding was that items pulled from Consent would be considered during the DS Section of the agenda (at the end) so that the Consent Agenda did not unnecessarily delay the start of the public hearings. This has not been the practice recently, whereas pulled Consent Agenda items have been taken up before the Public Hearings (i.e. immediately following the Consent Agenda). You may want to suggest that any pulled Consent Agenda items be placed, per Council Rules, *“to the end of the appropriate portion of the regular agenda....”* resulting in an earlier start to the public hearing portion of the agenda.

Again, I'd like to emphasize that the impacted residents are considering a lawsuit, and we look at you as our City Administrator, to help us find solutions to the impasse with this deeply flawed project.

Please "reply all" on your response.

My response is provided for your use. I am concerned about your mention of a lawsuit, so I have also included Mr. Postema on this response as we all have an obligation to keep him informed of any potential litigation.

Thank you,

Anne Bannister
Ward One Councilmember
cell: [REDACTED]
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Subject: RE: Thank you for your "Yes" vote on Res 3: Establish SRTS Public Hearing

Dear Mr. Lazarus,

The neighbors are meeting tomorrow to discuss the Northside STEAM SRTS project. Do you have any news about your conversations with Paul Ajegba from MDOT, especially about the need for substantial revisions to the project in order for it to pass the "public resolution for support," including the controversial Council vote on May 20 about Resolution 4?

Thanks for any advocacy you are able to do on our behalf to "save" the project.

Anne Bannister
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project, and this time include the impacted residents in the street selection and planning process.

For example, there's significant support for the removal of Brookside, the addition of Leaird, and substantial work on the dangerous cross walk, lighting and signage issues in the area.

These are in addition to the transparency we seek about the high cost of carving into the steep slope on Traver.

The Transportation Commission should also be involved (remember the unanswered questions from Commissioners Hull and Naheedy?). And numerous people have come out of the woodwork saying the city should pay for the remaining priority sidewalk gaps citywide.

So please make preparations to move forward in light of the real situation here, not how a small subset of people had planned it, because it's deeply flawed and headed toward failure, and we're trying to salvage what we can of the concept of improved safe walks/bike paths to children on their way to school. I'm here to help, but I need you and I to get on the same page with the path forward.

Thanks,
Anne

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Howard S. Lazarus

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From: Bannister, Anne <ABannister@a2gov.org>

Sent: Wednesday, April 17, 2019 4:53 PM

To: SRTS A2STEAM <[REDACTED]> CityCouncil <CityCouncil@a2gov.org>; Lazarus, Howard <HLazarus@a2gov.org>; Hupy, Craig <CHupy@a2gov.org>

Cc: Fenech, Megan <fenechm@aaps.k12.mi.us>; Dani Parker Robyn Sorensen <pres@a2steampoint.org>; Margolis, Liz <margolisl@aaps.k12.mi.us>; Elissa Trumbull <[REDACTED]> Jeanice Swift <swift@aaps.k12.mi.us>; Allen, Jane (Engineering) <JAllen2@a2gov.org>; CityCouncil <CityCouncil@a2gov.org>; Hutchinson, Nicholas <NHutchinson@a2gov.org>; Lester Wyborny <[REDACTED]> Tom Stulberg <[REDACTED]> Susan Presswood Wright <[REDACTED]> Libby Brooks <[REDACTED]> Williamson, John <[REDACTED]> Scott Newell <[REDACTED]> everett w armstrong <[REDACTED]> Andrea Tom <[REDACTED]> Amy Chavasse <[REDACTED]> P. L. <[REDACTED]> Chuck Marshall <[REDACTED]> Brenda Sodt Foster <[REDACTED]> Po Hu <[REDACTED]> tom & sue maguire <[REDACTED]> tom & sue maguire <[REDACTED]> 'Evan Pratt' <pratte@washtenaw.org>

Subject: RE: Thank you for your "Yes" vote on Res 3: Establish SRTS Public Hearing

Dear Ms. Colvin-Garcia, Mr. Lazarus, Mr. Hupy and all,

To follow-up on Carlene's email below, please send the sidewalk cost details, including (per video 5:51 hours: <https://www.youtube.com/watch?v=lopkSrlOyCs>):

1. Cost per linear foot for project as is
2. Cost if MDOT approves only one sidewalk on Traver, and no sidewalk on Brookside
3. Cost without the grant for one sidewalk on Traver
4. City's engineering costs
5. Cost for ADA compliance
6. Confirmation of \$41 -\$80 per linear foot and \$400 per slap and historical trends
7. Any other relevant costs

The video discussion of DS-1 Public Hearing for STEAM Sidewalk Gap begins at 5:18:46 hours and continues through 5:55:25 hours: <https://www.youtube.com/watch?v=lopkSrlOyCs>

Please also include any summaries of conversations with Paul Ajegba from MDOT.

Thank you,
Anne

Anne Bannister
Ward One Councilmember
cell: [REDACTED]
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: SRTS A2STEAM [REDACTED]
Sent: Tuesday, April 16, 2019 1:35 PM
To: CityCouncil

Cc: Fenech, Megan; Dani Parker Robyn Sorensen; Margolis, Liz; Elissa Trumbull; SRTS A2STEAM; Jeanice Swift

Subject: Thank you for your "Yes" vote on Res 3: Establish SRTS Public Hearing

Esteemed City Council Members -

Thank you so very much for passing Resolution 3. We look forward to the May 20 Public Hearing of STEAM's SRTS Sidewalk Gap Special Assessment project.

Can you please share with us with all the sidewalk cost details that the City will provide you prior to May 20, per your discussion at last night's City Council meeting?

Thanks again,

Carlene Colvin-Garcia

On Mon, Apr 15, 2019 at 6:04 PM SRTS A2STEAM <[REDACTED]> wrote:

Esteemed City Council Members -

Tonight's Agenda Item Number DS-1 (19-0567) is:
Resolution No. 3 Establishing a Public Hearing on May 20, 2019 for the Northside STEAM Safe Routes to School Sidewalk Gap Special Assessment Project.

This is the final opportunity to establish a Public Hearing for this important project. I represent the A2 STEAM Safe Routes to School Committee in this request for you to vote "Yes" on this resolution. We can share in this opportunity, along with the the rest of our community members, to participate in this important Hearing.

With deep appreciation,

Carlene Colvin-Garcia

--

Elissa Trumbull, Nicole Chardoul & Carlene Colvin-Garcia
A2 STEAM @ Northside, SRTS Co-Coordiators

--

Elissa Trumbull, Nicole Chardoul & Carlene Colvin-Garcia
A2 STEAM @ Northside, SRTS Co-Coordiators

From: [P. L.](#)
To: [Bannister, Anne](#)
Subject: Re: Northside STEAM SRTS Update
Date: Thursday, May 2, 2019 10:43:58 AM

Anne,

At this point, it might be worthwhile to ask several of the Traver residents to get written quotes for sidewalk installation from two private companies.

Pat

From: Bannister, Anne <ABannister@a2gov.org>
Sent: Wednesday, May 1, 2019 2:35 PM
To: Lester Wyborny; Williamson, John; Evan Pratt; Tom Stulberg; Libby Brooks; Scott Newell; everett w armstrong; Susan Presswood Wright; [REDACTED] Janet Holloway; Andrea Tom; Amy Chavasse; Chuck Marshall; Brenda Sodt Foster; Po Hu; [REDACTED] P. L.; aaron dodd; tom & sue maguire; SRTS A2STEAM; Fenech, Megan; Dani Parker Robyn Sorensen; Margolis, Liz; Elissa Trumbull; Jeanice Swift
Cc: Eaton, Jack; Hayner, Jeff; Griswold, Kathy; Lazarus, Howard
Subject: FW: Northside STEAM SRTS Update

FYI -- new 4 page memo from Mr. Lazarus.

Messages are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Lazarus, Howard
Sent: Wednesday, May 01, 2019 1:24 PM
To: CityCouncil
Cc: Hupy, Craig; Hutchinson, Nicholas; Hess, Raymond; Higgins, Sara; Rechtien, Matthew
Subject: Northside STEAM SRTS Update

Mayor and Councilmembers:

I am forwarding the attached update on the Northside STEAM SRTS. Council will hold a public hearing on May 20th and consider the resolution establishing the special assessment district. The information provided in the memorandum is intended to provide background to assist in your decision-making.

Please do not hesitate to contact me if I can be of further assistance.

Howard S. Lazarus
City Administrator
City of Ann Arbor
301 E. Huron Street
Ann Arbor, MI 48104

T: 734-794-6110 ext41102

E: hlazarus@a2gov.org

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From: [Bannister, Anne](#)
To: [P. L.](#)
Subject: Re: Northside STEAM SRTS Update
Date: Thursday, May 2, 2019 11:00:25 AM

Okay, good idea! Thanks.

Get [Outlook for iOS](#)

On Thu, May 2, 2019 at 10:43 AM -0400, "P. L." <[REDACTED]> wrote:

Anne,

At this point, it might be worthwhile to ask several of the Traver residents to get written quotes for sidewalk installation from two private companies.

Pat

From: Bannister, Anne <ABannister@a2gov.org>
Sent: Wednesday, May 1, 2019 2:35 PM
To: Lester Wyborny; Williamson, John; Evan Pratt; Tom Stulberg; Libby Brooks; Scott Newell; everett w armstrong; Susan Presswood Wright; [REDACTED] Janet Holloway; Andrea Tom; Amy Chavasse; Chuck Marshall; Brenda Sodt Foster; Po Hu; [REDACTED] P. L.; aaron dodd; tom & sue maguire; SRTS A2STEAM; Fenech, Megan; Dani Parker Robyn Sorensen; Margolis, Liz; Elissa Trumbull; Jeanice Swift
Cc: Eaton, Jack; Hayner, Jeff; Griswold, Kathy; Lazarus, Howard
Subject: FW: Northside STEAM SRTS Update

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From: Lazarus, Howard
Sent: Wednesday, May 01, 2019 1:24 PM
To: CityCouncil
Cc: Hupy, Craig; Hutchinson, Nicholas; Hess, Raymond; Higgins, Sara; Rechtien, Matthew
Subject: Northside STEAM SRTS Update

Mayor and Councilmembers:

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Please do not hesitate to contact me if I can be of further assistance.

Howard S. Lazarus

City Administrator

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E: hlazarus@a2gov.org

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From: [Bannister, Anne](#)
To: [Lester Wyborny](#)
Cc: [Williamson, John](#); [Evan Pratt](#); [Tom Stulberg](#); [Libby Brooks](#); [Scott Newell](#); [everett w armstrong](#); [Susan Presswood Wright](#); [Janet Holloway](#); [Andrea Tom](#); [Amy Chavasse](#); [Chuck Marshall](#); [Brenda Sadt Foster](#); [Po Hu](#); [P. L.](#); [aaron dodd](#); [tom & sue maquire](#); [Elissa Trumbull](#); [Eaton, Jack](#); [Hayner, Jeff](#); [Griswold, Kathy](#)
Subject: Re: Northside STEAM SRTS Update
Date: Thursday, May 2, 2019 11:04:24 AM

It might be worthwhile for residents to get written quotes for sidewalk installation from two private companies. — Anne

On Thu, May 2, 2019 at 12:03 AM -0400, "Lester Wyborny" <[\[REDACTED\]](#)> wrote:

I am sending this e-mail to everyone, so please use discretion about responding.

The cost figures in the Lazarus document for the sidewalk project without the grant, and with only a single sidewalk on one side of Traver street, don't make sense to me. Here are my calculations:

Overall project cost: \$972,000
Total sidewalk length: 2533 feet
Average cost per foot: \$384/foot

Estimated distance of sidewalks other than Traver: 600 feet
Estimated cost of sidewalks other than Traver (Brookside and John A Woods): \$200/foot (see Nick Hutchinson e-mail below which provided the per-foot sidewalk costs for the previous 4 sidewalk projects)
Cost of sidewalks other than Traver: \$200/ft x 600 feet = \$120,000

Distance of Traver sidewalks: 2533 ft - 600 ft = 1933 ft
Cost of Traver sidewalks: \$972,000 - \$125,000 = \$852,000
Per-foot cost of Traver sidewalks: \$852,000/1933 ft = \$440/ft (\$440 per foot is really expensive, thus the benefits will not justify the costs)
Distance of one side of Traver: 1933 ft/2 = 966 ft
Cost of 1/2 of Traver sidewalks (one side of the street): 966 feet x \$440 per foot = \$425,000

Thus, eliminating one side of Traver street from having a sidewalk would reduce the project cost by \$425,000, which is slightly greater than the total amount of the grant. If this project were to be pulled from the grant, and if the same project moved forward, except that only one sidewalk were to be installed on Traver instead of two, the unsubsidized, per-foot project cost would be about the same as that of the current project with the grant. How is it that the City shows much higher assessment costs for the homeowners for the case I analyzed here?

Could you please provide your special assessment calculations for all the cases valued in Howard's response to Anne Bannister's request?

I will take this opportunity to remind everyone what Katie Alexander stated in her November 30th e-mail if the May 20 City Council votes fails:

"If council/community chooses not to move forward with this project as it stands, we will continue to work with community on the SRTS project to find a solution to continue forward."

Hutchinson, Nicholas <NHutchinson@a2gov.org>

Tue, Feb 12, 12:55 PM



to me, Jane



Mr. Wyborny,

Jane Allen is out sick today, so I am responding to your e-mail with data she provided.

As you can imagine, no two projects are alike, and different items need to be addressed at different locations. Keep this in mind in regards to the following information.

The following are lengths and final costs of the projects you requested:

- Stone School **1,600 feet, \$320,423.91. \$200.26/ft**
- Maple/Miller **2,835 feet, \$777,970.26. \$274.41/ft**
- Clague (Nixon) **1,575 feet, \$297,363.76. \$188.80/ft**
- Federal/Commerce/Green **2,645 feet, NOT final/finished, but Estimated Costs: \$577,000.00. \$218.14/ft**

Proposed Northside STEAM SRTS Sidewalks: 2533 feet, \$984,107.60. \$388.51/ft. This quite a bit higher than the others, but based on resident and City Council comments, this project includes pavement removal, curb & gutter replacement, and tree mitigation that the other projects did not have, generally. Also, remember the assessment cost to home owners is currently estimated at \$41.50/ft.

Nick Hutchinson

[illegible]

Nicholas S. Hutchinson, P.E.

City Engineer

Public Services Area - Engineering

City of Ann Arbor

Phone: (734) 794-6000 ext. 43633

Fax: (734) 994-1744

On Wed, May 1, 2019 at 2:35 PM Bannister, Anne <ABannister@a2gov.org> wrote:

FYI -- new 4 page memo from Mr. Lazarus.

Messages are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Lazarus, Howard

Sent: Wednesday, May 01, 2019 1:24 PM

To: CityCouncil

Cc: Hupy, Craig; Hutchinson, Nicholas; Hess, Raymond; Higgins, Sara; Rechtien, Matthew

Subject: Northside STEAM SRTS Update

Mayor and Councilmembers:

I am forwarding the attached update on the Northside STEAM SRTS. Council will hold a public hearing on May 20th and consider the resolution establishing the special assessment district. The information provided in the memorandum is intended to provide background to assist in your decision-making.

Please do not hesitate to contact me if I can be of further assistance.

Howard S. Lazarus

City Administrator

City of Ann Arbor

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Ann Arbor, MI 48104

T: 734-794-6110 ext41102

E: hlazarus@a2gov.org

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From: [P. L.](#)
To: [Lazarus, Howard](#); [Lumm, Jane](#); [Griswold, Kathy](#); [Bannister, Anne](#); [Wiedert](#); [Postema, Stephen](#)
Subject: Re: FOIA 1961 Lesko
Date: Wednesday, May 29, 2019 12:34:44 PM

Mr. Lazarus and Mr. Postema,

On May 1, 2019 I received an email from you in which you and Mr. Postema acknowledge my appeal of FOIA 1961. The city's FOIA procedures (<https://www.a2gov.org/departments/city-clerk/Documents/FOIA%20Procedures%20and%20Guidelines%207-15.pdf>) include this:

15.4 Validity of Appeal The FOIA provides that in order to be a valid appeal, the appeal must be in writing, addressed to the City Administrator, and specifically state the word "appeal" and identify the reason or reasons for reversal of the denial or, for a fee appeal, how the fee exceeds the fee permitted by the FOIA and this policy.

15.5 Appeal Procedure (1) Upon receipt of a valid appeal, the FOIA Coordinator shall provide the City Administrator and the City Attorney's Office with a copy of the appeal, the due date, and the necessary information to make a decision on the appeal. Policy Title: Release of Public Documents Page 14 of 19 (2) A written decision on an appeal must be issued to the requester within 10 business days after receiving the appeal, unless an extension is issued. (3) On the direction of the City Administrator, the FOIA Coordinator shall prepare a draft written decision for the City Administrator's review or transmit the final written decision after the City Administrator's approval.

1. I've received no written response to my valid appeal which was acknowledged in May 1, 2019 by Mr. Howard Lazarus.
2. The City Administrator in handling FOIA appeals himself, and not providing information to the FOIA Coordinator (City Clerk), is in violation of the City's own FOIA policy as signed, amended and implemented in 2010.
3. I've been apprised that the text messages provided in response to the FOIA were from the whistleblower and that the employees' phones were not provided by the city (city property), but rather phones paid for through an employee perk program. As such, no further texts are available, because those released were "prepared" and shared by the whistleblower (Robyn Wilkerson in her own words"). I withdraw the portion of my appeal in which I requested texts from 2019 from Robyn Wilkerson.
4. No appeal extension was provided within the time permitted by the City's FOIA policy.
5. The City's FOIA policy and the state's FOIA statute require a timely response.

This is the first time a FOIA appeal I've submitted has gone over deadline. As such, please consider this email a polite reminder that I'm grateful for the expeditious handling of my FOIA requests by the FOIA Coordinator, and previous appeals by former City Administrators. I look

forward to receiving the reply to my appeal to unredact the names of the city staff named in the public records provided in response to FOIA 1961.

Sincerely,

Patricia Lesko



From: Lazarus, Howard <HLazarus@a2gov.org>

Sent: Wednesday, May 1, 2019 11:25 AM

To: P. L.

Cc: Postema, Stephen; Thomas, Matt

Subject: RE: FOIA 1961 Lesko

Dear Ms. Lesko:

I have received your appeal and have provided it to the City Attorney for review. Thank you.

Howard S. Lazarus

City Administrator

City of Ann Arbor

301 E. Huron Street

Ann Arbor, MI 48104

T: 734-794-6110 ext41102

E: hlazarus@a2gov.org

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From: P. L. <[REDACTED]>

Sent: Wednesday, May 1, 2019 11:14 AM

To: Lazarus, Howard <HLazarus@a2gov.org>; Lumm, Jane <JLumm@a2gov.org>

Cc: Wiedert <[REDACTED]>

Subject: Re: FOIA 1961 Lesko

Mr. Lazarus,

This is a formal appeal of the city's recent response to my FOIA 1961.

1. There are redactions of the names of city employees in the public records returned to me. To explain the redactions, the city simply cited statutory language.

Michigan Court of Appeals found in its *Detroit Free Press, Inc. vs. City of Warren*:

To meet this burden, the public body claiming an exemption should provide complete particularized justification, rather than simply repeat statutory language. *Hyson v. Dep't of Corrections*, 205 Mich.App. 422, 424, 521 N.W.2d 841 (1994).

Defendant claims to be exempt under the FOIA's privacy exemption, M.C.L. § 15.243(1)(a), which states:

(1) A public body may exempt from disclosure as a public record under this act:

(a) Information of a personal nature where the public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy.

The FOIA response in part denied did not cite particularized justification for any of the redactions.

2. The FOIA in part denied claims that redactions of names in the records was done so to protect city employees' individual privacy.

From *Detroit Free Press, Inc. vs. City of Warren*:

Under Michigan's FOIA, citizens are entitled to obtain information regarding the manner in which public employees are fulfilling their public responsibilities. See *Mager*, supra at 142-143, 595 N.W.2d 142. Here, the names sought were those of elected officials and city employees for whom defendant, a public body, had paid attorney fees in connection with their grand jury appearances or FBI interviews. This fact strongly suggests that the names and associated information constitutes information concerning matters of legitimate public concern, rather than information of a personal nature.

In this instance, the names sought are for city employees who were made aware of Ms. Wilkerson's threat to blow up City Hall, as well as a threat made by Ms. Wilkerson to bring her 9 mm gun to work. This latter threat was reported to the City Administrator. I find it difficult to believe the City Administrator did not investigate this credible threat (Ms. Wilkerson possesses an open carry gun license).

In addition, all of the redacted public records refer to the work product of paid city staff, and relate to those individuals' public duties: promotions of minorities, management failures, leadership problems within both the AAPD and the AAFD. It could be credibly argued that Ms. Wilkerson's texts constitute a years-long written record of pervasive high-level mismanagement within the City of Ann Arbor which is a matter of legitimate public concern.

From *Detroit Free Press, Inc. vs. City of Warren*: "[These facts] strongly suggest that the names and associated information constitutes information concerning matters of legitimate public concern, rather than information of a personal nature."

3. The City, by withholding public records, i.e. the City Administrator's email to Council members announcing Ms. Wilkerson's administrative leave, as well as refusing to provide all records related to Mr. Lazarus's investigation of Ms. Wilkerson, announced in his April 8th

letter, and by providing a mere "sample" of Wilkerson's text messages as opposed to all of her text messages gathered and from which the "sample" was compiled, the City is in violation of the state statute.

Please provide all of the materials requested in FOIA 1961, and unredact the text messages provided.

Sincerely,

Patricia Lesko

From: Alexa, Jennifer <JAlexa@a2gov.org>

Sent: Tuesday, April 30, 2019 4:07 PM

To: [REDACTED]

Subject: FOIA 1961 Lesko

Hello - attached is the City's response to your most recent FOIA request.

Best Jennifer

Jennifer Alexa | Deputy City Clerk | Office of the City Clerk

City of Ann Arbor | 301 E. Huron, 2nd Floor | Ann Arbor, MI 48104 | Office: (734) 794-6140

JAlexa@a2gov.org

From: [Bannister, Anne](#)
To: [Allen, Jane \(Engineering\)](#)
Cc: [Lazarus, Howard](#); [Fournier, John](#); [Hupy, Craig](#); [Hutchinson, Nicholas](#); [Hess, Raymond](#); [Harrison, Venita](#); [Higgins, Sara](#); [CityCouncil](#); [Scott Newell](#); [Lester Wyborny](#); [Libby Brooks](#); [Tom Stulberg](#); [everett w armstrong](#); [Susan Presswood Wright](#); [REDACTED] [Andrea Tom](#); [Janet Holloway](#); [Amy Chavasse](#); [Chuck Marshall](#); [Brenda Sodt Foster](#); [Po Hu](#); [REDACTED] [P. L.](#); [aaron dodd](#); [tom & sue maguire](#); [Elissa Trumbull](#); [Evan Pratt](#); [SRTS A2STEAM](#); [Carlene Colvin-Garcia](#)
Subject: RE: Northside STEAM Update
Date: Monday, June 17, 2019 3:03:39 PM
Attachments: [190617%20Northside%20STEAM%20Update.pdf](#)

Thanks for the update. Would it be possible to post it on the webpage?

<https://www.a2gov.org/departments/engineering/Pages/Northside-STEAM-Sidewalk-Gap-Project.aspx>

Due to the urgency of the safety issues at the intersection of Barton Drive and Traver Road, would it be possible to continue to share updates until safety measures have been implemented?

For reference, this is the related section from your attached memo:

"For the Barton/Traver intersection, being that school safety issues have been raised at this location, staff will need to discuss issues and potential improvements with AAPS before any modifications can be designed or implemented. This happens through the AAPS' Transportation Safety Committee, and City staff will suggest this as an agenda topic for that group."

Anne Bannister
Ward One Councilmember
cell: [REDACTED]
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Higgins, Sara
Sent: Monday, June 17, 2019 1:57 PM
To: *City Council Members (All)
Cc: Lazarus, Howard; Fournier, John; Hupy, Craig; Hutchinson, Nicholas; Hess, Raymond; Allen, Jane (Engineering); Harrison, Venita
Subject: Northside STEAM Update

Mayor and Council,

Attached is an update regarding safety measures around Northside STEAM school

Sara Higgins, Strategic Planning Coordinator

Ann Arbor City Administrator's Office | Guy C. Larcom City Hall | 301 E. Huron, 3rd Floor · Ann Arbor · MI · 48104
734.794.6110 (O) · 734.994.8296 (F) | Internal Extension 41102
shiggins@a2gov.org | www.a2gov.org



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MEMORANDUM

TO: Mayor and City Council
FROM: Howard S. Lazarus, City Administrator
DATE: June 17, 2019
SUBJECT: Update on Safety Measures around Northside STEAM School

Following the denial by City Council of the STEAM Safe Routes to School (SRTS) Project at the May 20th Council Meeting, staff has heard several concerns about continuing to work on safety improvements in that area. Following is a status update on some of these concerns and activities that have occurred since May 20th.

City staff had a meeting on June 10th with MDOT, the Michigan Fitness Foundation (MFF), a representative from Ann Arbor Public Schools (AAPS), and a representative of the STEAM SRTS Committee to follow up on the status of the SRTS Grant for this project. During this meeting, MDOT clarified that because Council did not approve the project in its current form, the money for the current grant is no longer available. MDOT and the MFF also reiterated again that sidewalks on one side of Traver only would not be fundable by a SRTS grant.

If AAPS and the STEAM SRTS Committee choose to continue to pursue this project, or a modified version of the project, they will have to start from scratch in the process and apply for a new grant. The money for the existing SRTS grant cannot be redirected towards other safety improvements. At this point, the matter of filling sidewalk gaps through a SRTS grant is the hands of AAPS and the STEAM SRTS Committee. If they decide to apply for another grant, City staff will work closely with them through the process.

Staff has heard a couple of concerns expressed by stakeholders about ongoing safety issues in the area around STEAM and the desire to continue to pursue improvements. The specific concerns expressed include safety concerns at the Barton/Traver intersection and the condition of existing sidewalks adjacent to the school.

For the Barton/Traver intersection, being that school safety issues have been raised at this location, staff will need to discuss issues and potential improvements with AAPS before any modifications can be designed or implemented. This happens through the AAPS' Transportation Safety Committee, and City staff will suggest this as an agenda topic for that group.

In regards to the sidewalk condition, this area is in the 2019 Sidewalk Repair Program. In the past at AAPS properties, the City has marked the sidewalk repairs needed and AAPS has addressed the needed repairs with their contractor. This year, staff is working with AAPS to do the work with the City's contractor and be reimbursed by AAPS.

Staff will continue to pursue to items described above under separate established programs, but at this time staff is considering the STEAM SRTS project to be closed.

cc: Jane Allen
John Fournier
Raymond Hess
Craig Hupy
Nick Hutchinson

From: [P. L.](#)
To: [Hayner, Jeff](#); [Lumm, Jane](#); [Griswold, Kathy](#); [Bannister, Anne](#); [Nelson, Elizabeth](#); [Ramlawi, Ali](#); [Beaudry, Jacqueline](#); [Lazarus, Howard](#)
Subject: Joan Lowenstein/Elections
Date: Tuesday, August 6, 2019 2:28:55 PM

Council members and Ms. Beaudry,

I walked into my Ward 1 polling location today and was greeted by some new election workers. It's nice to see the inclusion of younger workers, particularly. I was greeted by an old face, as well: Joan Lowenstein. She was there in her capacity as the paid co-chair of the city's election workers. Joan did her best to be cordial, and for that she should be commended. Nonetheless, she has no business in any polling place in any paid capacity on behalf of the City Clerk.

Ms. Beaudry and I had this same conversation in August of 2018, when Joan was sent to Arrowwood, "supervising" the workers and interacting with the Ward 1 voters/residents, as they voted in a primary election. In that election, Joan had not only actively participated (as Kirk Westphal's campaign manager), but she'd donated money to a candidate on the ballot in Ward 1, and had tried her best to see CM Hayner's candidacy torpedoed.

This email is a continuation of the conversation Ms. Beaudry and I had. The simple reason is that while Joan has every right to exercise her right to public political speech which is hate speech, racist, sexist, classist and offensive, serving in a paid position as a supervisor of our election workers is not her right. Joan's presence at polling places, given her proclivity to publicly mock voters, the public, elected officials, other Ann Arbor residents, candidates and the voting process, is a perversion.

Attached to this email are a variety of Tweets Joan has shared with her two hundred or so followers over the past three years. In them, she mocks the appearance, speech, and questions the intelligence of voters, Ward 1 CM Anne Bannister, Ward 2 CMs Lumm and Griswold, suggests Ward 1 drivers should just run each other over, and that, well, the rest of us are idiots, including Republicans. Republicans vote.

As a voter in Ward 1, as a result of her public comments I find Joan's presence at my polling place perverse and unacceptable. As someone who takes voting seriously, I find her presence in any polling place and her access to polling workers unacceptable, given her proclivity to indulge publicly in political incivility and speech that is racist, sexist and classist. The paid position she was given is one controlled entirely by Ms. Beaudry, and I hope Joan will be replaced immediately, and certainly prior to the August 2020 primary election.

I look forward to your replies and better yet, I look forward to never seeing Joan Lowenstein in my polling place again.

Sincerely,

Patricia Lesko

[REDACTED]

Ann Arbor, MI 48105

From: [Bannister, Anne](#)
To: [Beaudry, Jacqueline](#); [P. L.](#); [Hayner, Jeff](#); [Lumm, Jane](#); [Griswold, Kathy](#); [Ramlawi, Ali](#); [Lazarus, Howard](#)
Cc: [Postema, Stephen](#); [Cox, Michael](#)
Subject: Re: Joan Lowenstein/Elections
Date: Wednesday, August 7, 2019 10:07:43 AM

Dear Ms Beaudry and all,

I also feel strongly that election inspectors should not be individuals who are active in city council elections.

If we don't have guidelines yet on this, would it be possible to have some prepared and presented to Council for approval?

How does the city advertise to residents that they can apply to be an inspector? Please include the frequency and media outlets for such "advertisements."

Due to OMA, I had to remove one of the Councilmembers from this email, but I think all of Council would be interested in this topic.

Thanks,
Anne

From: Beaudry, Jacqueline <JBeaudry@a2gov.org>
Sent: Tuesday, August 6, 2019 2:36 PM
To: P. L.; Hayner, Jeff; Lumm, Jane; Griswold, Kathy; Bannister, Anne; Nelson, Elizabeth; Ramlawi, Ali; Lazarus, Howard
Cc: Postema, Stephen; Cox, Michael
Subject: RE: Joan Lowenstein/Elections

Ms. Lesko:

I am forwarding these concerns to the other two members of the Election Commission, City Attorney Stephen Postema and Police Chief Michael Cox. The Clerk's Office staff recommend appointments, but it is the three members of the Election Commission, including myself, who make the actual appointments of election inspectors.

Best,
Jackie Beaudry

Jacqueline Beaudry, City Clerk

Ann Arbor City Clerk's Office | Guy C. Larcom City Hall | 301 E. Huron, 2nd Floor · Ann Arbor · MI · 48104

734.794.6140 (O) · 734.994.8296 (F) |

jbeaudry@a2gov.org | www.a2gov.org



Think Green! Please don't print this e-mail unless absolutely necessary.

From: P. L. <[REDACTED]>

Sent: Tuesday, August 06, 2019 2:29 PM

To: Hayner, Jeff <JHayner@a2gov.org>; Lumm, Jane <JLumm@a2gov.org>; Griswold, Kathy <KGriswold@a2gov.org>; Bannister, Anne <ABannister@a2gov.org>; Nelson, Elizabeth <ENelson@a2gov.org>; Ramlawi, Ali <ARamlawi@a2gov.org>; Beaudry, Jacqueline <JBeaudry@a2gov.org>; Lazarus, Howard <HLazarus@a2gov.org>

Subject: Joan Lowenstein/Elections

Council members and Ms. Beaudry,

I walked into my Ward 1 polling location today and was greeted by some new election workers. It's nice to see the inclusion of younger workers, particularly. I was greeted by an old face, as well: Joan Lowenstein. She was there in her capacity as the paid co-chair of the city's election workers. Joan did her best to be cordial, and for that she should be commended. Nonetheless, she has no business in any polling place in any paid capacity on behalf of the City Clerk.

Ms. Beaudry and I had this same conversation in August of 2018, when Joan was sent to Arrowwood, "supervising" the workers and interacting with the Ward 1 voters/residents, as they voted in a primary election. In that election, Joan had not only actively participated (as Kirk Westphal's campaign manager), but she'd donated money to a candidate on the ballot in Ward 1, and had tried her best to see CM Hayner's candidacy torpedoed.

This email is a continuation of the conversation Ms. Beaudry and I had. The simple reason is that while Joan has every right to exercise her right to public political speech which is hate speech, racist, sexist, classist and offensive, serving in a paid position as a supervisor of our election workers is not her right. Joan's presence at polling places, given her proclivity to publicly mock voters, the public, elected officials, other Ann Arbor residents, candidates and the voting process, is a perversion.

Attached to this email are a variety of Tweets Joan has shared with her two hundred or so followers over the past three years. In them, she mocks the appearance, speech, and questions the intelligence of voters, Ward 1 CM Anne Bannister, Ward 2 CMs Lumm and Griswold, suggests

Ward 1 drivers should just run each other over, and that, well, the rest of us are idiots, including Republicans. Republicans vote.

As a voter in Ward 1, as a result of her public comments I find Joan's presence at my polling place perverse and unacceptable. As someone who takes voting seriously, I find her presence in any polling place and her access to polling workers unacceptable, given her proclivity to indulge publicly in political incivility and speech that is racist, sexist and classist. The paid position she was given is one controlled entirely by Ms. Beaudry, and I hope Joan will be replaced immediately, and certainly prior to the August 2020 primary election.

I look forward to your replies and better yet, I look forward to never seeing Joan Lowenstein in my polling place again.

Sincerely,

Patricia Lesko

[REDACTED]

Ann Arbor, MI 48105

From: [anne.bannister](mailto:anne.bannister@cityofottawa.org)
To: gilcittim@sevastienaw.org
Cc: [Hayner, Jeff](#); [Bannister, Anne](#)
Subject: November Homeless Awareness?
Date: Thursday, November 7, 2019 9:14:05 AM

Hi Teresa — Do you know what we have planned for homeless shelters this season? Ottawa County declares an awareness month. It's been suggested that City Hall could be an emergency shelter. Do you know if that's been explored or needed?

Thanks for your help, as always!
Anne

HOUSING Matters

HELP END HOMELESSNESS IN OTTAWA COUNTY

November is Homeless Awareness Month

Explore local events & activities to learn more:

HOLLAND AREA ARTS COUNCIL



What Does a Home Feel Like?
Thursday, November 7
5-7pm
Holland Area Arts Council
150 E. 8th St. Holland, MI 49423

View sculptures of real and imagined homes created by local artists, enjoy food and drinks from local vendors and have fun creating a kid-friendly craft.

Would you like to create a sculpture for the reception?

[Learn more: www.hollandarts.org](http://www.hollandarts.org)

HERRICK DISTRICT LIBRARY

Faces of the Housing Crisis
Film & Panel Discussion
Tuesday, November 5
6:30-8pm
Main Library, 300 S. River Ave., Holland

Housing Insecurity- How Can We Help? For Tweens & Teens
Tuesday, November 19
6:30-7:30pm
Main Library, 300 S. River Ave., Holland

Special Homes Storytime
Wednesday, November 20
10-11am
North Side Branch, 155 Riley St., Holland

November Books on Tap
Evicted by Matthew Desmond
Monday, November 25
7-8pm
Our Brewing Company, 76 E. 8th St.

Housing Resource Fair
Tuesday, November 26
6:30-8pm
Main Library, 300 S. River Ave., Holland

[Learn more: www.herrickdl.org](http://www.herrickdl.org)

LOUTIT DISTRICT LIBRARY



Saturday Storytime
Home Sweet Home
Saturday, November 16
10:30am
407 Columbus Ave.
Grand Haven

Faces of the Housing Crisis
Film & Panel Discussion
Thursday, November 21
6 -7:30pm
407 Columbus Ave.
Grand Haven

[Learn more: www.loutitlibrary.org](http://www.loutitlibrary.org)

Roof Sponsors:



Grand Haven Eagles



WEST MICHIGAN
LAKESHORE ASSOCIATION
OF REALTORS®

Partner Organizations:



holland area
arts council



Loutit District Library
Expanding Horizons, Enriching Minds



Brick Sponsors: Elzinga & Volkers,
Holland Human Relations Commission

Sent from my iPhone

From: [P. L.](#)
To: [Teresa M. Gillotti](#)
Cc: [anne bannister](#); [Hayner, Jeff](#); [Bannister, Anne](#); [Delacourt, Derek](#); [Morghan Williams](#)
Subject: Re: November Homeless Awareness?
Date: Thursday, November 7, 2019 4:44:34 PM

Homeless Awareness Week?!? Really? The extra “beds” at Delonis are mats on the floor. If our city and county are relying on churches, then I would say the millions in tax dollars given to nonprofit organizations for their salaries, benefits and rent are not addressing the needs of the homeless in our city or county. This is definitely something that needs further attention and discussion by City Council.

P.

That’s all folks.

On Nov 7, 2019, at 4:08 PM, Teresa M. Gillotti <gillottitm@washtenaw.org> wrote:

Hi Anne,

Thanks for reaching out. First – there is a lot going on for Homelessness week over the next two weeks. (see attached). The biggest event will be the State of Homelessness event on Wed., Nov 13 from 5:30 to 7:30 p.m. at WCC Morris Lawrence Building.

As far as Winter Warming Shelters – the expanded warming shelter starts up this Mon., Nov. 11. The attached press release has more information. Based on last year’s data, the additional beds at Delonis Center and the rotating church congregations are meeting the local need during the colder months.

Thanks and let me know if you have any questions!
-Teresa

From: anne bannister [<mailto:annelbannister@icloud.com>]
Sent: Thursday, November 07, 2019 9:14 AM
To: Teresa M. Gillotti <gillottitm@washtenaw.org>
Cc: [REDACTED] jhayner@a2gov.org; ABannister@a2gov.org
Subject: November Homeless Awareness?

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Teresa — Do you know what we have planned for homeless shelters this season? Ottawa County declares an awareness month. It’s been suggested that City Hall could be an emergency shelter. Do you know if that’s been explored or needed?

Thanks for your help, as always!
Anne

<image001.jpg>

Sent from my iPhone

<2019_CoC_PressRelease_WinterShelters (1).pdf>

<Event Descriptions Flyer.pdf>

<State of Homelessness Event Flyer.pdf>

From: [Bannister, Anne](#)
To: [Ellen Magee](#)
Cc: [Hayner, Jeff](#)
Bcc: [REDACTED]
Subject: Fwd: Delonis Rotating Shelter coming to Northside & St. Aidan's churches soon
Date: Monday, November 11, 2019 11:49:38 AM

Thanks for sending, Ellen! This is also an article about shelters:
<https://www.mlive.com/news/ann-arbor/2019/11/extra-beds-warming-shelters-available-to-washtenaw-countys-homeless-in-winter-months.html>

From: Anne Bannister <[REDACTED]>
Sent: Monday, November 11, 2019 11:30 AM
To: Bannister, Anne
Subject: Re: Delonis Rotating Shelter coming to Northside & St. Aidan's churches soon

On Fri, Nov 8, 2019 at 12:00 PM Ellen Magee <nam.ministries@sbcglobal.net> wrote:

Northside Presbyterian and St. Aidan's Episcopal churches, 1679 Broadway, will again be welcoming guests from the Delonis Rotating Shelter.

We expect to house about 21 men overnight beginning Monday evening, Nov. 11th thru Monday morning, Nov. 18th.

Church members volunteer each night to stay all night - at least one male is here each night. Games, books, snacks, and just plain conversation are offered to those "night owls" that might find it difficult to sleep.

Our Broadway neighbors might again notice lights on all night in parts of the church and cars coming and going around 8:30pm and 7:30am as church members transport men to and from Delonis Center.

If you have any concerns, please feel free to call [REDACTED] or email in the office. I work Wednesday - Friday, 10am - 2 pm.

Thanks for your support in this outreach to the area homeless.

Ellen Magee, office secretary for Northside and St. Aidan's.

--

Anne Bannister
[REDACTED]

From: [Bannister, Anne](#)
To: [REDACTED]
Cc: [Hayner, Jeff](#)
Subject: Fw: City planning to support warming shelters? November is Homeless Awareness Month.
Date: Wednesday, November 13, 2019 1:12:06 PM
Attachments: [Washtenaw County Affordability and Economic Equity - Analysis.pdf](#)
[2017-Washtenaw-County-Continuum-of-Care-Annual-Report.pdf](#)
[Agenda-41.pdf](#)

Hello Pat,

Thank you for your concern about warming shelters. Please see information below. Also, agenda item [CA-9.19-2041](#) (agenda attached, page 3) talks about \$72,000 for warming shelters.

Please let me know if you have any questions or comments.

Thanks again,
Anne

Anne Bannister
Ward One Councilmember
cell: [REDACTED]
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA) without regard to what email account they are sent or received.

Follow me on FaceBook: <https://www.facebook.com/CM-Anne-Bannister-Ann-Arbor-City-Council-Ward-1-1914518828781967/>

From: Lazarus, Howard <HLazarus@a2gov.org>
Sent: Tuesday, November 12, 2019 7:25 AM
To: Hayner, Jeff <JHayner@a2gov.org>
Cc: Bannister, Anne <ABannister@a2gov.org>; Nelson, Elizabeth <ENelson@a2gov.org>; Fournier, John <JFournier@a2gov.org>; Higgins, Sara <SHiggins@a2gov.org>
Subject: RE: City planning to support warming shelters? November is Homeless Awareness Month.

Councilmember Hayner:

The City of Ann Arbor and Washtenaw County contract with the Shelter Association of Washtenaw County to provide warming centers. The annual agreement is posted for Council approval at the November 18th meeting. A description of the services is attached to the resolution. When you mentioned the 2015 homeless report I am guessing Councilmember Hayner meant the attached 2015 housing affordability and economic equity analysis, based on the date. But it was not specifically about homelessness, it was about housing in a broader context. So if you want information about the 2015 equity study, Teresa is working on a dashboard for that specific report and it will be available in early December.

With regard to information on homelessness, please see the attached 2017 annual Continuum of

Care report which includes the County coordinated response of which we are a partner. The 2018 annual report will be released in the coming weeks. The Ann Arbor Housing Commission specifically provides the following:

Properties

- 1) Miller Manor: Minimum of 56 chronically homeless households, primarily individuals, of which 15 are specifically for veterans
- 2) West Arbor: 22 homeless households, primarily families
- 3) 8 floating units for chronically homeless high users of emergency services (i.e. we house them where we have a unit available)
- 4) 6 floating units for chronically homeless families
- 5) 4 floating units for youth aging out of foster care
- 6) State Street (under construction) will have 16 homeless households and Platt (under construction) will have 3 homeless veteran households
- 7) Baker Commons: usually 10-14 homeless households

Vouchers

- 1) 226 total homeless veteran vouchers (of which 15 are project-based at Miller and 3 at Platt, and 5 at Avalon properties)
- 2) 32 Family unification vouchers for families who are homeless or in danger of homelessness who need housing to reunite with their children OR are youth who were at one time in the foster care system and are homeless or in danger of becoming homeless
- 3) We administer a continuum of care grant for Avalon for 52 homeless households, 4 of which are reserved for families with a member who has HIV/AIDS.
- 4) We also have project-based 18 of our vouchers for homeless households at MAP properties and 79 vouchers for homeless households at Avalon properties
- 5) Avalon will be project-basing another 12 of our vouchers for homeless households at Hickory Way when it comes on-line.

Services for eviction prevention, mental health & housing stability

- 1) Avalon at Miller, West Arbor, State
- 2) VA – provides services for our homeless veterans
- 3) Peace Neighborhood Center at West Arbor, Maple Meadows, Baker Commons
- 4) Community Action Network at Green-Baxter, Hikone and Platt
- 5) SOS Community Services – we contract with them to work with families in the voucher program who are in danger of losing their housing.

Please let me know if you need additional information.

Howard S. Lazarus

City Administrator
City of Ann Arbor
301 E Huron Street
Ann Arbor, MI 48104
734-794-6110 x 41101
hlazarus@a2gov.org
www.a2gov.org

From: Hayner, Jeff <JHayner@a2gov.org>

Sent: Thursday, November 7, 2019 12:08 PM

To: Lazarus, Howard <HLazarus@a2gov.org>; Bannister, Anne <ABannister@a2gov.org>; Nelson, Elizabeth <ENelson@a2gov.org>

Cc: Request For Information Howard Lazarus <RFIAAdministrator@a2gov.org>

Subject: City planning to support warming shelters? November is Homeless Awareness Month.

Dear Mr. Lazarus,

On the day of our first (early) snow, I was hoping you could provide me with some information about the city's plans to facilitate and support warming shelters this year, and more broadly, what progress has been made in ending homelessness in our community. I think it was in 2015 we budgeted and developed a plan for ending homelessness, but I have not seen any follow-up on the success or progress of that program. Since our next council meeting includes a presentation on use of city property in the fight for affordable housing, perhaps this would be a good opportunity to showcase the results from our 2015 efforts, and to consider what, if anything, needs to be done on this issue.

I have had more than one person suggest to me that City Hall consider opening our doors to those in need, by participating in the rotating shelter program.

Sincerely,

Jeff Hayner
Ward 1 City Council

Housing Affordability and Economic Equity - Analysis

Washtenaw County, Michigan



The imbalance in income, education and opportunity between the jurisdictions along with the segregation that goes with it will hamper the regional economic growth potential of the area. Regions that experience strong and more stable growth are typically more equitable, have less segregation and better balanced workforce skills within them.

This report was commissioned by the Washtenaw County Office of Community and Economic Development, and was funded by the U.S. Department of Housing and Urban Development, the City of Ann Arbor, the Ann Arbor Downtown Development Authority, and Washtenaw County. The goal of this analysis is to provide a snapshot of housing market conditions and corresponding goals to improve affordability across a wide spectrum of households in Washtenaw County's urban core communities. In support of these goals, the report identifies tools intended to guide the allocation of resources and policy decisions toward a regionally balanced housing market in order to maximize opportunity for lower and middle class households. This supports the development of a more equitable community, with corresponding economic, environmental, and other quality of life benefits for all residents.

czb is an Alexandria, Virginia - based community planning practice specializing in econometric analysis, community engagement, and strategy and comprehensive planning

www.czb.org

EXECUTIVE SUMMARY

While real challenges require attention, the overall housing market in Washtenaw County is basically healthy.

Despite foreclosure and resulting - and troubling - tenure shifts in Ypsilanti Township, the countywide market has stabilized to where most homes in most jurisdictions have recovered at least 85% of their 2005 value. And, at the county level, the “housing ladder” is balanced, with a wide range of options for renters and buyers. Though more than 90% of renter households with annual incomes below \$20,000 are cost burdened, the overall market is affordable. Value to income ratios throughout most of the county are between 2.67 (Ypsilanti Township) and 4.34 (Ann Arbor), making home ownership possible. Plus, renter household incomes to median rent ratios range from 2.4 to 3.4, meaning that all but the most challenged can find an affordable apartment in the county without a significant commute.

However, this is not a complete picture. The fuller story is that while Washtenaw County's housing market today is basically healthy, it won't be for long, as it is likely to become considerably out of balance. And while the county is fundamentally affordable today, housing cost increases are going to so outpace income gains that affordability will be a real challenge in the future as regards both housing and transportation expense.

The reality is that Washtenaw County has two distinct housing markets.

One is fundamentally strong - anchored by the City of Ann Arbor. The other - the City of Ypsilanti and Ypsilanti Township - is fundamentally weak and in some respects in abject distress.

The former has a high quality of life and excellent public schools. The latter faces real challenges. The former does not have a perception problem when it comes to safety and housing equity, the latter does.

Ann Arbor - and its central driver, the University of Michigan - is a magnet for highly educated households with upward mobility and significant disposable income. With some exceptions, Ypsilanti (City and Township) - and their challenge of being overloaded by a disproportionate number of at risk households and homes with negative equity - is where the most affordable options exist.

Moreover, the deeper truth is not just that the City of Ann Arbor (and Ann Arbor Township) is strong, but that both and Pittsfield are getting stronger, and their rate of growing strength is likely to increase.

And, correspondingly, that the City of Ypsilanti and Ypsilanti Township have not kept pace, and neither are well positioned to keep pace, and are thereby at real risk of falling even further behind.

In sum, Ann Arbor and those with Ann Arbor addresses are at one end of the spectrum where property values are increasing and that appears likely to continue, while Ypsilanti (City and Township) is at the other and in real trouble. **At this unblended scale, these are two markets going in opposite directions with three very probable outcomes, barring a significant change in policy at the local jurisdictional or countywide level.**

- First, Ann Arbor will become more costly, and less affordable, especially to non student renters in the short run and eventually, to aspiring buyers as well. The driver for higher costs is a combination of high livability and quality of life, great public schools, resulting sustained demand by households with discretionary income, and resulting expectations of stable and continually rising property values.
- Second, Ypsilanti will become more distressed and thus more affordable, especially to at-risk households. The reasons include unstable and falling property values and the impacts of disproportionate concentrations of struggling families (crime, lower levels of property maintenance, fiscal stress).
- Third, as housing costs in the Ann Arbor market outpace the incomes of working families employed in Ann Arbor but not able to afford to live there, those families will commute to housing they can, particularly on key corridors. This will increase congestion, compromising environmental quality and market appeal. And since more and more of the area's very low income families (working, as well as unemployed) will locate to the City of Ypsilanti and Ypsilanti Township for pricing advantages, those markets will be at increased risk for even higher concentrations of struggling households. In turn this will further weaken those jurisdiction's fiscal capacity.

The result will be a county decreasingly affordable and out of balance and, eventually, unsustainable, as some parts of the county possibly degrade beyond a point of no return, and others grow in value beyond a point that's ever again affordable.

The imbalance in income, education and opportunity between the jurisdictions along with the socioeconomic segregation that goes with it will hamper the regional economic growth potential of the area. Regions that experience strong and more stable growth are typically more equitable, have less segregation and better balanced workforce skills within them.¹

In the Ann Arbor Metro Area, households in the 90th percentile (income) have experienced an 18.8% gain since 1979 while wages have *decreased* by 14.4% for those in the 10th percentile.

“The rise in inequality in the United States over the last three decades has reached the point that inequality in incomes is causing an unhealthy division in opportunities, and is a threat to our economic growth. Restoring a greater degree of fairness to the U.S. job market would be good for businesses, good for the economy, and good for the country.” - Alan Kreuger

This is important because racial gaps in income correlate with educational attainment and projected job education requirements. The National Equity Atlas shows that in the Ann Arbor Metro Area, 43.6% of all jobs require at least two year's of college. Education gaps for Black (36.9%) and Latino (40.6%) households translate into wage gaps which translate into racial gaps in income which turn translates into lost GDP.²

As pointed out by PolicyLink, this contributes to a \$1.43B opportunity cost in lost potential regional GDP resulting from racial gaps in income. For Washtenaw County, this means persistent (if not worsening) gaps in the conditions that lead to income disparity and lost economic output.

Why? With very few exceptions - parts of Appalachia and the Ozarks where white poverty is significant - race and class are near perfect proxies for one another in America today.

To be in the 90th percentile (income) in Washtenaw County is to be white, and to be in the 10th percentile is to not be white.

Any concentration of households in the 90th percentile in one location is a de facto guarantee of a concentration of households in the 10th percentile in another. If the former results in demand for housing that so outpaces supply that values rise at a greater rate than do the incomes for anyone below the 90th percentile, housing becomes decreasingly affordable for all but those at the top. In other words, when the rate of return on capital (principally in the form of real estate investments in Ann Arbor by those at the top) is greater than the rate of economic growth (principally as a function of the wages of everyone else), the result is a concentration of wealth that by definition will trigger instability if not curtail growth.³

These problems can be addressed, and Washtenaw County is not unique; many jurisdictions across the country are facing similar challenges, but hard choices will be required.

- Right now, the City of Ann Arbor focuses much of its attention on the housing problems for the poorest households. Increasingly however, another critical housing dilemma in Ann Arbor will be for affordable non-

¹ Aghion and Caroli asked in 1999 in their seminal *Inequality and Economic Growth*, “can the negative impact of inequality on growth be reduced by redistribution?” They (and others - Persson and Tabellini) concluded that inequality may have a direct negative effect on growth because inequality reduces investment opportunities, b) worsens borrower incentives, and c) generates volatility. See also:

- America's Tomorrow: Equity is the Superior Growth Model by PolicyLink (2011)
- The Rise and Consequences of Inequality in the United States by Alan Kreuger (2012)
- Equality of Opportunity by Richard Reeves and Isabell Sawhill (2014)
- Neighborhoods, Cities, and Economic Mobility (Draft) by Patrick Sharkey (2014)

² National Equity Atlas; PolicyLink (2013)

³ Capital in the 21st Century by Thomas Piketty, President and Fellows of Harvard College, 2014; p 353

student rentals. Where will they go? Who will develop them? In what ratio to market rate units?

- Right now, vastly disproportionate numbers of subsidized housing units are in Ypsilanti. Land is less expensive there, as are rents. Greater numbers of cost-burdened households can be housed in Ypsilanti than in Ann Arbor or Pittsfield.
 - If these trends are not reversed, or worse are continued, the overall Ypsilanti market and the fiscal stability of the city itself will be in further jeopardy.
 - It is in no one's best interest for Ypsilanti (city or township) to fail, as failure brings on a whole host of increased service costs that invariably become constraints (such as police and public safety, prolonged demand for housing subsidies, insurance, et.al.)
 - But if subsidized low income households are not housed in Ypsilanti, where else in the county will they go?

Put another way, there are always going to be those in Washtenaw County who earn significant incomes, those who earn very little, and those in between. The more that those who earn very little are segregated and concentrated, the more those jurisdictions will be in fiscal distress, and the more those jurisdictions are in fiscal distress, the more the costs of segregation reverberate throughout the county in costly ways - air quality reductions through congestion, business attraction and retention challenges, safety compromises through concentrations of poverty, reduced real estate values through falling demand and prices.

- Right now, the market is doing an adequate job of addressing significant portions of the rental housing needs of working families. But families with poor credit and work histories, disabilities, or other challenges are not being served by the market, and there is limited public and nonprofit sector capacity to handle the balance, irrespective of where housing might be found or developed. Addressing this will not be inexpensive. Who is going to pay for these costs?
- Right now, Ypsilanti Township is at risk of entering a point of no return in its downward spiral, as the domino effect of foreclosures roots ever more deeply. Turning this around will require expensive cost gaps to be closed, and most likely, a clawback process relying on rental households in the short run to achieve stability before a future home ownership strategy can work. This will require patience and financing. By no means is it too late. But the current array of policies and practices require revision.

- Right now, throughout the Ann Arbor-Ypsilanti corridor, in each jurisdiction, significant stretches of valuable land provide extensive redevelopment opportunities that can produce large amounts of both market and below-market rate housing, especially in Ann Arbor and Pittsfield. These areas can act as powerful receiving areas to absorb directed growth, contribute to regional balance, reduce congestion in the long run, and add to multi-jurisdictional stability by taking the pressure off the weaker Ypsilanti markets to absorb more than their fair share of low income households. But this requires putting sustainable policies in place that actively aim for regional balance.

Housing Affordability and Transportation Expense

This report focuses on the urbanized area for Washtenaw County. This is not to conclude that there are no affordability or neighborhood stabilization challenges throughout the remaining geography of Washtenaw County. Significantly, the urbanized area jurisdictions include 64% of the County's population and 66% of the County's housing stock. These areas also have the greatest access to public transportation, non-motorized networks, and higher instances of transportation choice.

This is important as transportation is usually the second largest household expense for families, after housing costs. This impacts the housing market in Washtenaw County in many ways. In one regard, housing that is close to job centers can make land and housing more valuable. These location-based amenities are valued by the market, enabling households to reduce transportation costs through non-motorized trips, utilization of public transit, and shorter trip distances. In these areas, the same community characteristics that drive value upward result in a reduced transportation burden for the average household. Conversely, land is often cheaper further away from job and economic centers. On one hand this is appealing, as land cost is a significant determinant in housing development value and cost. When housing units are moved significantly outside the job center however, any savings in land value are quickly redirected to increased transportation costs. This occurs through more trips requiring automobile access, at greater distances.

Therefore, it makes sense to focus the development of affordable units in areas with transportation choices, which are typically close to job centers and other services, to maximize the long term sustainability of households in these units. As commuting expenses as a percentage of income are reduced, either by less costly transportation options or reduced spatial mismatches between jobs and housing, more will be available for housing, food, education, and health care.

The bottom line is that the greater the degree to which Ann Arbor invests in affordable housing for those working in Ann Arbor, and Ypsilanti makes progress towards growing demand by investing in livability, the less the commuting pressures - and resulting congestion - along Washtenaw Avenue and other key corridors will occur.

PART 1

Qualitative Analysis

QUALITATIVE ANALYSIS : INTERVIEWS + SURVEYS

czb met and held telephone calls with over 33 elected officials, community leaders, and staff to discuss issues around affordability in Washtenaw County during June, July, and August 2014. From those discussions we have identified a number of themes regarding people's views about affordable housing in the region. We also conducted a survey of 489 people to gauge their views and ideas about affordable housing. The survey responses contain significant information about respondent's affordable housing priorities, preferred policy options, and community concerns.

Respondent Input and czb Comment

1. **The sky isn't falling.** Yet. As many pointed out, the county has a range of housing options and smart government policies like the new transit system will afford even more opportunities. We agree, but think Washtenaw County can do much better. There is broad agreement that the jurisdictions can do a better job of addressing affordable housing needs. There are clearly growing concerns about the ability of current residents to continue to afford to live in their community and the long-term sustainability of affordable housing prices.
2. **The big challenge is balance.** As many pointed out, there is growing inequity. Some used the word "segregation" to describe gaps between jurisdictions. Many concerns were raised about the creation of luxury units in Ann Arbor at the expense of middle class housing. Over time, that imbalance is going to harm the economic potential of the county. It will also continue to conflict with the strong desire for racial and socio-economic equity in the county expressed repeatedly by many.
3. **There is good news.** Fortunately, the region is well equipped to develop and manage a balanced affordable housing policy that can be

coordinated between the jurisdictions. It will take work, but the civic and community ingredients are there to create a state and perhaps national model. People clearly see the value of a regional policy framework to help guide the future of housing in the county.

4. **Quality of life is the biggest driver - and divider - of value in the region.** This is a double edged sword as higher quality of life in one area can cause that area to leapfrog other places quickly and create greater imbalance around housing affordability. Ann Arbor is on this trajectory now. If not checked, Ann Arbor will turn into an exclusive enclave with little alignment between jobs and housing and greater transportation and environmental impacts as a result.





5. **Vocabulary.** Affordable Housing is a complex term in Washtenaw County that different people understand differently. The region would benefit from a shared understanding and language about affordable housing, its relationship to jobs, to development and growth and to planning. There isn't a consistent framework for discussing or evaluating these issues, and there needs to be one.
6. **Image and perception matter greatly.** Respondents expressed concerns about how subsidized housing in Washtenaw County looks, and about the general safety of the community that is implied by how well or poorly a place is taken care of. They say they want their region to be integrated; they also want it to look nice and they want to feel safe in their neighborhood. These issues need to be addressed in the context of any housing effort, with safety being the number one issue for quality of life.
7. **Agreement.** There is strong regional agreement about the value of mixed-use, mixed-income development along transit corridors and
- equally strong agreement about the need to limit sprawl and protect agricultural and open space areas. It would be unfortunate to not capitalize on the convergence of opinion and market reality.
8. **Transportation, commuting, jobs, and housing.** People want housing choices to exist throughout the region and believe they should be, ideally, close to jobs. This came up over and over; the issue of housing near jobs, or workforce housing, was a strong thread in interviews and the survey. This can become the undergirding for a regional housing policy.
9. **Concentrated poverty is a problem that isn't going away.** People understand that it isn't economically healthy for any community to have a disproportionate share of low-income housing. It isn't sustainable for one area to essentially send low income residents and the resulting service needs to communities that are not able to afford the services needed to give the residents the best chance at success. This imbalance is one of the most striking and hardest issues that needs to be addressed.

10. **Focus.** There is a strong desire to focus on homelessness in Ann Arbor. While appropriate and well-meaning, has taken energy away from workforce housing preservation and creation, which is the more significant issue at hand.
11. **Government resources and priorities.** To the extent current government funds are spent, we think the needs to preserve public housing, subsidize low-income housing and that addressing the service needs of these residents should take precedence. Strong civic support for these efforts is healthy and should be fostered. It is important though, that they be better balanced geographically in terms of how and where these funds are spent.
12. **Market forces.** There is a need to look at market solutions, and land-use incentives, for workforce housing needs and as something in the survey suggested, there is clear value in evaluating a funding stream to ensure the preservation of workforce housing for the long-term. Like the difficulty of addressing concentrations of poverty (which require diffusion in a county where few are going to come forward and volunteer to absorb their fair share), the only value market forces provide is the value the community extracts through policy.
13. **Nominal history of serious collaborative output.** We have been surprised that there isn't greater collaboration or policies around the development community to address these issues. The opportunity for public-private partnerships, especially around workforce housing, is not being taken advantage of. This needs to be explored in more detail. We see opportunities to both educate the development community and residents about what could be possible, such as development rights transfer programs.
14. **Weakness and Imbalance.** The lack of balance in the housing mix of each jurisdiction has weakened both the overall economic prospects for the region as well as the ability to give all residents of the region an equal chance to move forward successfully. There's a discernible gap between viewpoint and rhetoric and nominal collaborative output to address equity issues. Focusing on this is essential and hard.
15. **Housing ladder.** While housing for families and people starting out was emphasized, people understand the need to provide housing for all life-stages from people starting out to seniors as well as people with unique health needs. The view of "community" as being driven by the stakeholders was powerful thread through most discussions. The desire for a diverse community is a strength that can be built on.
16. **Wages.** There is some awareness, especially in the survey, that jobs and wages are one of the policy arenas that should be focused on. We strongly encourage housing policy discussion to be connected to wage issues for there to be any chance for sustainable outcomes.
17. **Schools. Schools. Schools.** The fact that some areas of the region have access to Ann Arbor schools and others don't creates an inherent economic challenge for the value of housing outside of the Ann Arbor school district. Poor performing schools are an issue that will handcuff any weak market's capacity to recover, so school quality differential requires attention.
18. **Capacity.** The capacity and ideas to address these issues are within the County. Between the survey's and the interviews, it is clear to us that a policy framework to address the housing issues can be developed and that champions exist to help develop and support it over time. We are impressed with the breath and depth of civic interest and passion around this issue. There is a healthy range of viewpoints and ideas to create something that can last for the long term. But experience also tells us that the ability to craft sustainability policies can vary wildly based on willingness. No progress is likely without risks being taken, issue literacy being elevated, innovation occurring, and multi-jurisdictional collaboration at the center.
19. **Positioning.** The county is well positioned to play a leading role helping to address its housing and market strength imbalances and to support quality economic development and balanced growth throughout the region, at the center of which are looming affordability challenges given Ann Arbor's high and increasing quality of life. People in the county understand that there should be a planning relationship between jobs, housing, and transit. The challenge is developing a policy framework for the region to work within that also respects the unique differences of each jurisdiction as well as the different economic capacities of each jurisdiction, and then takes those differences into account.

RECOMMENDED NEXT STEPS

Building on past, successful regional collaborations, we suggest the creation of multi-jurisdictional housing policy working group.

- The group would be responsible for distilling the qualitative and quantitative information collected and analyzed by czb about housing in the county and then to develop a set of housing goals & strategies, as well as metrics and action steps to pursue.
- The importance of reshaping the county into an equitable community across jurisdictions cannot be overstated. Segregation of any sort - racial, economic, other - is also a two way street. It is never mathematically possible for one area to become segregated unless other areas as oppositely comprised. The more segregated into a high income area Ann Arbor becomes, the more segregated Ypsilanti will be. This group should be responsible for educating the community on equity issues.
- Specifically:
 - A working group from multiple jurisdictions should be impaneled
 - The group should receive a detailed briefing on the housing issues in the county

- The focus should be on bringing the group to a common understanding of the following:
 - Terms/Vocabulary of Affordable Housing
 - Drivers for generating or undermining demand, and thus triggering price change
 - Relationships of housing to job locations and wages to housing cost burdens
 - Link between livability and demand and price and affordability
 - Role of land in determining value and in addressing imbalances
- Agreement should be pursued on the following:
 - Baseline conditions
 - Trajectory
 - Metrics

From this foundation, the working group may subsequently be in a position to collaborate on multi-jurisdictional responses to the two looming challenges that the county faces: equity imbalance and affordability for low and moderate income working households.

POLICY OPPORTUNITIES FOR CONSIDERATION FROM INTERVIEWS AND SURVEYS

The interviews and surveys exposed a broad range of policy ideas to consider. Below is just a list of the most frequently mentioned concepts. A plan development process would include a process to identify more ideas to consider.

- Push for higher density, mixed-use projects along transit corridors.
- Re-visit parking requirements to ensure they are encouraging transit and not driving up housing prices.
- Consider multi-jurisdictional tax-districts to support the growth of mixed-use development areas.
- Push for new state rules regarding property taxes for seniors. Current rules may discourage seniors to move to smaller, more manageable homes and essentially “lock-up” larger homes thereby limiting family housing choices.
- Consider ways to develop zoning or other rules that approximate inclusionary zoning or ask the state for new powers.
- Consider ways for zoning to encourage smaller starter homes, family sized units and to add some workforce options to existing neighborhoods.
- Consider changes to zoning and/or policy to encourage development of mixed-income housing in targeted areas.
- Consider ways to ensure property owners don’t set unfair requirements for renters and essentially limit choices for low income residents.
- Identify infill opportunities for new affordable housing projects.
- Consider the use of public lands to help develop affordable housing projects.
- Consider a "fair share" housing provision (each local unit provides a percentage of the region's affordable housing equal to its percentage of the region's total population) or an "impact fee" approximation of such a system, in which units that don't provide housing units provide financial support to those who do.
- Consider metrics between a jurisdictions workforce needs and available housing and set goals for the relationship of the two.
- Consider ways to reduce waiting list for affordable housing (vouchers, etc.)
- Evaluate something like the Twin Cities Fiscal Disparity Act / tax-base sharing -- in part, approximates a per-community payment-in-lieu fair share housing system; regional shift in property tax revenues from communities with high taxable value per capita to those with low, so that cities hosting more low-income residents (and low taxable-value housing) can address the service needs they have.
- Consider creating a local land trusts to hold land to help with affordability.
- Consider increasing local housing trust funds and/or creating a county trust fund.
- Consider approaches to discouraged or prevent over-concentration of low income housing.
- Consider policies to ensure public services are available in areas with greatest need.
- Consider policies to give tenants greater opportunities to purchase units or stay in units after sale.
- Consider changes/update to plan to end homelessness in Ann Arbor
- Explore ways to encourage more co-ops.
- Explore ways to encourage co-housing options.

PART 2

Quantitative Analysis

What affordability challenges are faced by Washtenaw County owners and potential buyers?

Throughout the target area (as well as in the portions of the county outside the target area), the number of owners facing unaffordable housing costs (in excess of 30% of income) increased substantially between 2000 (pre-recession) and 2012 (post-recession).⁴ Countywide, the number of owners paying more than 30% of their income on housing costs increased by 12,438 households between 2000 and 2012; just under half of this increase (5,358 out of 12,438) was in the target area (Table 1). The number of Washtenaw County owners paying more than 50% of their income on housing costs (those considered to have very unaffordable

costs) increased by 5,078 households; again, roughly half of this increase occurred in the target area (where the number of owners with very unaffordable housing costs doubled between 2000 and 2012).

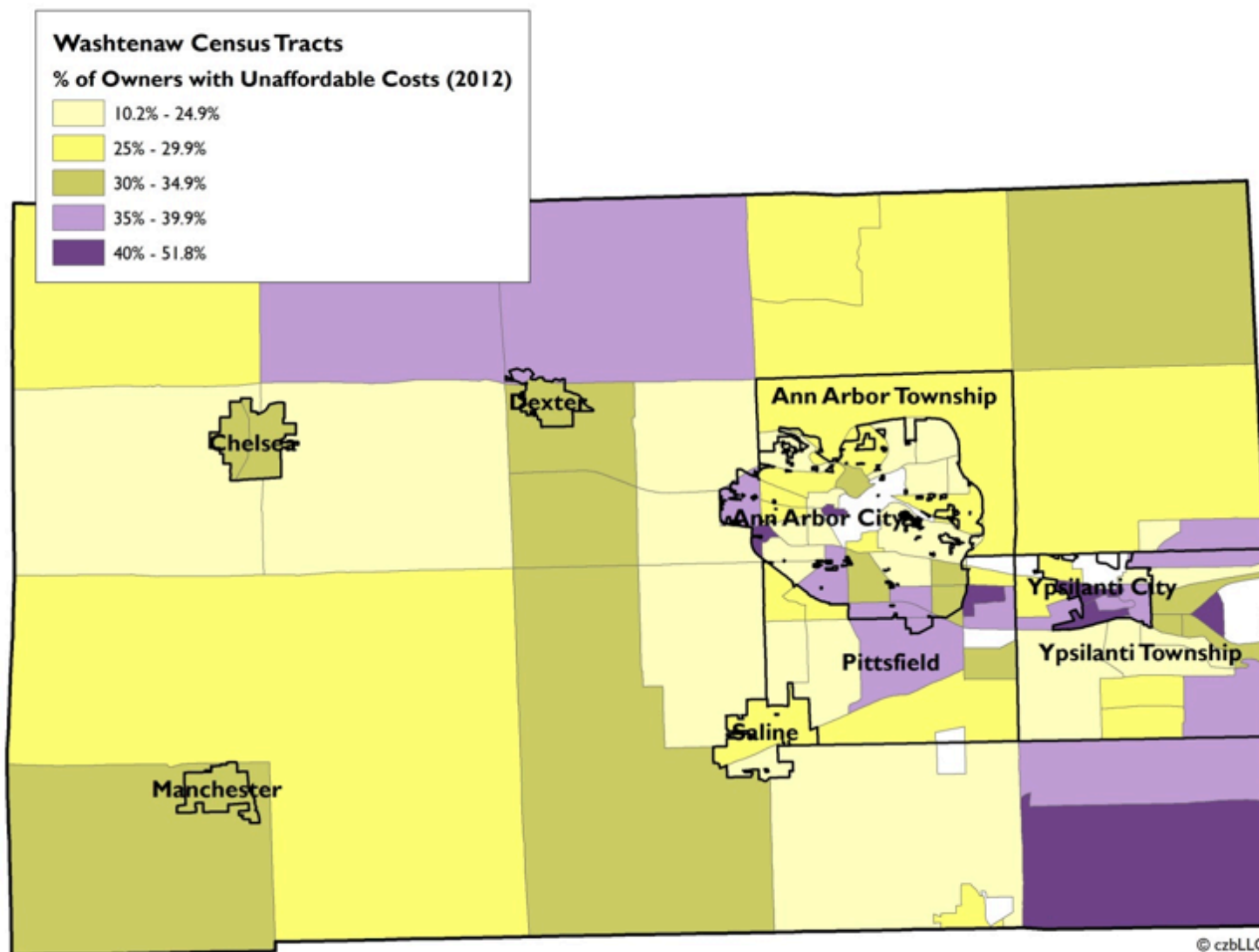
By 2012, nearly three out of every ten owners in the county (and in the target area) paid too much for housing, up from two out of every ten owners in 2000. The largest percentages of owners had unaffordable costs (>30% of income) in Census tracts in western and southern Ann Arbor city, parts of Pittsfield township, southern Ypsilanti city, and parts of Ypsilanti township (see map on following page).

TABLE 1 :: UNAFFORDABLE HOUSING COSTS, WASHTENAW COUNTY VS. TARGET AREA

	Washtenaw County				Target Area			
	2000	2012	Change	% Change	2000	2012	Change	% Change
Unaffordable (>30% of Income) Housing Costs	11,397	23,835	12,438	109%	7,288	12,646	5,358	74%
Very Unaffordable (>50% of Income) Housing Costs	3,428	8,506	5,078	148%	2,200	4,404	2,204	100%
% Unaffordable	19%	29%	10%		19%	28%	9%	
% Very Unaffordable	6%	10%	5%		6%	10%	4%	

source: US Census (2000); 2012 ACS 5 Year Estimates; czb

⁴ For the purposes of this analysis, the “target area includes Pittsfield, Ann Arbor City, Ann Arbor Township, Ypsilanti City, and Ypsilanti Township.

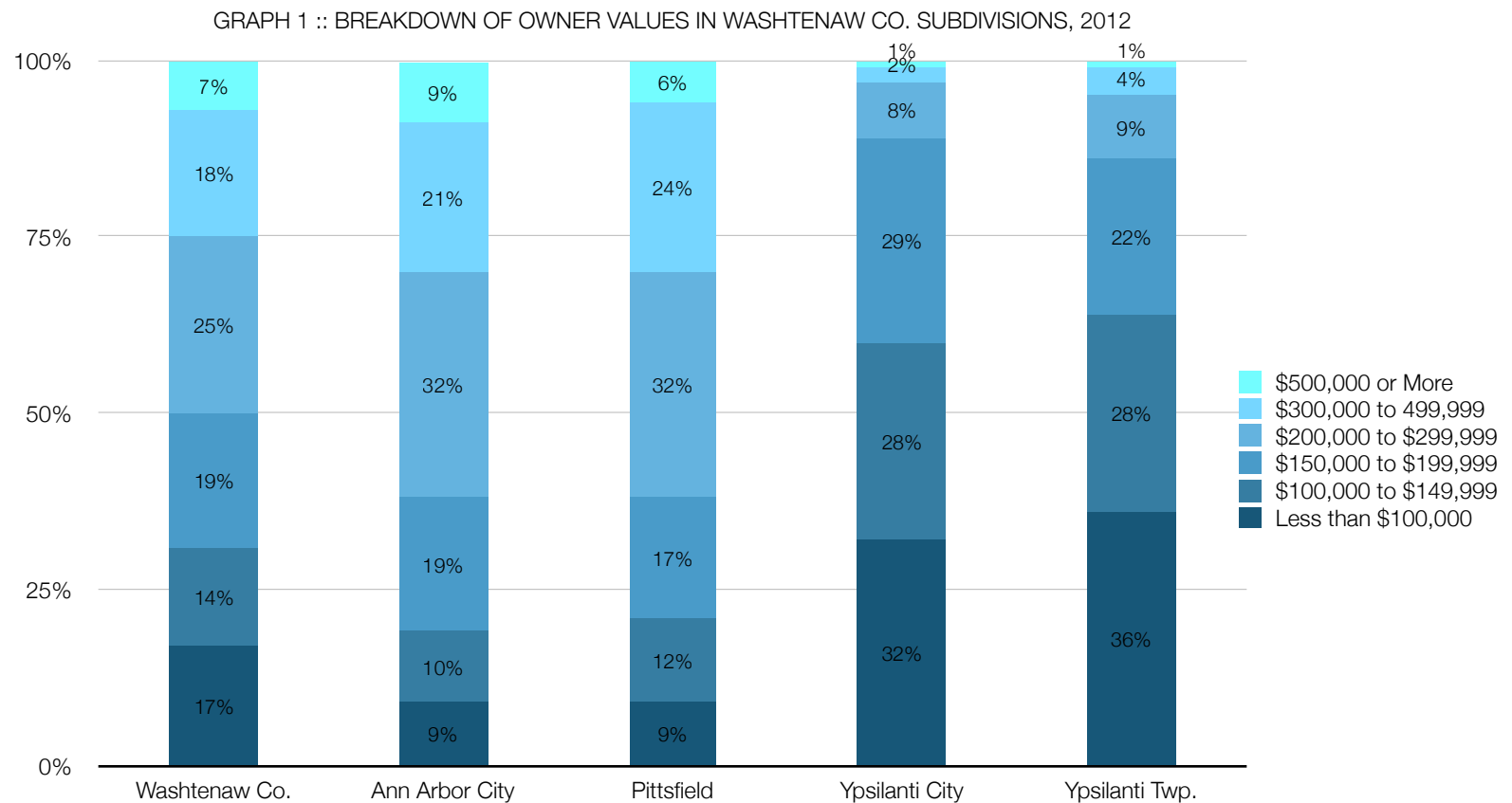


Consistent Affordability for Others – Great Housing Values for Buyers

Yet, on the whole, for-sale housing is fairly affordable in Washtenaw County. Countywide, half of all units are valued below \$200,000 (according to the 2012 American Community Survey 5-Year Estimates); just 25% were valued at \$300,000 or higher (Graph 1). This breakdown varies greatly, though, between local municipalities: in Ann Arbor city, nearly two-thirds of all owner-occupied units were valued over \$200,000, as were almost 90%

in Ann Arbor township; in Ypsilanti city and Ypsilanti township, in contrast, roughly three in five units (60% and 64%, respectively) were valued below \$150,000.

This variety not only creates vastly different housing markets (for both owner-occupied housing and for rentals) across the target area, but has put different communities and neighborhoods on different trajectories, as some have quickly recovered from the recent recession and others have not.



How do housing market conditions vary across Washtenaw County Target Area municipalities?

For the Washtenaw County Target Area analysis, we analyzed a range of people- and place-based data from the 2000 and 2010 Decennial Census and the 2012 American Community Survey 5-Year Estimates. We also received data from the Multiple Listing Service (MLS) on for-sale properties and rentals made available through the system and sold or rented between.

These MLS records included 16,570 sales between 2000 and 2014 (with the bulk sold after 2004) and 1,866 apartments rented between 2003 and 2014 (with the bulk rented after 2006). To complement these MLS records, czb compiled an inventory of all rental properties in the target area, which included the number, characteristics, and costs of apartments at each location.

As of 2012 (according to the 2012 American Community Survey 5-Year Estimates), the county's higher-cost owner-occupied housing units were concentrated in Ann Arbor City and Pittsfield (which both had more than their share of housing units valued over \$200,000) and particularly Ann Arbor township (which had two times its share of owner units valued in the \$200,000s, three times

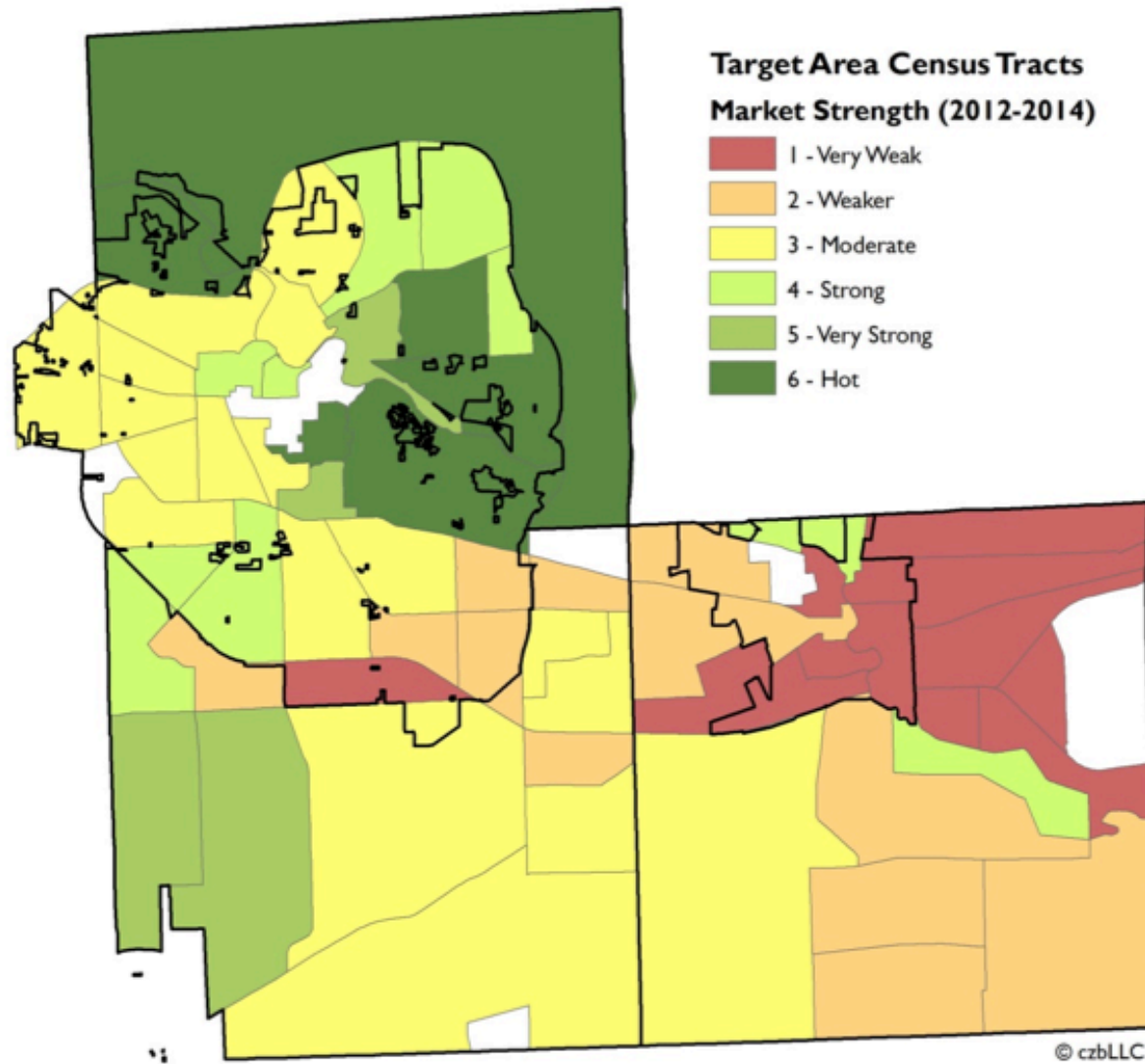
its share of owner units valued in the \$300,000s, and four times its share of owner units valued over \$500,000). In contrast, both Ypsilanti city and Ypsilanti township had twice their share of owner units valued below \$150,000.⁵

To further understand these market dynamics, czb utilized sales data (collected from the multiple listing service (MLS)) to generate average sale prices at the Census tract level based on single-family home sales in 2012, 2013, and 2014. Based on these averages, czb divided Washtenaw County Target Area Census Tracts (those within Ann Arbor city, Ann Arbor township, Pittsfield, Ypsilanti city, and Ypsilanti township) into 6 market types – from “very weak” to “hot.” “Very Weak” market Census tracts were those with average sale prices between roughly \$25,000 and \$75,000 between 2012 and 2014, or had averages more than one standard deviation away from the target area average sale price during that time. The average sale price and Z Scores (or how many standard deviation units each average stood from the overall average) are listed in the table below (Table 2); the market strength for each target area Census tract are shown in the map on the following page.

TABLE 2 :: SALE PRICE RELATIVE TO MARKET TYPE

		Average Sale Price		Z Score Range
		Low	High	
	Very Weak	\$26,613	to \$75,492	Less than -1.00
	Weaker	\$94,086	to \$186,061	-0.99 to -0.25
	Moderate	\$199,050	to \$262,408	-0.24 to 0.24
	Strong	\$271,577	to \$357,699	0.25 to 0.99
	Very Strong	\$393,360	to \$463,355	1.00 to 1.74
	Hot	\$498,139	to \$622,393	1.75 or More

⁵ Figures presented in this paragraph are explained further on page x, under the heading “Washtenaw County - Catch Up and Keep Up”.



GRAPH 2 :: AVERAGE SALE PRICE OF SINGLE-FAMILY HOMES IN WASHTENAW COUNTY TARGET AREA CENSUS TRACTS BY MARKET STRENGTH, 2005-2014

Across all market types, the average sale price of a single-family home was up in 2005 (during the housing boom) and declined during the recession, hitting lows between 2008 and 2011, before recovering in the years since (Graph 2, Table 3).

What this table illustrates is that the gap in value between the strongest and weakest submarkets in Washtenaw is growing, and all signs indicate a further widening.

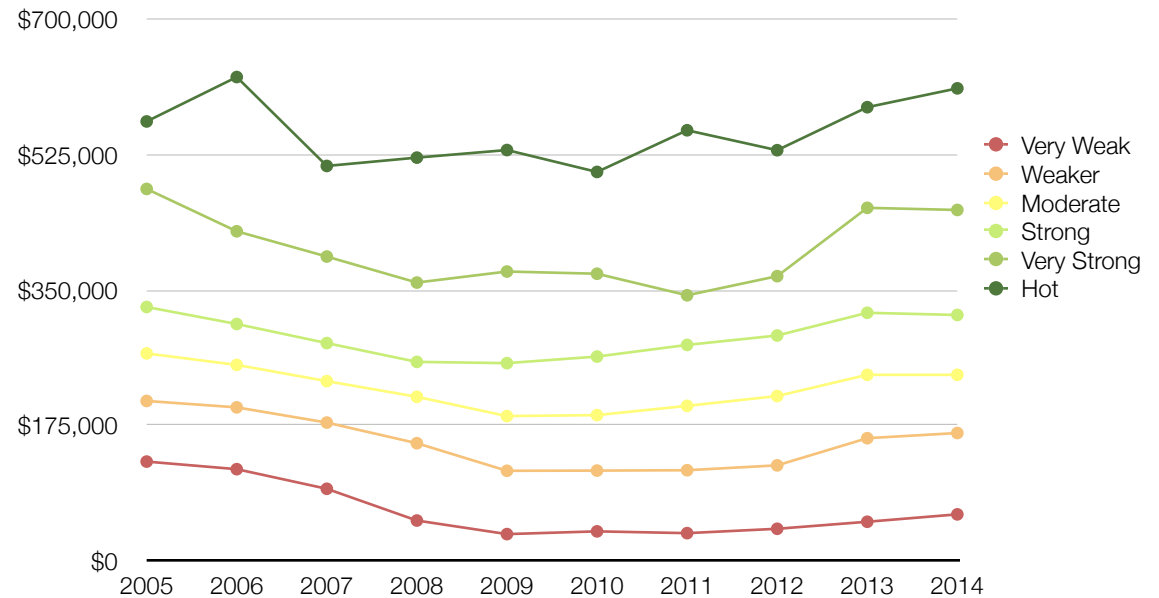
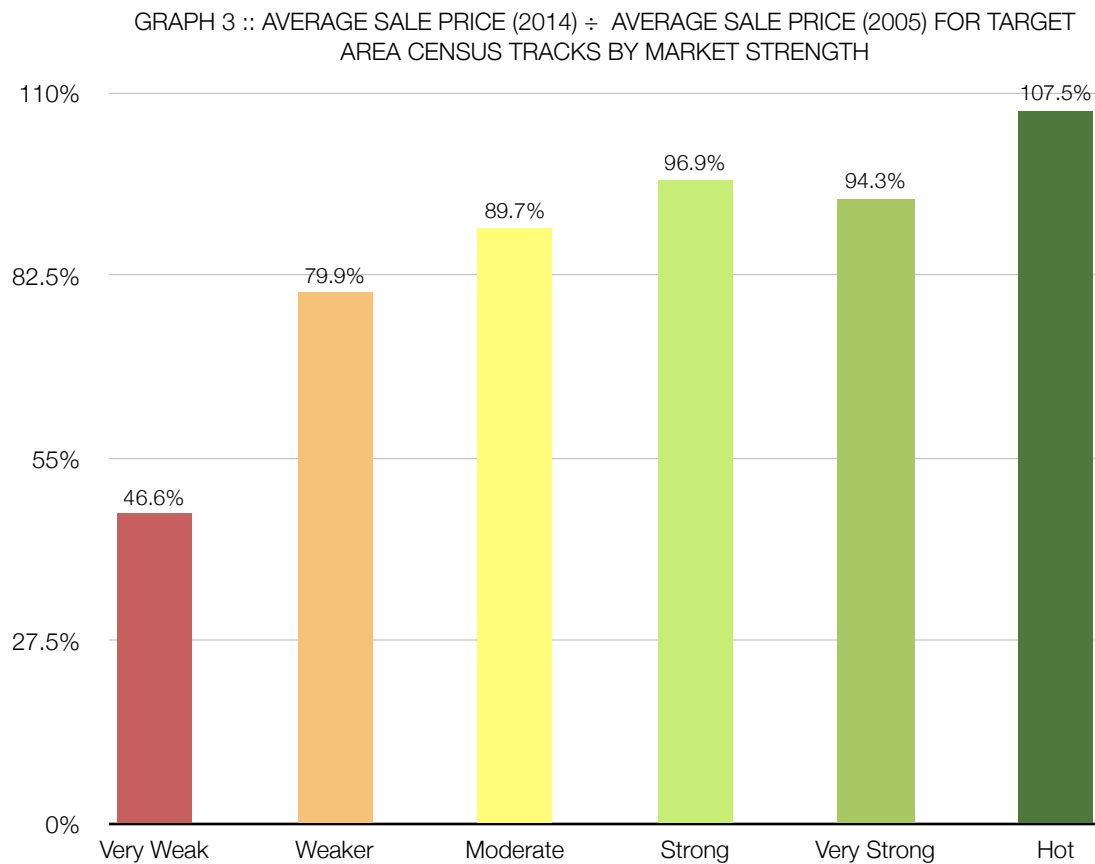


TABLE 3 :: AVERAGE SALE PRICE OF SINGLE-FAMILY HOMES IN WASHTENAW CO. TARGET AREA CENSUS TRACTS BY MARKET STRENGTH 2005-2014

		Average Sale Price									
		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
	Very Weak	\$127,797	\$117,990	\$92,635	\$51,599	\$34,053	\$37,608	\$35,294	\$40,932	\$50,021	\$59,587
	Weaker	\$206,180	\$197,902	\$178,225	\$151,559	\$115,894	\$116,146	\$116,629	\$122,925	\$158,037	\$164,727
	Moderate	\$267,618	\$252,775	\$231,820	\$211,547	\$186,609	\$187,891	\$199,818	\$212,538	\$239,908	\$239,997
	Strong	\$327,626	\$305,656	\$280,968	\$256,689	\$255,048	\$263,556	\$278,612	\$290,768	\$320,132	\$317,318
	Very Strong	\$480,256	\$425,502	\$392,830	\$359,223	\$373,484	\$370,635	\$342,762	\$367,490	\$455,815	\$453,071
	Hot	\$567,486	\$624,889	\$509,958	\$520,733	\$530,523	\$502,209	\$556,091	\$530,312	\$585,900	\$610,267

Interestingly, though, while the average sale price of a single-family home was higher in 2014 than it had been in 2005 in “Hot” markets (suggesting a full recovery), the 2014 average sale price in “weaker” markets was equivalent to 80% of the 2005 average sale price; in “very weak” markets, the 2014 average sale price was equal to just 47% of the 2005 average (suggesting far from a full recovery in these areas) (Graph 3).

These still-struggling markets bore the brunt, to a certain extent, of the housing market meltdown: according to Neighborhood Stabilization Program Data released by the U.S. Department of Housing and Urban Development (HUD), Census tracts within and surrounding Ypsilanti city had the areas highest foreclosure rates and vacancy rates in the midst of the crisis.

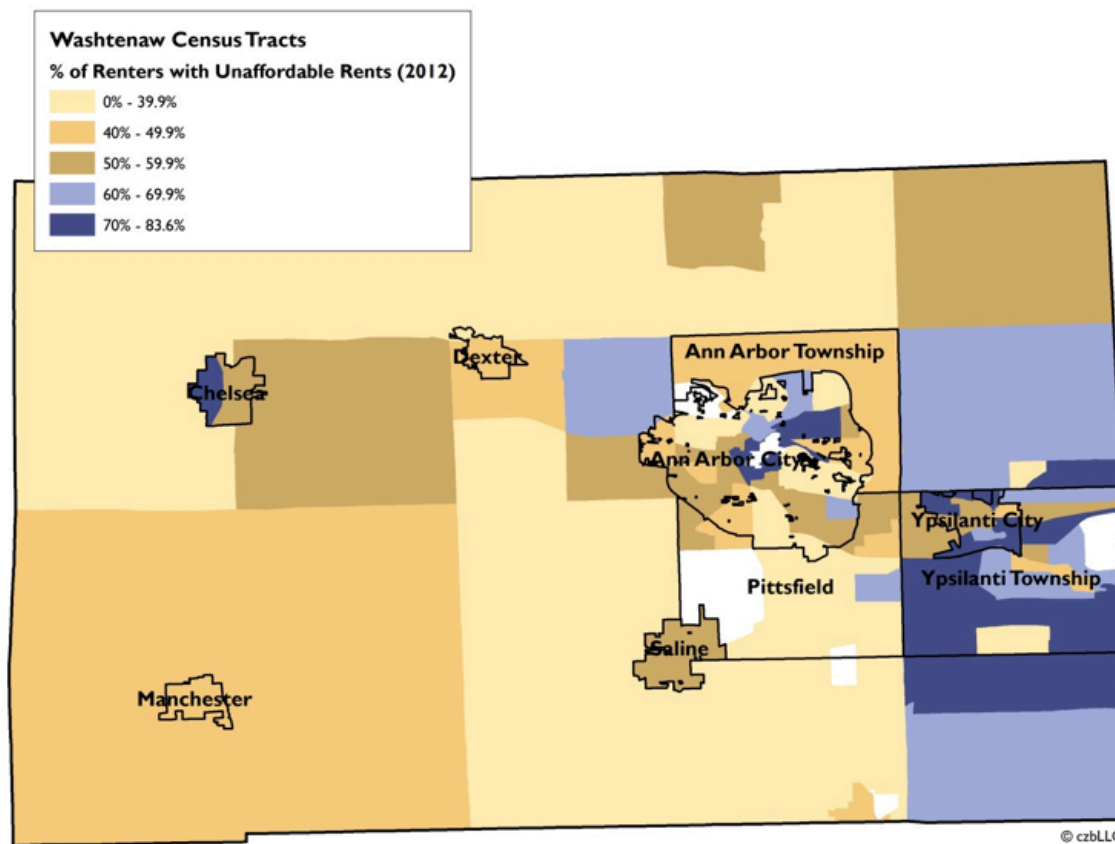


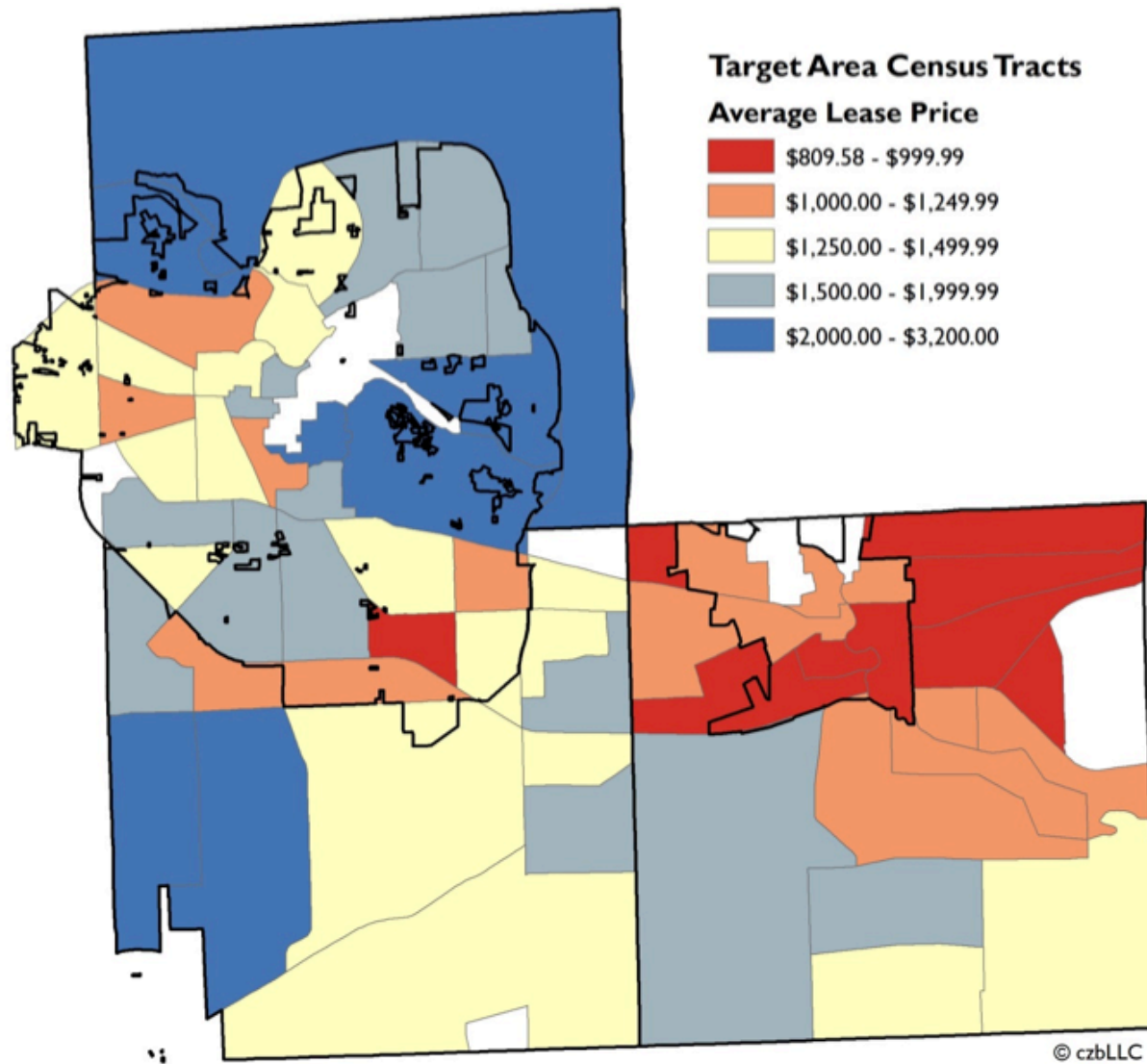
What affordability challenges are faced by Washtenaw County renters and potential renters?

Renters are far more likely than owners to have excessive housing costs in Washtenaw County. In the Census tracts in Central Ann Arbor city (near the University of Michigan), as well as those in far northern and southern Ypsilanti city and throughout much of Ypsilanti township, in excess of 60% of renters pay more than 30% of their income on housing (see map below).

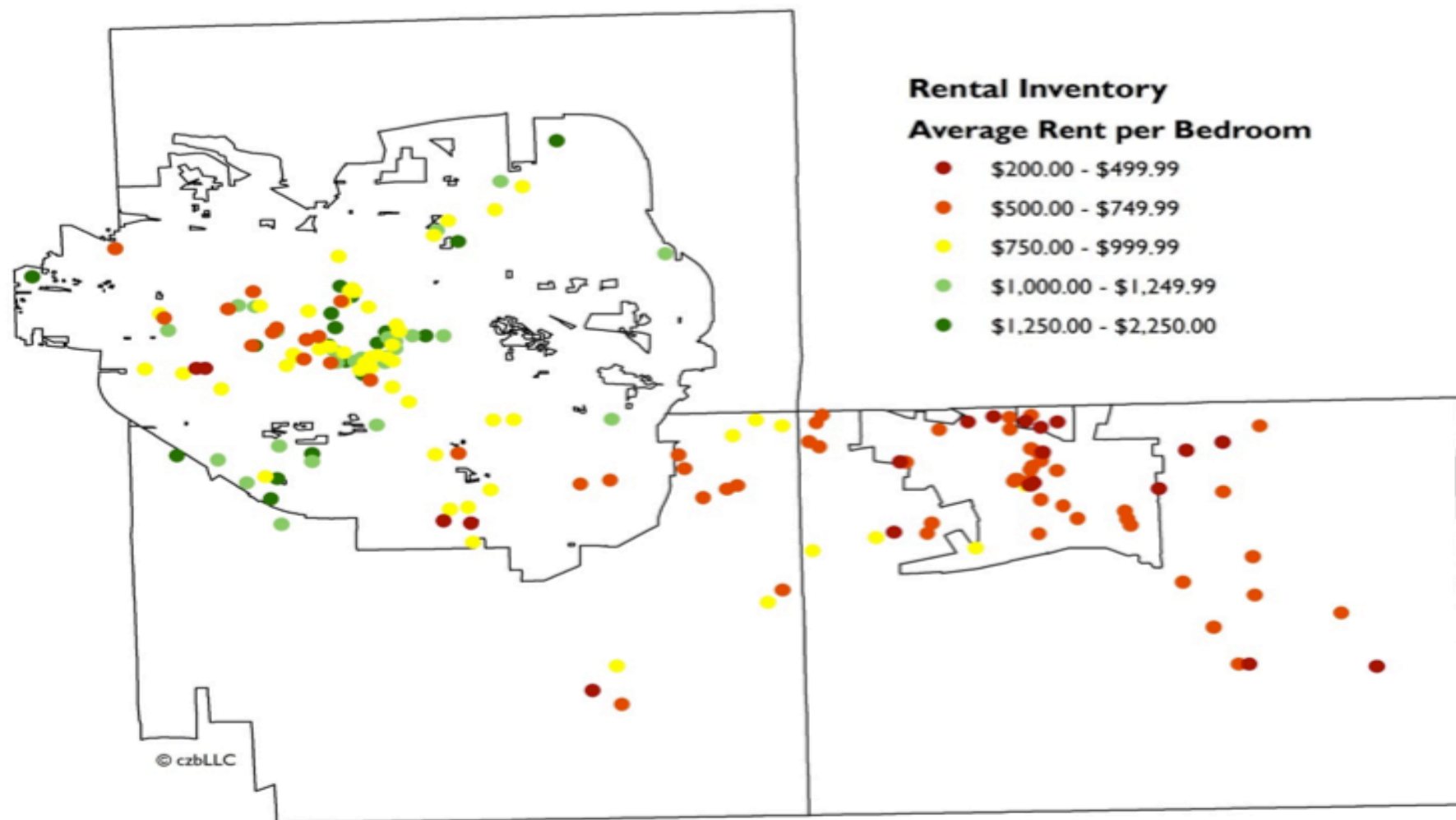
College undergraduate and graduate students, whose incomes tend to be very low (if not \$0), as well as higher rents, are driving these numbers in Ann Arbor city; lower-income non-student renters are doing so in Ypsilanti city and Ypsilanti township.

According to data from the Multiple Listing Service, the average lease price for units listed on the MLS was lowest in Ypsilanti city and Ypsilanti township (and in a few scattered Census tracts in Ann Arbor city), and highest throughout much of Ann Arbor city and Ann Arbor township (and in a few scattered Census tracts in Pittsfield and Ypsilanti township).



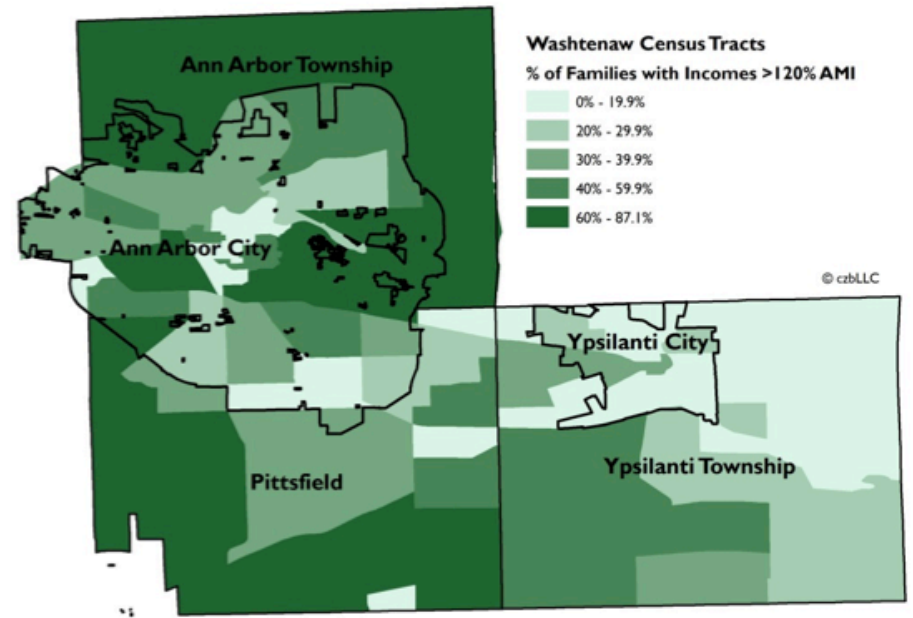
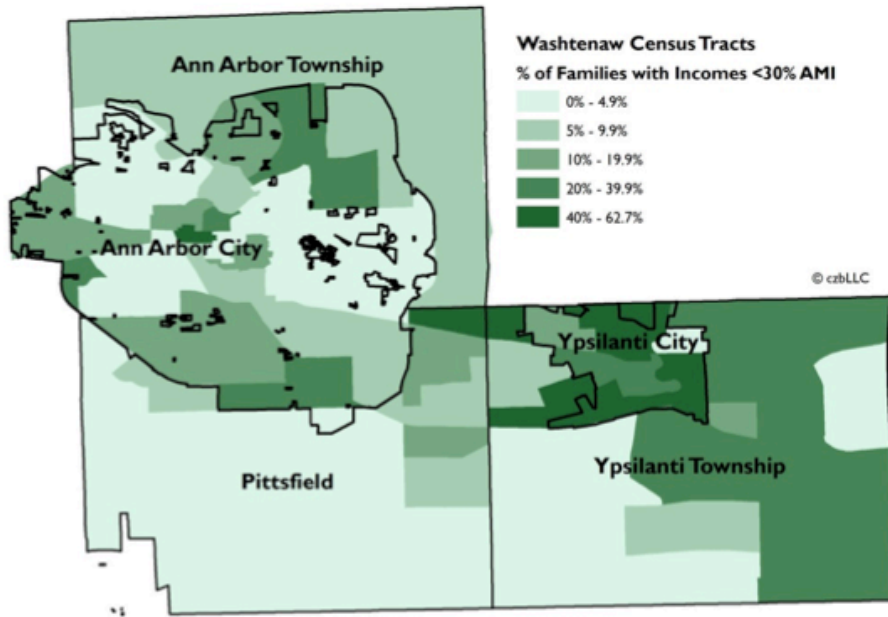
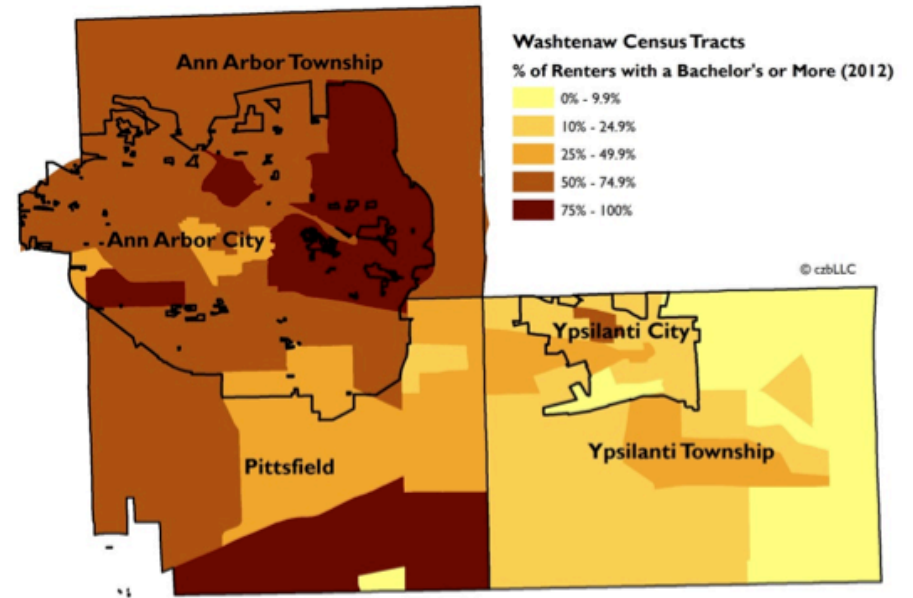
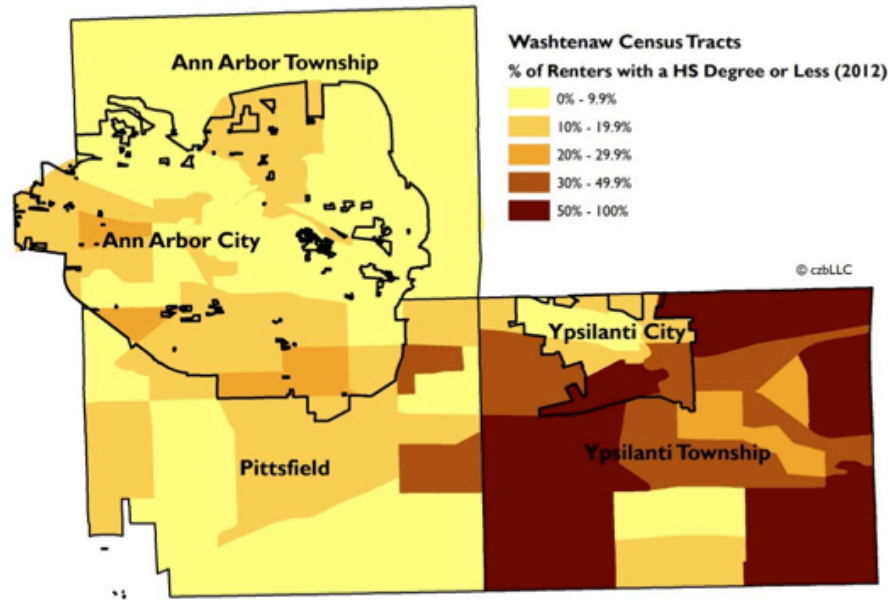


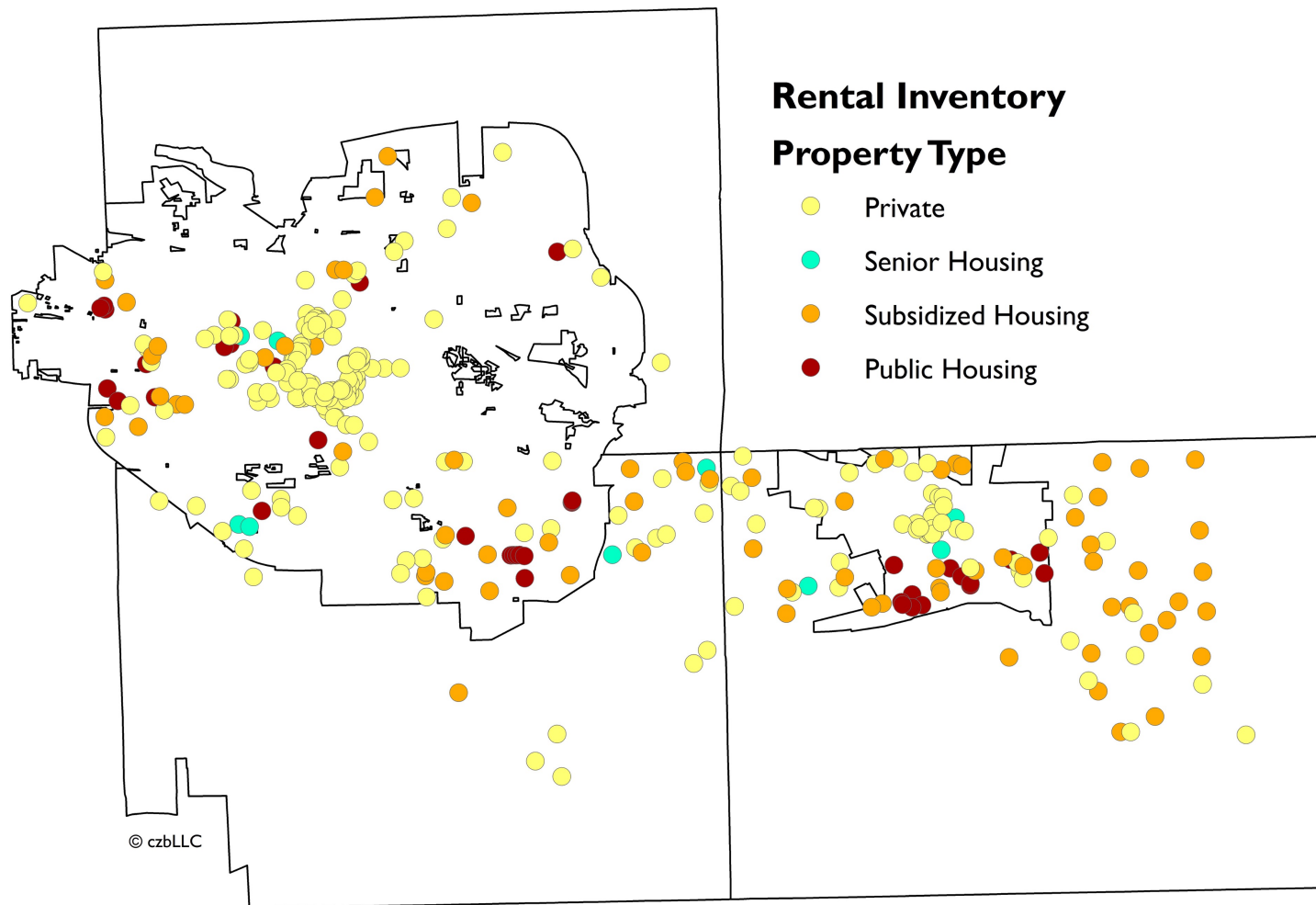
Pressure on the market from student renters certainly plays a role in driving up rents in Ann Arbor city and Ann Arbor township. Both communities have more than their share of rentals with rents over \$1,000 (according to data from the 2012 American Community Survey 5-Year Estimates), including those with rents over \$1,500. In contrast, Pittsfield and Ypsilanti township both have more than their share of rentals with rents between \$500 and \$999, and Ypsilanti city has far more than its share of rentals with rents below \$750.



A czb review of the county's rental inventory further highlighted the variety of the target area's rental market: almost exclusively buildings with average rents per bedroom below \$750 on the eastern side of the target area and primarily buildings with average rents per bedroom of \$750 or more on the western side of the target area (see map above).

At the same time, far more subsidized and public housing, as well as Section 8 vouchers, was concentrated on the eastern side of the target area as well (see map on following page).

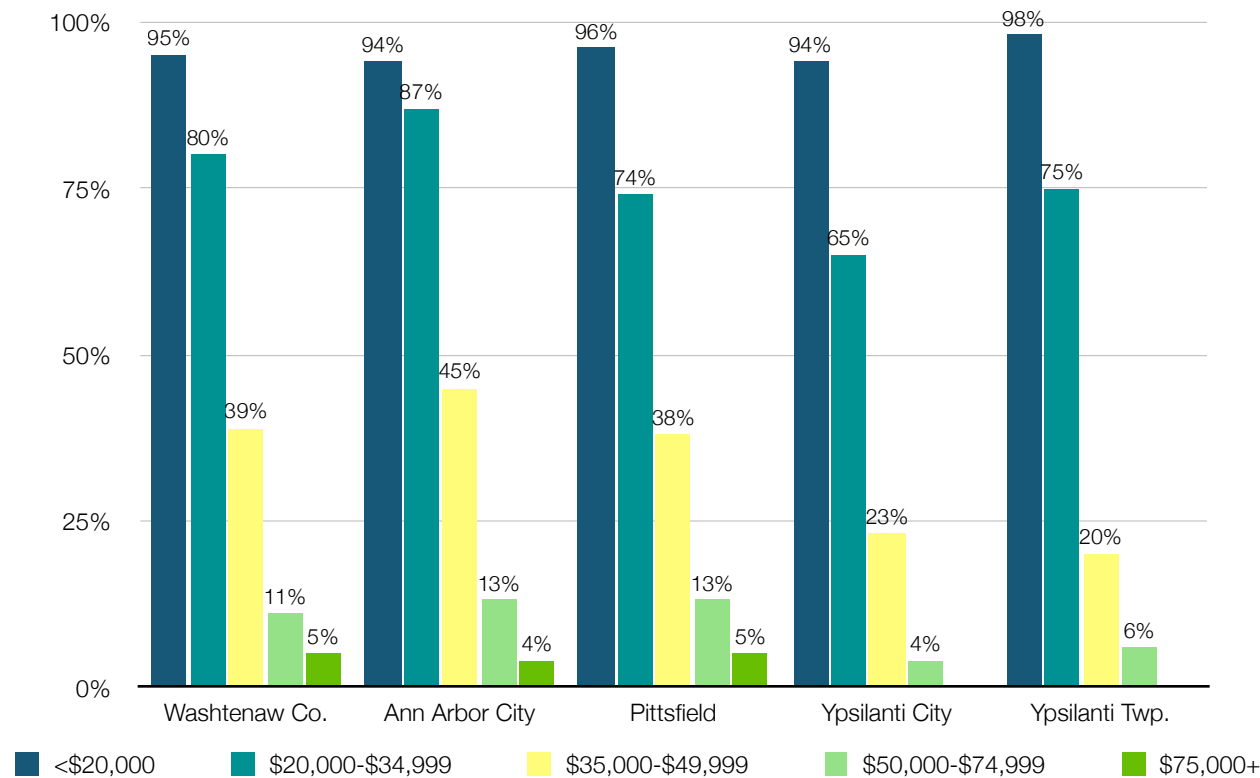




Such different rent levels mean that unaffordability reaches higher up the income ladder in some municipalities than others. For example, across in all target area municipalities, nearly all (94% or more) renter households with incomes below \$20,000 pay more than 30% of their income on housing (Graph 4). Most renter households with incomes between \$20,000 and \$34,999 also paid too much for housing – ranging from 65% of these households in Ypsilanti city to 87% of these households in Ann Arbor city. And while affordability was not really an issue for households with incomes between \$35,000 and \$49,999 in Ypsilanti city and Ypsilanti township (where just 23% and 20%, respectively, faced unaffordable costs), it remained a serious issue for renter households at this income level in Ann Arbor city (where 45% faced unaffordable costs).

Differences in the price of rental units as well as differences in overall market vitality and amenities – in neighborhood quality of life – contributes to two very distinct rental markets in the Washtenaw County target area. Across nearly all Census tracts on the western side of the target area, the percentage of renter household heads with a high school degree or less and the percentage of renting families who have incomes below 30% of the Area Median Income (AMI) are very low, while the reverse is true on the eastern half of the target area. In contrast, across nearly all Census tracts on the western side of the target area, the percentage of renter household heads with a Bachelor's degree or more education and the percentage of renting families who have incomes above 120% AMI are very high, while the reverse is true on the eastern half of the target area (see maps on following page).

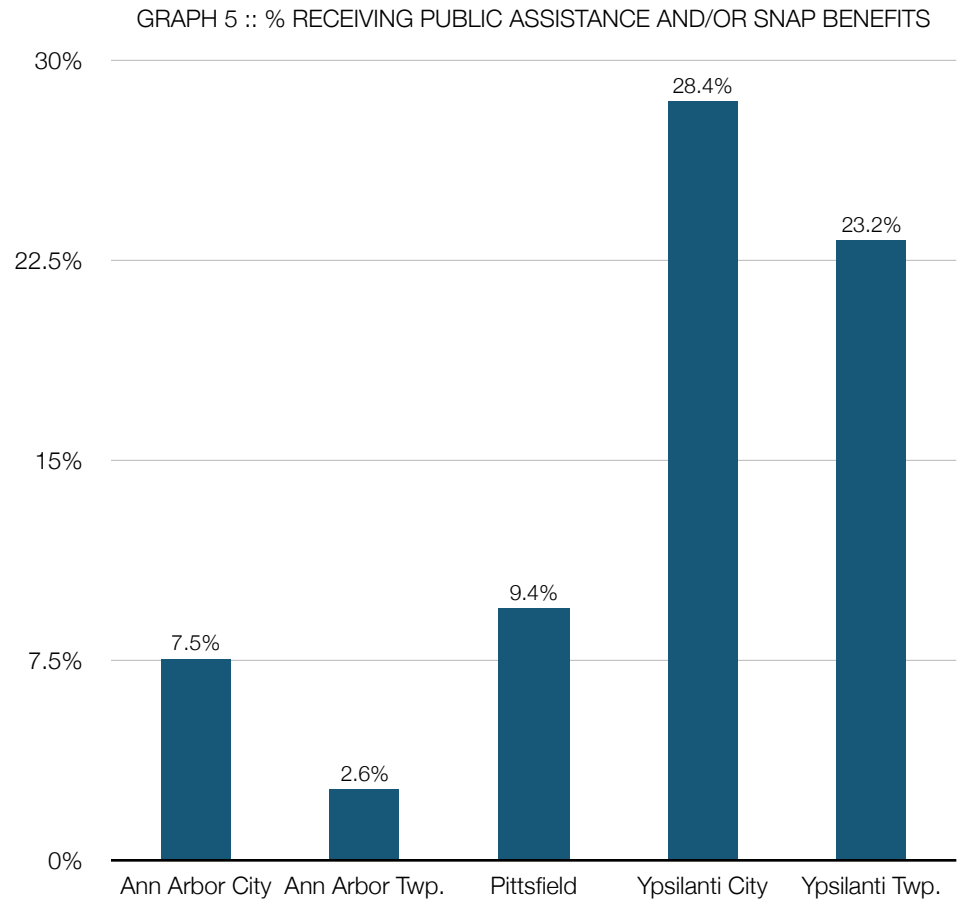
GRAPH 4 :: % OF RENTER HOUSEHOLDS PAYING >30% OF INCOME ON RENT BY INCOME LEVEL AND LOCATION, 2012



In a third example, while 2.6% of Ann Arbor township households and 7.5% of Ann Arbor city households received public assistance income or food stamp (SNAP) benefits in 2012, roughly one-fourth of Ypsilanti city (28.4%) and Ypsilanti township (23.2%) households did so (Graph 5).

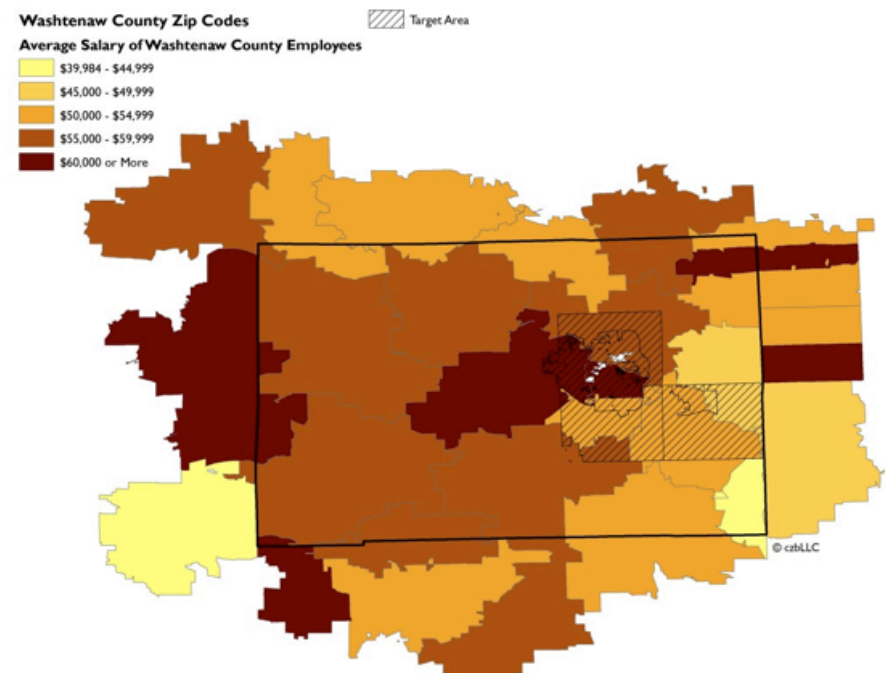
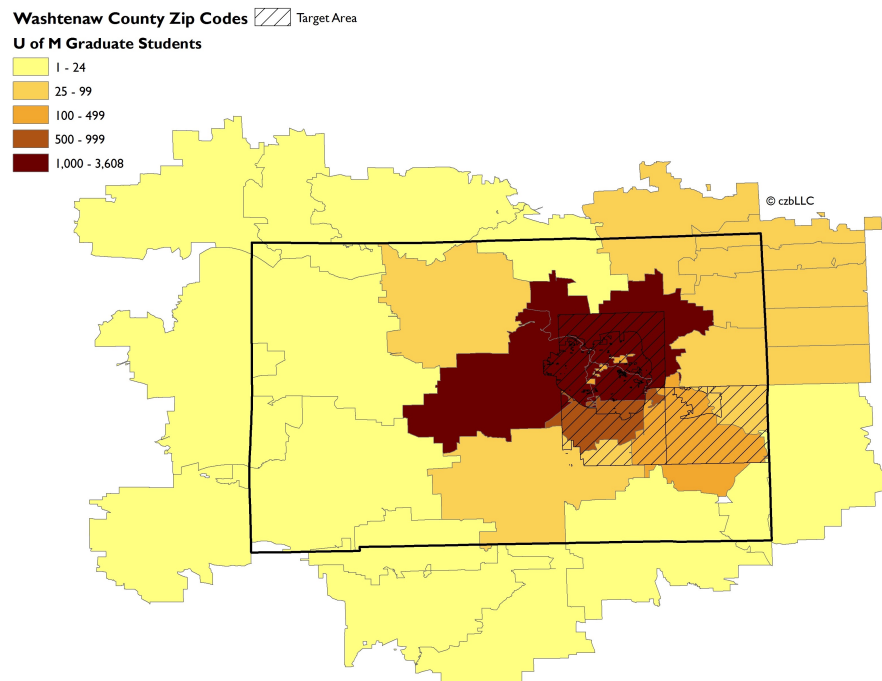
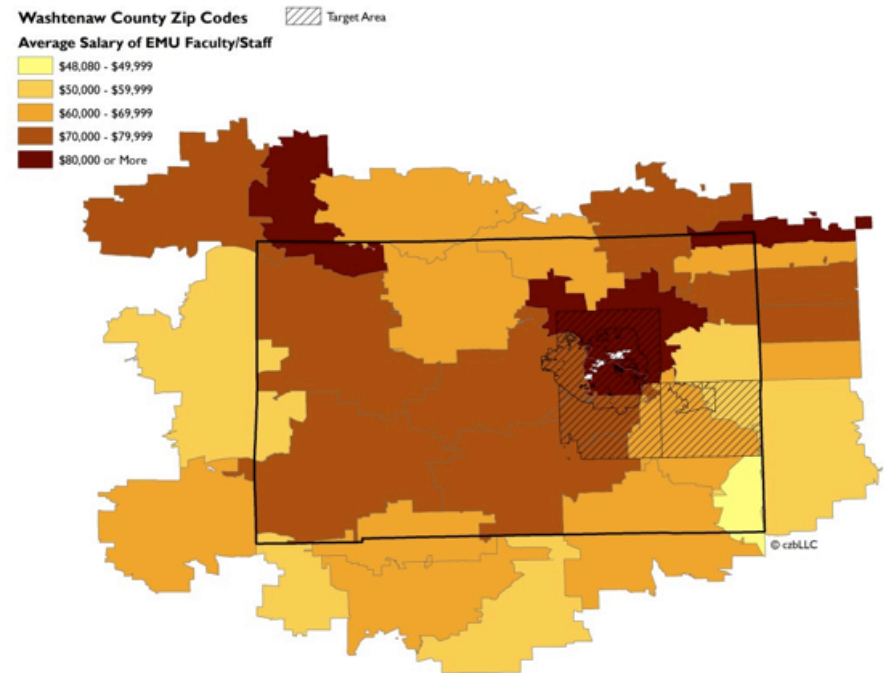
As evidenced by neighborhoods' varied recovery rates following the recent housing market meltdown and municipalities' varied severity of affordability challenges, such disparities between target area municipalities is not sustainable.

Such trends point to the need for regional cooperation going forward.



The target area is increasingly splitting into winning municipalities and losing municipalities, and, as time goes by, the gap between the two is only widening. An analysis of the residential choices made by Eastern Michigan University faculty and staff, Washtenaw County employees and University of Michigan graduate students all show the same thing: households with choice (higher incomes and more mobility) are concentrating in Ann Arbor city and Ann Arbor township and pricing out everyone else; those beat out for housing in these communities are concentrating in Ypsilanti city and Ypsilanti township (see surrounding maps).

- UM graduate should be taking advantage of the locational and pricing opportunities that Ypsilanti offers; *yet aren't*. Why? Because the affordability advantages Ypsilanti can provide are offset by the livability disadvantages that push UM graduate students away.
- Pittsfield is filling a middle ground, although is heavily influenced by the adjacent markets, both positively and otherwise.

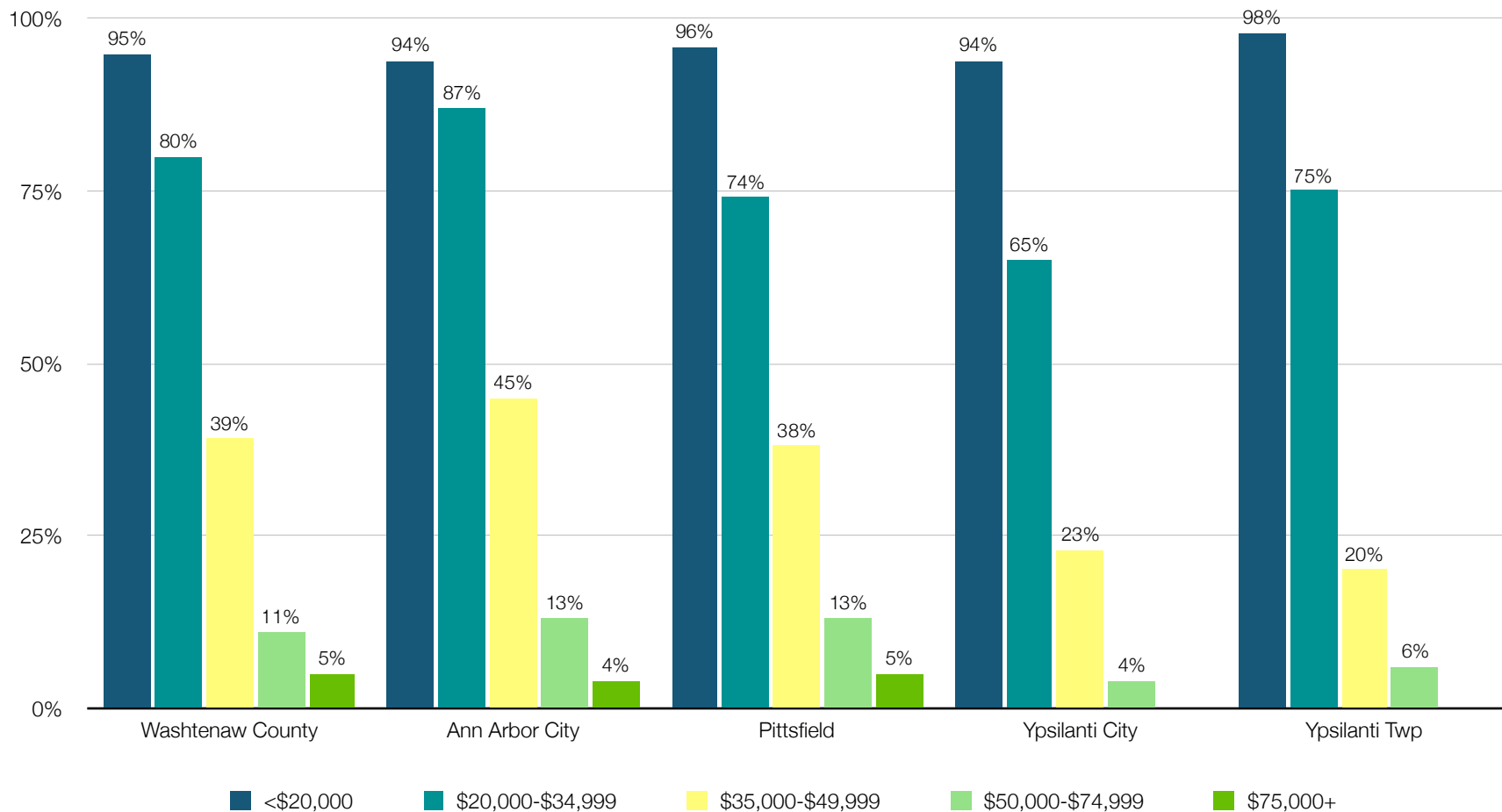


Washtenaw County Catch Up and Keep Up

Most renters with household incomes below \$35,000 (or below roughly 40% of HUD's Area Median Income) in Washtenaw County generally, and the target area in particular, face housing cost burdens. In fact, over 90% of renter households with incomes below \$20,000 pay more than 30% of their income on rent; roughly three-quarters of households with incomes between \$20,000 and \$34,999 do so (Graph 6).

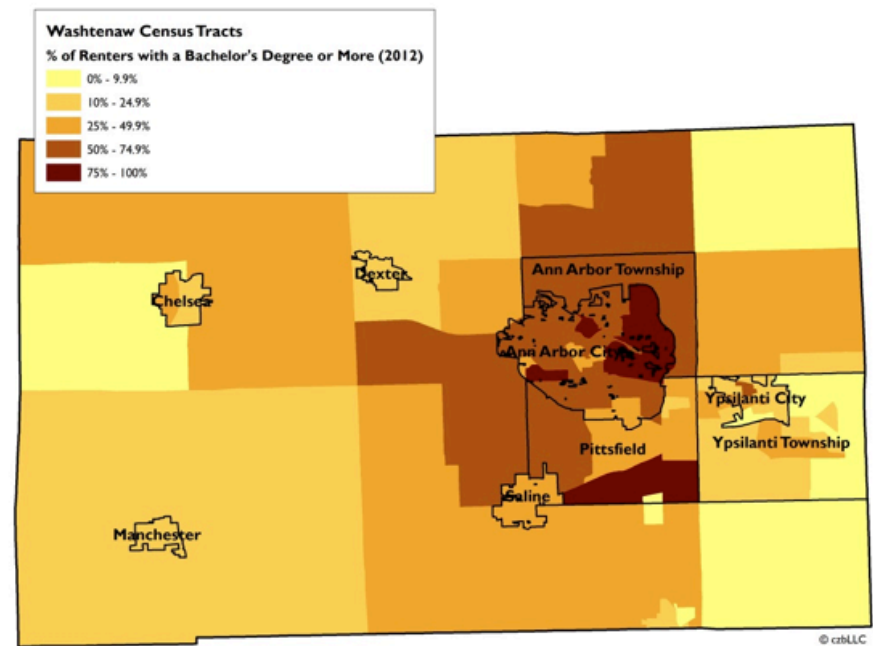
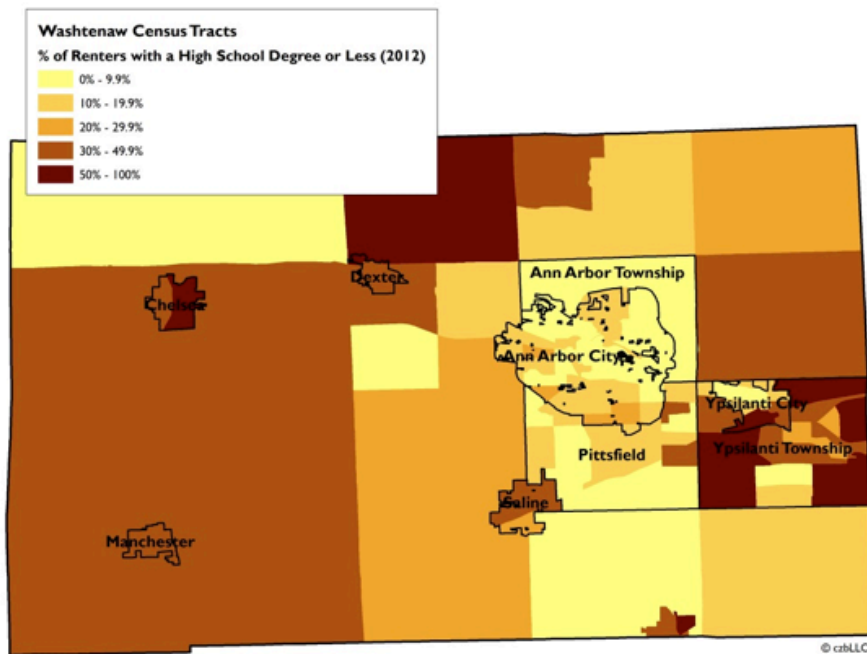
While housing cost burdens are less common among renter households with incomes between \$35,000 and \$49,999 (or between 40% and 60% of Area Median Income), unaffordable rents remain an issue for two-fifths of renters in this income bracket – and for 45% of renters in this income bracket in Ann Arbor city. (Rents are more affordable for households in this income bracket in Ypsilanti city and Ypsilanti township, where only about one-fifth of households with incomes between \$35,000 and \$49,999 pay more than 30% of income on rent.)

GRAPH 6 :: % OF RENTER HOUSEHOLDS PAYING >30% OF INCOME ON RENT BY INCOME LEVEL AND LOCATION, 2012



Housing costs make the Ann Arbor rental market harder to access for lower-income households; so does the intense competition for rental housing from 30,000+ undergraduate and graduate students, not to mention hundreds of recent graduates choosing to stay in town, also seeking apartments. As a result, just a small fraction of Ann Arbor renters have a high school degree or less; the reverse is the case in Ypsilanti city and township, where only a small fraction have a bachelor's degree or more (see maps below).

In Ann Arbor city, fully 58% of renter householders has a Bachelor's degree or more; just 13% have a high school degree or less. The breakdown of renters by educational attainment is far different in Ypsilanti city and Ypsilanti township, where far more renters have a high school degree or less (25% and 34%, respectively) and far fewer have Bachelor's degrees or more (22% and 18%, respectively).



In other words, while Ann Arbor city is home to 48% of the county's renter households, it is where just 30% of the county's renters with a high school degree/GED or less live (Graph 7, Table 4). To instead house 48% of the county's renters with a high school degree/GED or less (or the city's equitable proportion), Ann Arbor would need to accommodate nearly 2,000 more of them (1,948) (Table 5). Similarly, while Ann Arbor city is home to 48% of the county's renter households, it is where just 38% of the county's renters with some college or an Associate's degree live. To instead house 48% of the county's renters with some college or an Associate's degree (or the city's "fair share" of these renters), Ann Arbor would need to accommodate nearly 2,000 more of them (1,925). City officials could think of this as a strategy requiring 2,000 new units for households at 0-40% AMI and another 2,000 new units for households at 40%-60% AMI. (At the other side of the spectrum, to house its equitable proportion of renters with a Bachelor's degree or more, Ypsilanti city would need to add just over 1,000 units for these renters (1,030) and Ypsilanti township would need to add more than 2,000 units for them (2,174).)

GRAPH 7 :: BREAKDOWN OF RENTERS BY EDUCATION ATTAINMENT AND LOCATION, 2012



TABLE 4 :: BREAKDOWN OF RENTERS BY EDUCATION ATTAINMENT AND LOCATION, 2012

	Washtenaw County	Ann Arbor City	Pittsfield	Ypsilanti City	Ypsilanti Twp
All Rental Units:	51,945	24,905	5,922	5,001	8,785
Up to High School/GED	10,608	3,138	1,069	1,226	3,001
Some College/Associate's	19,340	7,348	2,318	2,687	4,238
Bachelor's or More	21,997	14,419	2,535	1,088	1,546
All Rental Units:	100%	48%	11%	10%	17%
Up to High School/GED	100%	30%	10%	12%	28%
Some College/Associate's	100%	38%	12%	14%	22%
Bachelor's or More	100%	66%	12%	5%	7%
All Rental Units:	100%	48%	11%	10%	17%

TABLE 5 :: "FAIR SHARE" DISTRIBUTION OF RENTERS BY EDUCATIONAL ATTAINMENT AND LOCATION, 2012

	Ann Arbor City			Pittsfield			Ypsilanti City			Ypsilanti Twp		
	Current #	Fair Share #	Difference	Current #	Fair Share #	Difference	Current #	Fair Share #	Difference	Current #	Fair Share #	Difference
High School Degree/GED or Less	3,138	5,086	1,948	1,069	1,209	140	1,226	1,021	-205	3,001	1,794	-1,207
Some College or Associate's Degree	7,348	9,273	1,925	2,318	2,205	-113	2,687	1,862	-825	4,238	3,271	-967
Bachelor's Degree or More	14,419	10,546	-3,873	2,535	2,508	-27	1,088	2,118	1,030	1,546	3,720	2,174

WASHTENAW COUNTY AFFORDABILITY GAPS - OWNER-OCCUPIED	% of County				
	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Total:	33.9%	1.3%	10.3%	5.7%	15.8%
Owner-occupied housing units:*	25.1%	1.5%	9.5%	3.2%	15.2%
Less than high school graduate	8.5%	0.2%	8.2%	5.8%	32.7%
High school graduate (including equivalency)	10.3%	0.6%	5.8%	3.4%	23.7%
Some college or associate's degree	14.8%	0.7%	6.8%	3.2%	19.1%
Bachelor's degree or higher	34.3%	2.1%	11.7%	3.0%	10.1%
	Current Share				
	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Less than high school graduate	0.339	0.127	0.855	1.804	2.154
High school graduate (including equivalency)	0.410	0.406	0.603	1.060	1.562
Some college or associate's degree	0.589	0.448	0.713	0.999	1.261
Bachelor's degree or higher	1.370	1.448	1.230	0.922	0.662

	2012 Totals					
	Washtenaw County	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Owner-occupied housing units:	82,938	20,799	1,214	7,912	2,677	12,588
Less than high school graduate	3,778	321	7	308	220	1,235
High school graduate (including equivalency)	11,284	1,159	67	649	386	2,676
Some college or associate's degree	20,415	3,018	134	1,388	658	3,907
Bachelor's degree or higher	47,461	16,301	1,006	5,567	1,413	4,770
	2035 Goal if Move to Fair Share Distribution					
	Washtenaw County	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Owner-occupied housing units:	96,790	24,273	1,417	9,233	3,124	14,690
Less than high school graduate	4,409	1,106	65	421	142	669
High school graduate (including equivalency)	13,169	3,302	193	1,256	425	1,999
Some college or associate's degree	23,825	5,975	349	2,273	769	3,616
Bachelor's degree or higher	55,388	13,890	811	5,284	1,788	8,407
	Difference between 2012 and 2035 Goal					
	Washtenaw County	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Owner-occupied housing units:	13,852	3,474	203	1,321	447	2,102
Less than high school graduate	631	785	58	113	-78	-566
High school graduate (including equivalency)	1,885	2,143	126	607	39	-677
Some college or associate's degree	3,410	2,957	215	885	111	-291
Bachelor's degree or higher	7,927	-2,411	-195	-283	375	3,637

WASHTENAW COUNTY AFFORDABILITY GAPS - RENTER - OCCUPIED	% of County				
	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Renter-occupied housing units:*	47.9%	1.0%	11.4%	9.6%	16.9%
Less than high school graduate	29.3%	0.9%	8.6%	14.3%	34.3%
High school graduate (including equivalency)	29.7%	0.2%	10.7%	10.4%	25.7%
Some college or associate's degree	38.0%	0.6%	12.0%	13.9%	21.9%
Bachelor's degree or higher	65.5%	1.7%	11.5%	4.9%	7.0%

	Current Share				
	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Less than high school graduate	0.611	0.858	0.754	1.488	2.031
High school graduate (including equivalency)	0.619	0.241	0.939	1.080	1.522
Some college or associate's degree	0.792	0.558	1.051	1.443	1.296
Bachelor's degree or higher	1.367	1.667	1.011	0.514	0.416

	2012 Totals					
	Washtenaw County	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Renter-occupied housing units:	51,945	24,905	520	5,922	5,001	8,785
Less than high school graduate	3,142	921	27	270	450	1,079
High school graduate (including equivalency)	7,466	2,217	18	799	776	1,922
Some college or associate's degree	19,340	7,348	108	2,318	2,687	4,238
Bachelor's degree or higher	21,997	14,419	367	2,535	1,088	1,546
	2035 Goal if Move to Fair Share Distribution					
	Washtenaw County	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Renter-occupied housing units:	60,621	29,065	607	6,911	5,836	10,252
Less than high school graduate	3,667	1,758	37	418	353	620
High school graduate (including equivalency)	8,713	4,177	87	993	839	1,474
Some college or associate's degree	22,570	10,821	226	2,573	2,173	3,817
Bachelor's degree or higher	25,671	12,308	257	2,927	2,471	4,341
	Difference between 2012 and 2035 Goal					
	Washtenaw County	Ann Arbor City	Ann Arbor Twp.	Pittsfield	Ypsilanti City	Ypsilanti Twp.
Renter-occupied housing units:	8,676	4,160	87	989	835	1,467
Less than high school graduate	525	837	10	148	-97	-459
High school graduate (including equivalency)	1,247	1,960	69	194	63	-448
Some college or associate's degree	3,230	3,473	118	255	-514	-421
Bachelor's degree or higher	3,674	-2,111	-110	392	1,383	2,795

PART 3

Implementation

General

Ann Arbor needs to focus its attention on the preservation and production of affordable *non student* rental housing for low and moderate-income workers who are helping to keep so much of the Ann Arbor economy vibrant.

Pittsfield also needs to focus its efforts on existing and future demand for affordable non student rental housing for low and moderate-income workers.

Meanwhile:

Ypsilanti cannot remain the de facto affordable housing policy for Ann Arbor and Pittsfield; continuation of this default way of operating will ensure further decline of property values and fiscal stability.

Ypsilanti must find partners to intervene in the destabilizing cycle of foreclosure, disinvestment, abandonment, flipping, and distress.

Ann Arbor and Pittsfield	Ypsilanti (City and Township)
Add 3,139 non student affordable rentals next 20 years	Grow demand by 4,178 college educated HHs next 20 years

TASK					
GROW THE <u>SUPPLY</u> OF AFFORDABLE NON-STUDENT RENTAL HOUSING IN ANN ARBOR AND PITTSFIELD					
GOALS	Annual		By 2035		
Ann Arbor	140	2797			
Pittsfield	17	342			
OBJECTIVE	Regional Equity and Fair Share Balance (skills, education, housing) to help ensure the County is creating an environment that is best prepared for economic growth.				
METRICS	Additional Affordable Supply on an Annual Basis As Noted Above				
TOOLS	Inclusionary Zoning	Incentive Based Zoning	Need Based Calculations	Housing Trust Fund	Development Review
POTENTIAL IMPACT	HIGH	HIGH	HIGH	HIGH	HIGH
ACTIONS	<div>1. Work with legislative partners to create framework by which high demand communities can implement inclusionary zoning provisions (i.e. amend State enabling legislation to enable communities to require % of residential units be maintained affordable).</div> <div>2. Work with the City of Ann Arbor to develop an Inclusionary zoning ordinance.</div> <div>3. Work with the Pittsfield Township to develop an Inclusionary zoning ordinance.</div>	<div>1. In high demand areas, development zoning premiums or other incentive-based approaches to add to affordable and workforce housing inventory. Evaluate planned unit development ordinances in urbanized areas to recommend methods of incorporating affordable and/or workforce housing component to public benefit evaluation.</div>	<div>1. Develop a ratio that equates the development of commercial floor area or market rate housing floor area to a certain number of units of affordable housing required to support the new development. (i.e. the number of low income or workforce jobs that would be needed to support a particular development equate to a certain number of units to house those employees).</div> <div>2. Develop a ratio that equates the addition of new high-end jobs to a community with the service sector job needed to support the growing workforce. Use this framework to help establish and update annual housing targets.</div> <div>3. Develop a ratio for rental housing stock that relates current and proposed jobs in the jurisdiction/county to available/needed rental housing. Use this ratio to establish goals for new rental housing as well as affordable home ownership programs.</div>	<div>1. The sale of all public land will donate a portion of the provides to the trust fund.</div> <div>2. Explore millage, bonds and/or other methods of assembling adequate resources to meet affordable housing unit targets based on history of unit support and projected costs of future development.<div><div>• Seattle</div><div>• Austin</div></div></div> <div>3. Leverage DDA funds for affordable housing inventory.</div> <div>4. Establish a Land Trust to acquire costly land (at current prices) that can be later leased to developers as a tool for achieving affordability. Traditional Land Trust activities can also be accomplished by a Land Bank with suitable statutory language in the organization's enabling charter.</div>	<div>1. In high cost markets, evaluate opportunity to reduce development fees and/or streamline process to promote affordable units through reduced time and/or cost of development review process.</div> <div>2. Along major development corridors that span multiple jurisdictions, develop common developer procedures to help streamline and simplify developers working on cross-jurisdictional projects or on multiple projects within the corridor.</div>

TASK	GROW THE <u>SUPPLY</u> OF AFFORDABLE NON-STUDENT RENTAL HOUSING IN ANN ARBOR AND PITTSFIELD					
GOALS	Annual	By 2035				
Ann Arbor	140	2,797				
Pittsfield	17	342				
OBJECTIVE	Regional Equity and Fair Share Balance (skills, education, housing) to help ensure the County is creating an environment that is best prepared for economic growth.					
METRICS	Additional Affordable Supply on an Annual Basis As Noted Above					
TOOLS	ADUs	Choice Voichers	Brownfields	Tax Foreclosures	Tax Exemption	108 Financing
POTENTIAL IMPACT	LOW - MODERATE	LOW - MODERATE	LOW - MODERATE	LOW - MODERATE	LOW - MODERATE	LOW - MODERATE
ACTIONS	Encourage zoning amendments across communities to provide additional housing unit opportunities (e.g. granny flats, small accessory apartments).	Work with housing choice voucher administrators to maximize utility of vouchers by utilizing tiered structure (i.e. higher voucher limits in higher market areas, lower in areas of concentrated poverty).	Amend policy and implementation of Brownfield incentives to require affordable housing units component to any supported residential project in the target areas; Establish thresholds for implementation.	Work with County Treasurer and municipalities to determine methods of maximizing the availability of appropriate tax foreclosed parcels to increase affordable housing inventory.	Maximize use of Public Act 216 of 2006 to provide tax exemptions for non-profit ownership housing; Utilize PILOTs to reduce development and operational cost of affordable housing developments consistent with Act 346 of 196.	Evaluate methods of utilizing Section 108 loan guarantees to support affordable and/or workforce housing development.

TASK		GROW DEMAND BY WORKING AND COLLEGE-EDUCATED HOUSEHOLDS TO LIVE AND REINVEST IN YPSILANTI												
GOALS	Annual		By 2035											
City	69		1,383											
Township	140		2,795											
OBJECTIVE			Regional Equity and Fair Share Balance (skills, education, housing) to help ensure the County is creating an environment that is best prepared for economic growth.											
METRICS			1. Housing Values That Rise at Rates > the Regional Average 2. Poverty Rates That Are Falling Towards a Target Rate of < the Regional Average											
TOOLS			Invest in Q/L Amenities		Regulatory Updates		Transportation Options		Educational Policy		Neighborhood Stabilization		Limit Additional Affordable Housing	
POTENTIAL IMPACT			HIGH		HIGH		HIGH		HIGH		HIGH		HIGH	
ACTIONS			1. Create a capital improvements plan that is geared towards urban amenities such as parks, plazas, transportation amenities including pedestrian facilities, bike lanes, new transit stops, etc. 2. Explore millage, bonds and/or other methods of assembling adequate resources to implement capital improvements 3. Develop county-wide grant program for targeted for community enhancements.		1. Update zoning ordinance to allow for higher density development along transit routes. Require high quality urban design in key areas. 2. Curtail apartmentalization of large, single family homes 3. Establish mandatory rental property registration and inspection program 4. Alternatively deploy code enforcement (focus on code compliance in middle market sub areas and code enforcement in most troubled areas)		1. Develop more robust transit options including expanded bus services and potential BRT or light rail on major corridors as well as the creation of a complete network of walking and biking facilities. 2. Ensure that public incentives and investments in affordable and/or workforce housing are made only in instances where housing is effectively linked with public transit, non-motorized networks, and other transportation choices.		1. Create a unified Ann Arbor, Ypsilanti School District 2. Develop / Expand programs to provide continuing education to existing workforce in the community. Set goals for skill growth in the community each year.		1. Focus capital improvement on amenities that improved quality of life, such as parks, and trails. Prioritize projects based on greatest impact. 2. Create the desire for private investment in local/neighborhood commercial areas by public investment in roads and street scape in order to make them attractive to developers and business owners. 3. In areas of concentrated poverty, target investments and incentives to projects that stabilize neighborhoods and/or improve market demand/price point as a means of de-concentrating poverty.		1. Work with housing choice voucher administrators to maximize utility of vouchers by utilizing tiered structure (i.e. higher voucher limits in higher market areas, lower in areas of concentrated poverty) 2. Ensure any investments in affordable and/or workforce housing meet or exceed the median cost of housing in the jurisdiction. 3. Tie any investments in affordable or workforce housing to meaningful quality of life improvements. 4. Work with County Treasurer and municipalities to determine methods to identify available tax foreclosed parcels and try to get them into the hands of programs like Habitat and avoid additional absentee land lords in order to stabilized/increase demand.	

TASK GROW DEMAND BY WORKING AND COLLEGE-EDUCATED HOUSEHOLDS TO LIVE AND REINVEST IN YPSILANTI

GOALS	Annual	By 2035
City	69	1,383
Township	140	2,795

OBJECTIVE Regional Equity and Fair Share Balance (skills, education, housing) to help ensure the County is creating an environment that is best prepared for economic growth.

METRICS	1. Housing Values That Rise at Rates > the Regional Average
	2. Poverty Rates That Are Falling Towards a Target Rate of < the Regional Average

TOOLS	Balance S-D to Stabilize Prices	Home Purchase Assistance	Tax Increment Financing	Development Review	Control Land***	Energy Efficiency
POTENTIAL IMPACT	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE
ACTIONS	<ol style="list-style-type: none"> 1. Acquire and demolish obsolete pre 1930 wood framed houses throughout the Township 2. Intervene in foreclosure process for post 1960 brick ranch homes throughout Township using an acquisition-rehab-sale process, and target finished product pricing above market 3. Provide incentive and grants to Township and City owner occupants for exterior upgrades 4. Provide incentive loans to Township and City owner occupants for interior upgrades 	<ol style="list-style-type: none"> 1. Target first time buyer programs to highly qualified working and professional households, 2. Expand on successful efforts such as LiveYpsi 	<ol style="list-style-type: none"> 1. Develop TIF districts along key corridors or other methods to move value creation between jurisdiction into most regionally impactful areas. 2. Strategically invest TIF funds into infrastructure and amenities that promote a sense of place, and quality of life. 	<ol style="list-style-type: none"> 1. In weaker markets, evaluate opportunity to reduce development fees and/or streamline process to promote market rate development through reduced time and/or cost of development review process. 	<ol style="list-style-type: none"> 1. Use County wide trust funds to acquire vacant parcels; where possible assemble large blocks of land by connecting land purchases to demolition of obsolete pre 1930s housing stocks. <ul style="list-style-type: none"> • Start with those in foreclosure process. 2. Downzone and place in conservation easement to reduce excess land supply 3. Establish a Land Bank to acquire fallow land (at current prices) that can be managed and, eventually, assembled for development as market rate housing on the demand side of the equation. 	<ol style="list-style-type: none"> 1. Develop long term quality products that use best available technology. Create long term sustainability that focuses on the health of occupants and lowers energy costs.

Best Practices for Addressing Affordability Shortages in High Cost Markets (such as Ann Arbor)

Inclusionary Zoning	Incentive Zoning	Need Based	Housing Trust Fund/Levy/Bond
Madison, WI http://www.cityofmadison.com/cdbg/iz/	Puget Sound http://www.psrc.org/growth/housing/hip/alltools/incent-zoning/	Aspen, CO http://www.aspenpitkin.com/Departments/Housing-for-Workforce/	Boston, MA masshousing.com
Boulder, CO https://boulder.colorado.gov/housing/inclusionary-housing	Seattle, WA http://www.seattle.gov/housing/incentives/LandUseCode.htm		Austin, TX http://www.austintexas.gov/2013bond tdhca.state.tx.us/htf
Montgomery County, MD http://montgomerycountymd.gov/dhca/resources/files/director/housing_policy/housingpolicy2012_draft.pdf	New York City, NY http://www.nyc.gov/html/dcp/html/zone/zh_zoning_tools.shtml		Seattle, WA http://www.seattle.gov/housing/levy/ housing.ocd.wa.gov
Sacramento, CA http://www.shra.org/LinkClick.aspx?fileticket=XZQq8ExTDCU%3d&tabid=143&mid=418	Cambridge, MA http://www.cambridgema.gov/CDD/housing/fordevelopersandpropmanagers/incentivezoning.aspx		
Barnstable, MA http://ecode360.com/6556730			
New York City, NY http://www.nyc.gov/html/dcp/html/zone/zh_inclu_housing.shtml			
Seattle, WA http://clerk.seattle.gov/%7Escripts/nph-brs.exe?s1=&s3=31551&s2=&s4=&Sect4=AND&l=20&Sect5=RESNY&Sect6=HITOFF&d=RESF&p=1&u=%2F%7Epublic%2Fresny.htm&r=1&f=G			

Best Practices for Addressing Demand Problems in Weak Markets (such as Ypsilanti - City + Township)

Use of Vacant Parcels	Healthy Neighborhoods	Using Major Institutions	Historic Preservation	Scaled Redevelopment
Pittsburgh, PA https://gtechstrategies.org/wp-content/uploads/2013/10/VacanttoVibrant.pdf	Baltimore, MD http://www.healthyneighborhoods.org	Philadelphia, PA https://www.fels.upenn.edu/news/new-report-urban-revitalization-1	Frederick, MD http://www.downtownfrederick.org/downtown-history	Denver, CO (LoDo) http://urbanland.uli.org/development-business/from-skid-row-to-lodo-historic-preservation-s-role-in-denver-s-revitalization/
Louisville, KY http://www.metropolitanhousing.org/get-involved/louisville-vacant-properties-campaign/	Milwaukee, WI http://city.milwaukee.gov/HealthyNeighborhoods#.VKb-sluppFI		Durham, NC http://durhamnc.gov/ich/cb/cdd/Pages/ssd_revit.aspx	Baltimore, MD (EBDI) http://www.ebdi.org
	Jamestown, NY http://jamestownrenaissance.org/neighborhoods/			Oakland, CA http://www.downtownoakland.org
	Battle Creek, MI http://www.nibc.org/#&panel1-1			
	Chattanooga, TN http://choosechattanooga.com/neighborhoods/			
	Oswego, NY http://www.oswegonyonline.com			

APPENDIX

Survey and Interviews

ADDITIONAL QUALITATIVE FINDINGS FROM INTERVIEWS

Significant feedback was obtained from a large volume of interviews. There was widespread agreement that the community overall faces some hard choices. Likewise there was general agreement that the issues facing one community - while connected - are not the same as those facing others. There was consensus that Ann Arbor is a strong market with an acute affordability challenge; and agreement that Ypsilanti is a weak market with equally acute challenges, but of a different nature. An additional common recognition was the acknowledgment of the limited capacity of the nonprofit development sector.

1. While most believe the region values the need for affordable housing, there is a sense that the region lacks a common definition or understanding of what affordable housing is.
2. There is a strong interest in addressing affordable housing needs in the region in a balanced, thoughtful way.
3. There is some confusion about what affordable housing is (meaning); we were told that some residents have been critical of people that may live in affordable housing even when the new residents would have the same income as the current residents.
4. Some have indicated that issues of race and ethnicity play into where the community wants to put and have affordable housing, but that these issues are not often discussed in public. This contrasts with many public statements about the value of diversity. The question appears to be how that value is supported and implemented through planning and services.
5. Racial and ethnic diversity is a value shared throughout the jurisdictions. But it is a spoken value not revealed in objective data regarding settlement patterns, market values, school district boundaries, and livability. Residential segregation analysis by both the Brookings Institution and the Institute for Social Research at the University of Michigan Social Science Data Analysis Network) speaks clearly to this issue.
6. Most people say they don't want rising housing values to push their neighbors out of their community.
7. The recent regional mass transit plan is an example of multi-jurisdictional collaboration. There have been other regional efforts around policing and others that indicate an ability for the region to cooperate.
8. Mass transit is seen an important part of regional housing, development and economic planning.
9. When talking about affordable housing, people emphasize the need to encourage people to live near where they work and the goal of giving residents a range of housing choices. This idea of workforce housing was regularly identified as a priority.
10. Preserving workforce units - especially as prices are rising and older low income tax credit projects age - may not be getting the focus it deserves, given that the public has focused on, especially in Ann Arbor, the housing options for the very lowest income households.
11. There is considerable civic and policy focus on people under 30% of AMI, especially the homeless, and especially in Ann Arbor. Many commented that public money should focus on helping those under 30% of AMI.
12. Still, generous supportive services for people under 30% of AMI (area median income) in Ann Arbor have attracted people from outside the county to Ann Arbor. This has raised concerns about the sustainability of these programs.
13. The fact that most of Ann Arbor's housing vouchers are used outside the city has created a services imbalance as other communities, often with fewer resources than Ann Arbor, are pressed to provide supportive services to high concentrations of voucher residents.
14. There is a struggle between housing advocates that want to build in lower cost jurisdictions to maximize their investments and people in those jurisdictions concerned about the pressure on their local budgets and overall economic prospects from over concentration of any one type of housing or a lack of alignment between housing and jobs.
15. Existing zoning (density, parking, height, design) can make it hard to provide under 30% AMI housing as well as other levels of affordable housing.
16. Some in Ann Arbor have suggested local zoning and land-use could be modified to encourage transit, discourage cars, and provide for more affordability, as well since providing parking spaces for cars. But this costs extra money. It was raised a few times that changing city parking

requirements away from a minimum parking requirement would open up more options for mixed use, transit projects that support a range of housing prices.

17. While the student population is not growing very fast, there are concerns (completely validated by quantitative analysis) that new student housing is driving up the cost of housing in Ann Arbor as developers focus much of their attention on high-end student housing.
18. People want to make sure seniors can age in place and/or live in the community for the long term. Many have criticized the state policy that pushes seniors to stay in their current home at a lower tax level because it functions as a disincentive from moving into a smaller and more manageable home.
19. Some suggested that more assisted living, co-housing, rooming and/or co-operative housing options for seniors would be helpful. These housing approaches could be a beneficial tool to support regional affordable housing goals.
20. A number suggested greater density in urban areas would help the region provide a range of housing prices and affordability. Jurisdictions in the region clearly understand the benefit of mixed-use, higher density development clusters in areas with appropriate transit services and their master plans reflect this. But recent development projects, where developers built less than they otherwise could due to concerns about market demand, parking, neighborhood concerns, demonstrate that achieving this development vision can be difficult. Some believe the government should be stronger about enforcing master plans and the calls for mixed income, mixed use development.
21. Urban infill, government owned land and the Washtenaw Avenue Corridor regularly come up as the best opportunities for bringing a range of housing options to the area. Also, Reimagine Washtenaw came up repeatedly as an important regional project that can help foster the collaboration and regionalism needed to also address a balance of affordable housing options. But it was stressed that this project can't address all the affordability issues.
22. Where possible, the jurisdictions want to protect rural areas and prevent sprawl. This is important for environmental, quality of life and infrastructure reasons. It was not generally acknowledged that such aims increase the cost of housing.
23. There is a sense that area developers are not as committed to affordable housing or mixed-income/mixed-use housing as they could

be. It was suggested a few times that the local development community needs to be augmented by outside developers with experience in mixed-use-mixed-income projects.

24. A number expressed frustration about lack of inclusionary zoning powers due to state law, though many suggested zoning could still be used to encourage a range of price points.
25. There may be an opportunity to work more closely with developers to provide workforce housing options in the area. Public-private partnerships to create affordable housing have not been as common as some believe they should be. Most said that there is limited collaboration with developers today. Many suggested that there are not enough market-driven developer projects to generate a lot of affordable housing and that more pro-active efforts using publicly owned land and, perhaps even publicly purchased land, would be needed.
26. It can be hard to get private land-lords and apartment companies to accept vouchers or ex-felons. Both policies make providing affordable housing for especially lower income populations hard.
27. There is natural civic tension between doing what is needed to respond to the housing market so that a community can provide a range of affordable housing options and community concerns about change and density. Many indicated that people in the community are concerned about the scale of buildings created obstacles to building affordable housing. We also heard clearly that there are many that associate their community's charm, sustainability and social equity as coming from the diversity and types of people that can live there. But what we heard varies. (The sentiment in Ann Arbor is not the same as the view in Ypsilanti.) The perspective in Ypsilanti Township is not shared by everyone else, and vice versa. Markets with different strengths produce people with different viewpoints.
28. There is concern from some that taking a don't change, low density approach will essentially drive up home values, create sprawl, exasperate traffic and lead to a less balanced region.
29. Carrot Way came up a number of times as a good model for an affordable housing project with people suggesting it should be replicated.
30. Many believe that there is a lot of interest and value in using areas outside Ann Arbor as the affordable housing for the region because they are less expensive and government subsidies can go further. This

is tempered by the fact that people outside of Ann Arbor are worried about over concentration of low income housing and the overall balance of housing options in their communities.

31. Outside of Ann Arbor there is concern about the amount of rental housing. They have a desire to see more affordable home ownership options. Since the recession, some areas have seen a substantial change from home ownership to rental.
32. As already stated, housing vouchers for Ann Arbor are most often used outside of Ann Arbor and are creating concentrations of vouchers in a few limited areas. This creates demand for supportive services (jobs, mental health, public safety, etc.) that these communities can't afford. Prisoner re-entry programs often send people to the same communities and these residents (as well as those exiting homelessness) have similar needs for support services. It also creates anger and frustration in the receiving jurisdictions.
33. Some expressed concern that the region may lack the staff resources and capacity to support a truly collaborative approach to affordable housing. Others suggested that the County is well positioned to help coordinate and catalyze regional collaboration through the management of grants as well as staff support.
34. There is general agreement that residents of each jurisdiction should have multiple choices about where they can live and that there should

be a balance of housing options. No one jurisdiction should have all the high income or the lower income housing, but there are different views about what balance and regionalism mean with some saying it means somebody else takes more and few saying it means they should take more affordable housing. Everyone generally agrees that affordable housing is important, as long as it is located someplace else.

35. Sustainability is integrated into area master plans, transportation, energy and civic planning, but generally speaking is not directly associated with housing affordability. There are some current efforts to make affordable housing more energy efficient. There is a sense that sustainability could be more clearly aligned with affordable housing as the two go hand in hand.
36. Schools play a significant role in how people think about where they live and the value of the housing. Communities that are a part of the Ann Arbor school district have a clear real estate advantage; This does impact the balance of housing choices in the region.
37. There is a sense that more focused political leadership would help affordable housing issues and that the area lacks clear metrics or goals. Past efforts with specific numerical goals failed, so some have also suggested that the focus should be on projects instead.

SURVEY REVIEW

1/3 of homeowners surveyed (321) are concerned (119) that they couldn't buy their own home if they tried to do it today.

64% of survey respondents are pretty happy about where they are living now. 20% ready to move if they can afford it.

80% of those contemplating moving in the future are focused on quality of life and cost. Some mentioned work, changes in relationship status, a desire for something new (e.g. warmer weather, country living) as driving their desire to move.

Safety (19%), Affordability (16%), Schools (15%), and Employment options/jobs (11%) are seen as the top public priorities.

40% live where they are due to quality of life, 31% for cost/affordability reasons, and 28% because it is close to work. Others indicated they live where they do so they can live near family and friends; the need for a larger or smaller house; a change in their relationship status (married, single, etc.); retirement; eviction; safety; a desire for something different (e.g. rural living); needing a place for dogs; needing a place for kids, and; that their previous rental building had been sold.

80% see community sustainability as an important value, including making sure a broad range of people can live in a community (50%), a sense of social justice (44%), protecting community assets (36%), ensuring people that grow up in the community can live there (36%) and about 33% identifying clean water and mass transit as important for sustainability.

Others, when asked about lost affordability, brought up concerns about gentrification, increased foreclosures, increased homelessness, segregation, and longer commutes.

Feedback on Purpose and Value of Affordable Housing

The top goal identified for affordable housing was making sure people have choices about where they live (62%). 48% said affordable housing is necessary to help their community thrive. 41% said the ending

homelessness is a major goal. 37% said helping seniors age in place was a top goal. 37% said helping people live near their jobs was an important goal.

The top purposes identified for affordable housing are: 69% housing for working families; 56% entry level rental options; 52% Homeless housing options; 51% senior housing, first time home buyer and general home ownership options.

84% believe that affordable housing is an important issue and 86% believe it is important that people living in their community now can continue to live there into the future.

46% of respondents think others in their community are worried that affordable housing will hurt their home values. 36% think their neighbors believe affordable housing should be somewhere else.

31% of respondents think others in their community want to live in a place with a range of housing options.

31% of respondents think there is modest interest in affordable housing issues amongst their neighbors.

34% are concerned that lost affordability will make it harder to fill jobs in the community and

32% are concerned that lost affordability will contribute to increased traffic and congestion.

49% believe families with children need the most help with affordable housing. 45% say the homeless. 39% say entry-level workers. 37% say seniors.

Why is affordable housing important?

(summary of written responses)

- It is needed to attract and keep community diversity and talent; we need housing for people that work in and contribute to our community.

- It is important to have options for people to buy housing so they can put down roots and become a part of the community.
- Important to attract and retain young people who contribute to workforce and put down roots.
- People shouldn't have to be homeless.
- People should be able to live near where they work.
- It is an important part of dealing with congestion and sprawl.
- Because many of us could need a different housing option at some point.
- Housing is critical to a person's ability to work and get ahead.
- People should have housing choices.
- To attract new families to an area and to create safe places for children to grow up.
- Single parents need affordable places to raise their families.
- So our children can move back and live where they grew up.
- It is a human right. Social justice is a core community value.
- It helped me.
- People deserve a safe, clean place to live.
- A strong community should not exclude low-income people.
- A strong community has people from all backgrounds and economic levels.
- People with developmental disabilities and mental illness should have places to live in a community.
- The new housing being built is too expensive.
- People shouldn't be priced out of their communities/homes/apartments.
- It is very hard to find a place to live (especially in Ann Arbor).
- Ownership opportunities are too limited for folks; there are not enough affordable choices.
- People shouldn't have to choose between food and rent.
- It is hard to save to buy a home if you can barely afford your own rent. This makes it hard to climb the economic ladder.
- We don't have enough options for seniors to live in.
- Affordable housing in Ann Arbor would increase access to good schools.

Why is it important for people to be able to continue to live in their current community?

(summary of written responses)

- A stable community should have a mix of people, talent, backgrounds.
- Family and community stability require people to have the ability to live in their community for a long time.
- To prevent/slow gentrification.
- The residents are the character and most valuable assets of a community.
- Contributes to strong neighborhoods; long term residents are more civically active.
- If people don't think they can keep living in a place, they are less likely to help improve it or to participate in civic life.
- I want to stay in my community.
- Helps promote pride in the community; community roots get stronger the longer somebody lives in a place.
- People should be able to stay in a community they enjoy.
- Fairness.
- Contributes to community balance and sustainability; community is based on long-term relationships and shared experiences.
- Stability helps contribute to economic base of a community.
- A true community should support people at every stage in their life; Aging in place is important.

What is quality of life?

(summary of written responses)

- A safe and well maintained neighborhood.
- A place you can safely walk around; the ability to walk places.
- Quiet.
- Access to parks & green space. Trees and grass.
- Neighborhood with kids & sense of community.
- Great neighbors.
- Civic pride.
- Grocery stores.
- Access to arts and culture and entertainment.
- Transportation options (walking, biking, transit).
- Access to health care.
- Access to friends.
- Access to farmer's markets and local food choices and local farmers.

- Access to libraries.
- Good schools nearby.
- Diversity.
- Time to spend with friends and family.
- Quality landlords that are available and provide good customer service.
- Access to restaurants.
- Vibrancy and activity.

What should affordable housing look like?

(summary of written responses)

- Safe.
- Clean and well cared for.
- Well-built.
- Need to fix derelict buildings.
- Affordable housing should be energy efficient.
- Close to good schools.
- It should allow people to have disposable income for other needs.
- It needs to be transportation and transit accessible (need more of this).
- A part of a stable community.
- It should ensure people have choices as to where they can live.
- Close to work. Affordable homes should be within two miles of a job.
- It should be in mixed-income settings. [very strong comments about not segregating housing types].
- Must be compatible with surrounding neighborhood; Should look like the other housing that is near it.
- There should be a range of housing types in every neighborhood for different life stages.
- Denser urban areas with greater mix of housing price points.
- It should not be concentrated; it should be integrated & blended throughout community.
- Smaller scale housing units that are more affordable.
- It should provide options for families. We need more family sized housing.
- Options for working families and retirees.
- Avoid city-owned housing; focus on private-ownership rental.
- Explore market-based affordability rather than government subsidies; zoning and density should be tied to market-based affordability.

- Affordable housing needs to include ownership options, not just rental.
- Ownership is important. Co-ops could be a good form of ownership to encourage.
- Rental and purchase options mixed together.
- Opportunity for long-term living to put down roots in the community.
- Should encourage personal responsibility, growth and ownership.
- Co-housing options should be explored.

Regional Coordination + Balance

88% of respondents believe that communities should provide a range of housing options and types for their residents.

65% don't think there is a fair distribution of housing types in the county. 41% would like to see more opportunities for people to live where they work. 29% wants to see more balance of housing affordability options. 19% wants to see more affordable entry-level housing options.

65% of respondents believe that their community should provide a range of ownership and rental options and need to do more to make this happen. 21% think their community is already doing enough.

83% would like to see coordination between jurisdictions on affordable housing issues, but only 9% think this coordination is already happening.

45% believe different areas of the county currently have different roles with regard to affordable housing...

What does that mean?

(summary of written responses)

- Clearly some areas have more affordable housing than others; all areas should have affordable housing - there shouldn't be a "poor" area.
- Ann Arbor has more subsidized housing, but outside areas are more affordable.
- Ann Arbor should do more. It has become very expensive.
- Ann Arbor needs to focus more on making housing affordable for working people.

- Ann Arbor provides a lot of services, but other areas of the county have greater numbers of people with needs.
- All of the new development in Ann Arbor is high-end and expensive for people to afford.
- There are options, but not enough.
- Ypsilanti seems to be more diverse and affordable than Ann Arbor.
- Ypsilanti houses a disproportionate amount of the county's affordable housing.
- Ypsilanti isn't as supportive of new affordable housing as other areas.
- It appears that some think Ypsilanti should solve everybody else's affordable housing and workforce needs.
- Rentals are concentrated in the eastern end of the county.
- Ypsi/Eastern Washtenaw generally has enough affordable housing and need to focus on stabilizing neighborhoods, fixing the public schools and getting people good jobs, and encouraging home investment.
- Service needs are concentrated in the eastern end of the county.
- Western Washtenaw, Chelsea and Dexter in particular, are fast becoming retirement centers for wealthy baby boomers & should maybe start thinking about affordability now while space is still available.
- Urban areas have a greater role to play due to proximity to jobs and transit; the more urban an area is, the more important affordable housing is for workforce needs.
- If you have employment, you should have housing near it.
- There should be a variety of people and housing everywhere; everybody has a role to make sure people have housing options.
- Some areas of county are very expensive; wealthier areas of county should do more.
- Some areas of county have disproportionate share of housing vouchers.
- Need more transit services to support housing options for people.
- We need a regional approach rather than each jurisdiction having a different model.
- Every community needs a health triple bottom line--socially, economically and environmentally--to become truly sustainable.
- Diversity is not spread evenly throughout the county - the county seems very segregated in terms of housing.
- Less dense areas are pushing the more urban areas to cover the needs for affordable housing.
- Some places are trying to ban affordable housing.

- Areas with the most transit and services should support the most affordable housing.
- The County is balanced overall.
- The decisions about balance should depend on each community's unique needs.

What does “fair” mean with regard to affordable housing distribution? (summary of written responses)

- Every jurisdiction has a role in helping provide the region's housing needs for all income levels; each community has some reasonable degree of diversity of housing options and price points.
- No one community (or two) should have to bear a disproportionate share of low income housing; over concentration isn't fair.
- We should have a fair distribution of tax base so lower cost, lower tax producing properties are not concentrated in one area.
- Ann Arbor, Saline, Dexter and Chelsea should play more of a role.
- We should work to distribute rents/housing choices based on average wages in an area.
- If 20% of the jobs in a town pay poverty-level wages, then 20% of the homes in the town should be affordable to those workers who live in poverty.
- Housing should be available within a 45 minute commute to work or less.
- If you can be employed in a community, you should be able to live there.
- Minimum wage should enable you to find housing that is safe and clean.
- Teachers, firefighters, police officers should all be able to live in the community they work in.
- You should not have to earn 6 figures to live in the community.
- Paying a fair rent (30% of income)
- We need more affordable options near transit lines.
- More opportunities for families with kids.
- People shouldn't have to choose between good schools for their kids and affordability; the best schools should be available to all communities
- People should have a chance to get on their feet, but should not get a free ride.
- People should have a chance to live in a community and get ahead.

- People shouldn't get special deals based on their income — fair is everybody pays the same for the same house.
- Ex-felons should have a chance to re-start their lives
- Elderly and disabled should be able to live in their community.
- Every community should provide a certain amount of housing options for those with disabilities, senior citizens, and the poor because that is the decent thing to do.
- We should have either a "fair share" housing provision (each local unit provides a percentage of the region's affordable housing equal to its percentage of the region's total population) or an "impact fee" approximation of such a system, in which units that don't provide housing units provide financial support to those who do.
- There should be a sliding scale of income to rent payment.
- Housing choices should take into account all aspects of a person's life. Look at poverty issues and disability issues that affect a person's income.

What affordable housing policies and programs are you most familiar with?

(summary of written responses)

- Low income tax credits (some would like them to allow for more mixed income projects).
- Community Development Block Grant Funds.
- HOME Funds.
- Section 8 Vouchers (frequently mentioned, many concerned about concentrating poverty or concerns about being bad neighbors, many also say they work when they are available but that they are not available in all communities or usable with all land-lords and the waiting lists are too long).
- Habitat for Humanity (most commonly cited) people want to see it used more.
- Avalon (mentioned multiple times as needing more support, as providing good supportive services).
- RAAH.
- Shelter Association.
- Ann Arbor Housing Commission.
- Ann Arbor and Ypsilanti Housing Authorities.
- HOPE 6.

- Public housing projects raised as being unsafe while others talked about how vouchers work and that more are needed (and they should be accepted in more places).
- Co-ops do work.
- USDA Rural Homeowners Program.
- Strong comments about the value of mixed-income development (we don't want segregated areas).
- Rent controls like in NYC.
- Concerns raised about effectiveness of developer contributions and small projects to impact market forces.
- Increase housing first funding.
- Should offer tax incentives so people can live closer to work.
- Inclusionary zoning (mentioned a few times to help create mixed-income housing options).
- Fair share housing (per-community).
- Twin Cities Fiscal Disparity Act / tax-base sharing -- in part, approximates a per-community payment-in-lieu fair share housing system; regional shift in property tax revenues from communities with high taxable value per capita to those with low, so that cities hosting more low-income residents (and low taxable-value housing) can address the service needs they have.
- Tenant right of first refusal.
- There are few programs to help seniors.
- Should have local land trusts to hold land to help with affordability.
- Housing first policies.
- Should have a larger housing trust fund.
- Shared Tax District between jurisdictions to address infrastructure and housing needs.
- Some concerns about concentrated low income housing in Ypsilanti.
- Concerns about low income tax credit projects expiring and people being priced out.
- MSHDA downpayment assistance program helps homebuyers with the substantial financial burden of the downpayment on a mortgage.
- Plan to end homelessness needs to be updated.
- Concerns about subsidized housing producing dependency.
- Step Forward Michigan.
- Interfaith Hospitality Network.
- Some think the focus should be on education not on housing.
- Some want "granny-flat" rental options
- Hamilton Crossing pointed to as a good project.
- Delonis and Alpha House. Need more of these and mental health services.

- Water street
- 1st ave
- Paradise manor
- University Townhouses
- Arrowwood mentioned a few times as a good project

What would you do for affordable housing if you could do anything?
(summary of written responses)

- New, denser mixed use and mixed income development near all transit lines in region.
- Increase affordability in downtown areas with the most walkability, jobs and transit
- Allow for more density.
- Have a mix of housing in every neighborhood; balance in thee region.
- Provide more home ownership options.
- Prevent sprawl; halt all development on agricultural land.
- Stop McMansions.
- Increase housing supply along key corridors, including both subsidize and market-rate housing.
- Don't allow developers to tear down modestly-priced housing.
- Stop building luxury apartments.
- Don't segregate or concentrate — integrate.
- Expand transit routes (have more buses to and fro Chelsea, Dexter, Canton and add Saline)
- Make sure all affordable housing looks nice and is something we can be proud of.
- Make units small so they are more affordable (e.g. 800 sq ft); make sure zoning allows smaller homes (e.g. more affordable)
- Make all affordable housing energy efficient.
- Support small, modest apartment units/buildings throughout the urban areas.
- Allow ADUs in Ann Arbor.
- Provide more starter homes for young families.
- More rental options for young professionals just starting.
- More affordable first time home buyer options.
- House young families with seniors so the seniors can help with the kids
- More co-ops.
- More senior housing options.
- Affordable 2 bedroom apartments.
- Affordable 3 bedroom purchase options/starter homes.
- More infill housing.
- More housing for non-students in Ann Arbor.
- Less low income housing in Ypsilanti.
- Something near Chelsea that is affordable.
- Change state law to allow inclusionary zoning.
- Expand incentives for developers to include affordability benefits in market-rate housing developments.
- Increased government investment/subsidy.
- Expand Ann Arbor's housing trust fund.
- Rebuild all current public housing.
- Eliminate housing waiting list.
- More options for use of section 8 vouchers.
- Expanded voucher program for more people at a range of income levels.
- Increase use of habitat for humanity.
- Provide vouchers targeted for senior citizens.
- More housing re-habitation funds for seniors and others.
- More support services (mental health, social workers, jobs programs) for people in subsidized housing.
- Make sure people living in subsidized housing take care of their homes.
- Increase subsidized housing options for working - poor with incentives for them to maintain their units.
- Help people with underwater mortgages.
- Lower taxes.
- Continue building the Sister Yvonne Gelise Fund for Supportive Services.
- Reclaim abandoned properties for affordable housing. Use housing funds to buy up low cost housing and work with habitat for humanity to then re-sell it; Take over all vacant properties fix them up.
- Bring in more outside capital to the area to invest in housing choices.
- Put less money into housing first and more into first time home-buyers and workforce housing needs.
- Increase the living wage in county.
- More job training so people could work and afford housing; attract more jobs to area.
- Provide more security in neighborhoods with a lot of affordable/public housing.
- Provide rent to own housing options.
- Develop rent control policies.
- More Avalons.

- Work collectively as a region; create a region-wide plan.
- County-wide affordable housing trust fund paid for through millage.
- Create a community/regional panel to oversee these issues on a regional scale.
- Create some sort of income metrics to guide plans.
- End homelessness.
- More safe shelters, especially for women and children.
- Improve options for Camp Take Notice.
- More emergency housing options.
- Just let the market do what it does - don't try to control it.
- Work with private investors instead of government.
- Remove the fear and bias from this issue - eliminate the stigma.
- Make sure everybody could find a place to live.
- Working people, seniors, vets, families all deserve places to live.
- Make sure everybody has access to a great education.
- Make sure everybody has access to healthy, local, foods
- More housing options, with services, for people with mental illness.

70% think developers should do more to help with affordable housing...

What does that mean?

(summary of written responses)

- They need to set aside more units as affordable.
- There should be more incentives for developers to create affordable housing.

- We need them to stop building luxury housing — they are only focused on expensive homes and condos.
- They need to put more work into making inexpensive housing look good.
- They are only focused on profit, so their profits should be tied to affordability.
- They are not building mixed income and mixed use buildings that we want
- We need more Avalon's.
- We need inclusionary zoning.
- Should require smaller homes integrated with larger, more expensive ones.
- Unless they are forced to, they won't do it.
- They should have to build on transit and infrastructure corridors... stop sprawl.
- Need to build more small, starter homes.
- When developers do try to build affordable housing, the community opposes it and/or it is struck down by the local government; developers need confidence their affordable projects have a fair shot to move forward.
- Ann Arbor's extra floor space premiums for developers have not been working.
- Zoning restrictions make it hard for developers to expand housing supply and thus impact supply and demand pressures.
- Developers focus a lot on the student market, not the workforce market.



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

HOMELESSNESS IN WASHTENAW COUNTY

Continuum of Care
Annual Report
2017

THANK YOU

PARTNERS

- Ann Arbor Housing Commission
- Avalon Housing
- Catholic Social Services of Washtenaw county
- Child Care Network
- Fair Housing Center
- Faith in Action
- Housing Bureau for Seniors
- Interfaith Hospitality Network at Alpha House
- Legal Services of South Central Michigan
- Michigan Ability Partners
- Michigan Department of Health and Human Services
- Ozone House
- Safe House Center
- The Salvation Army of Washtenaw County
- Shelter Association of Washtenaw County
- SOS Community Services
- Unified HIV Health and Beyond
- Veterans Affairs Ann Arbor Healthcare System
- Washtenaw County Community Mental Health
- Washtenaw Housing Alliance
- Ypsilanti Housing Commission

FUNDERS

- Michigan State Housing Development Authority
- US Department of Housing and Urban Development
- Washtenaw Coordinated Funders



EXECUTIVE SUMMARY

The Washtenaw County Continuum of Care *plans, coordinates, and delivers housing and services* to people experiencing homelessness in Washtenaw County. Composed of a broad group of individuals and organizations interested in ending homelessness, we implement strategic response, provide support to housing providers, track our progress, and provide oversight for our coordinated entry.

The need is real: on a January night in 2017, 262 people experiencing homelessness in Washtenaw County were staying in emergency shelters, and 40 more in places not meant for human habitation. To meet this need we coordinate services and referrals to make sure that our limited resources reach those with the greatest need. Working together, *in 2017 we provided services to more than 5,000 people*—resulting in more than 2,100 housing placements, and a 24% reduction in homelessness since 2015.

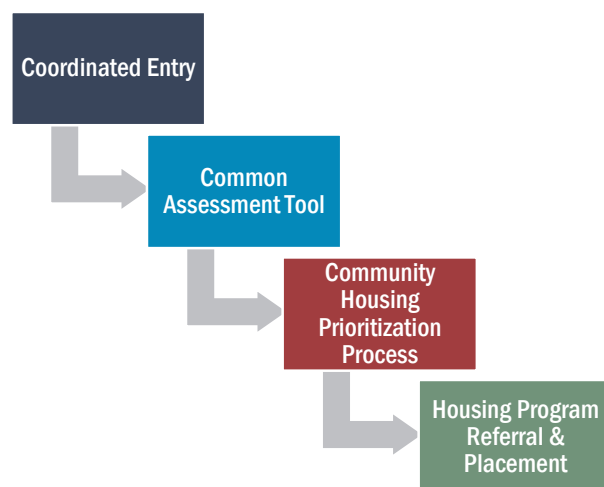
While our system is making an impact, we know that current resources for addressing homelessness are insufficient to meet the demand for housing and services. To better meet this need, the Continuum of Care also looks for opportunities to increase the resources available to address homelessness, to improve the quality and efficiency of our services, and to *engage more of the community to work toward our mission of ending homelessness*.

DEFINING HOMELESSNESS

Homelessness can take many forms. The Continuum of Care focuses its resources to serve people experiencing the following types of homelessness:

- **Literal Homeless:** People who are living in a place not meant for human habitation, such as a shelter, in a car, or on the streets
- **At-Risk:** People who are losing their primary nighttime residence within 14 days and lack the resources or support to remain in housing
- **Fleeing domestic violence:** People who are fleeing or attempting to flee domestic violence, dating violence, sexual assault, or stalking, have no other residence, and lack the resources to obtain permanent housing

Key components of Continuum of Care Assistance



SERVICES IN 2017



Avalon Housing and Chelsea State Bank staff at the grand opening of a new project from Avalon and Faith in Action

Our **COORDINATED ENTRY SYSTEM** screens clients to make appropriate referrals.

9,273

individuals were screened for services.

RAPID RE-HOUSING is designed to place people quickly into housing and provide time-limited support to keep them housed.



506 people housed through rapid rehousing.

People experiencing **UNSHeltered Homelessness** receive services from shelters and street outreach.

545

individuals were contacted by our outreach teams.

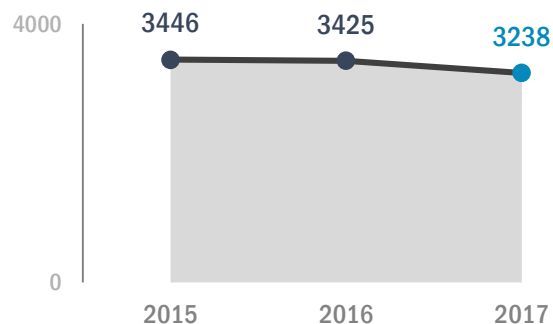
PERMANENT SUPPORTIVE HOUSING pairs a permanent rental subsidy with ongoing services for high needs clients.



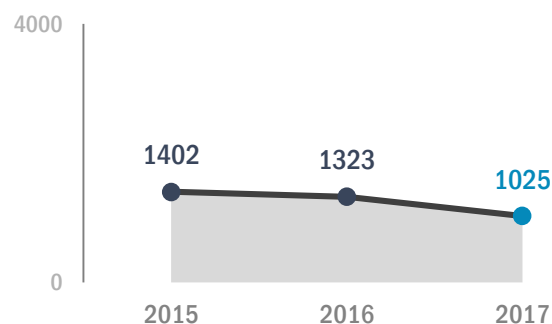
241 people exited to permanent supportive housing.

PROGRESS

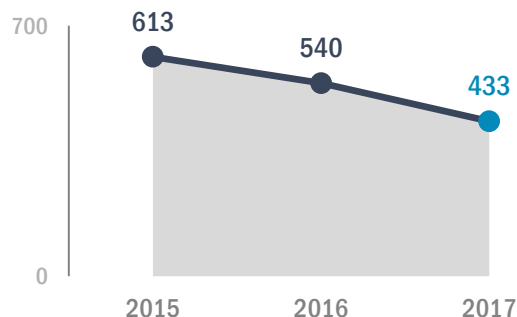
The number of people experiencing **literal homelessness** has **declined**.



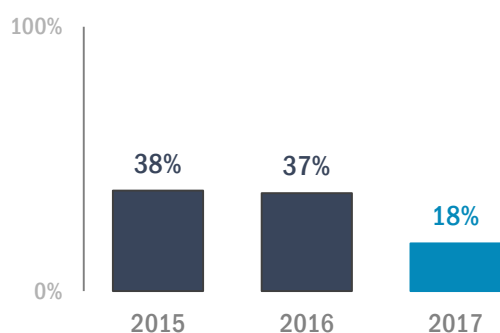
The number of people becoming homeless for the first time is **lower than ever before**.



There has been a **29% drop** in **chronic homelessness** since 2015.



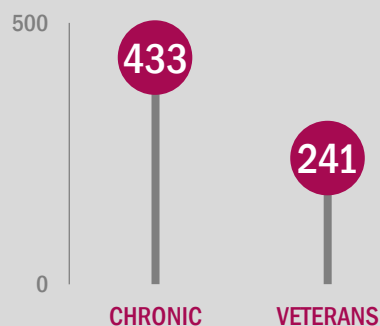
Fewer people are **returning to homelessness** after being housed.



**Built
For
Zero.**
COMMUNITY
SOLUTIONS

As a member of the Built for Zero national change movement, Washtenaw County has committed to ending veteran and chronic homelessness. By following best practices, such as using real time data, tracking monthly progress, and optimizing local resources, Washtenaw County has contributed to the more than 80,000 people housed through this movement nationally.

Total number of **chronically homeless and veterans housed** in 2017 in the county



MOVING FORWARD

GOAL ONE: END VETERAN AND CHRONIC HOMELESSNESS

Our highest priority is making Veteran and Chronic homelessness rare, brief, and non-repeating.

GOAL TWO: IMPROVE YOUTH SERVICES

To improve outcomes for youth, we will listen to youth with lived experience of homelessness, seek additional resources, and improve coordination with other systems of care.

GOAL THREE: COORDINATE WITH LAW ENFORCEMENT

While local law participates in CoC leadership, better coordination could lead to improved outcomes for all residents, especially those experiencing homelessness.

GOAL FOUR: INCREASE FUNDING AND RESOURCES

We need more permanent housing resources to build a system that fully meets the need for services.



STRATEGIC OPPORTUNITIES

In addition to these goals we highlighted strategic opportunities using this icon throughout the report.

HOW WE SERVE

HOUSING FIRST

An evidence-based approach to homelessness assistance, Housing First is based on the idea that people need basic necessities, like food and a safe place to live, before working on anything less critical, such as getting a job, or attending to substance abuse issues.

By prioritizing access to permanent housing, our system focuses on quickly ending homelessness to provide a stable platform from which they can pursue personal goals and improve their quality of life.

COORDINATED ENTRY

By using a common process to screen everyone seeking services, we ensure fair access to services and can effectively prioritize our limited resources for those with the greatest need.



23,600
CALLS



9,273
SCREENINGS

BUILT FOR ZERO

Since 2015, Washtenaw County has been a member of Built for Zero, a rigorous national change effort of communities committed to ending veteran and chronic homelessness by using real time data, tracking monthly progress, and optimizing local resources. Participating communities have housed more than 80,000 people, including 241 veterans and 433 people experiencing chronic homelessness in Washtenaw County.

PROGRAMS OFFERED

PREVENTION AND DIVERSION

These approaches serve people at-risk of homelessness by providing assistance before they enter literal homeless.

PREVENTION provides emergency financial assistance to keep people in their homes.

DIVERSION is an approach to help people find and access resources already available to them to prevent them from needing emergency shelter or other housing resources.

281

households utilized diversion and prevention services & were **stably housed**.



The **average amount** of financial assistance per household was **\$543**.

OUTREACH

Street outreach focuses on engaging persons experiencing unsheltered homelessness in a place not meant for human habitation.

By meeting clients where they are and helping to engage and connect individuals to the resources they need, outreach seeks to help transition people from the streets to permanent housing.

293

individuals were contacted by our outreach teams.



60 people served by outreach exited to **housing**.

EMERGENCY SHELTER

Providing a safe place to stay for persons experiencing literal homelessness is just the start for our Emergency Shelter programs. Along with meeting basic needs for shelter and food, shelter staff provide case management, working with clients to obtain identification, increase income, and find affordable housing. This focus on a pathway from shelter to housing leads to more people getting housed sooner, and without relying on more limited and costly permanent housing programs.

801

households were served by **emergency shelters** in 2017.



Seasonal Expansion:

An additional 120 beds are added during winter months when it can be especially dangerous to sleep outside.

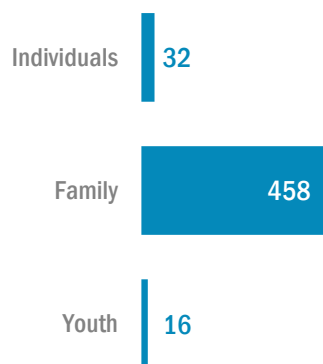
53% of shelter households exited to **housing**.



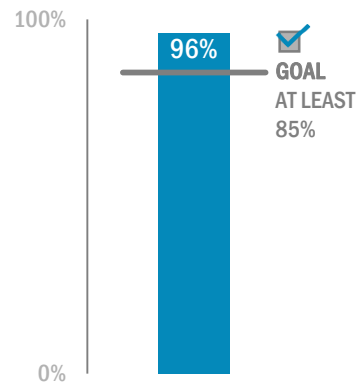
RAPID REHOUSING

Rapid Re-Housing is designed to help individuals and families quickly exit homelessness and return to permanent housing by providing a tailored package of assistance that may include help with a housing search, time-limited financial assistance with move in costs and rent, and targeted case management and supportive services.

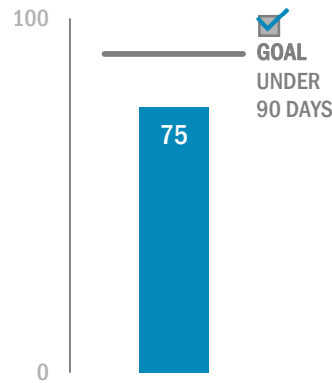
506 people experiencing homelessness were housed through rapid rehousing.



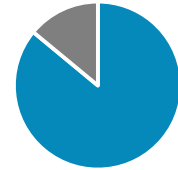
96% of those housed in 2015 did not return to homelessness within 2 years.



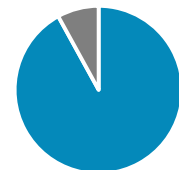
There was an **average of 75 days** from identification to housing.



86% of households exited to permanent housing.



92% of beds are for families with children.

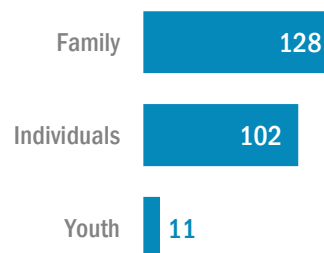


PERMANENT SUPPORTIVE HOUSING

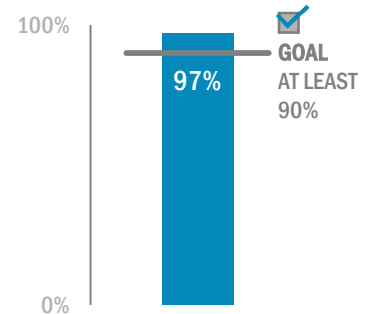
Permanent Supportive Housing is an evidence-based housing intervention that pairs ongoing rental assistance with wrap-around supportive services for people experiencing homelessness. It is the most intense level of assistance available for people experiencing homelessness. Washtenaw County prioritizes Permanent Supportive Housing resources for people with the highest needs and vulnerability, starting with people experiencing Chronic homelessness and those who have a disability.



241 people experiencing homelessness entered permanent supportive housing.



The 2017 housing retention rate was **97%**.



Jennifer first came to Avalon Housing in 2011. “Since I was a teenager,” she says, “I have struggled with homelessness.” Jennifer also struggled for years with substance use and mental health issues. Since the birth of her daughter, Jennifer has been able to maintain her sobriety. She’s taken parenting classes and has joined a peer support group to help her stay in recovery. With the help of her Avalon case manager, Jennifer’s also getting the critical medical, dental and mental health care that she could not obtain while living on the streets. As she says: “Because of Avalon, I’m finally able to be the mother that my child needs.”

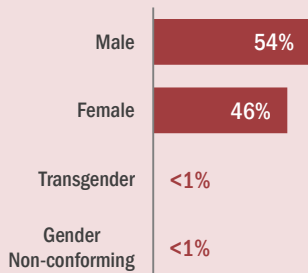
WHO WE SERVE



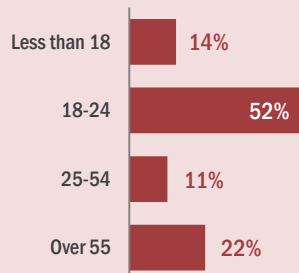
DEMOGRAPHICS

More than 5,000 people received services in 2017.

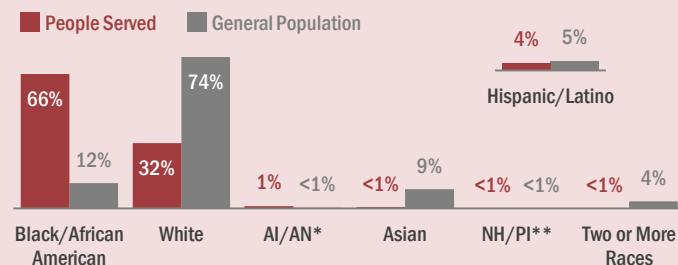
GENDER



AGE

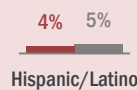


RACE



* American Indian or Alaska Native ** Native Hawaiian & Other Pacific Islander

ETHNICITY

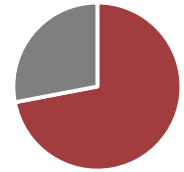


CHRONICALLY HOMELESS

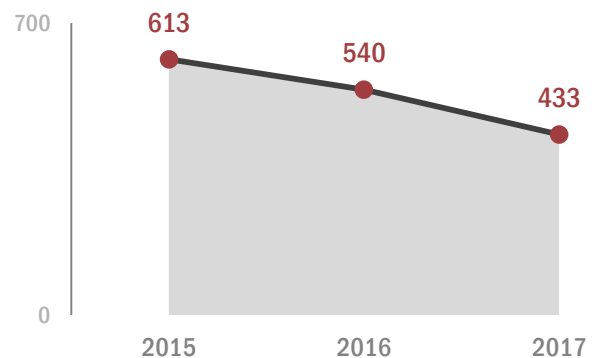
Chronic Homelessness occurs when a person with a disability experiences homelessness for at least 12 months out of the last 3 years. Households experiencing chronic homelessness often face significant barriers to housing, and are prioritized for the most intensive services.



72% of the chronically homeless identify as men.



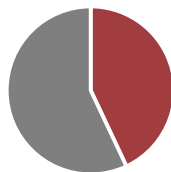
There has been a **major decline** in the total number of chronically homeless.



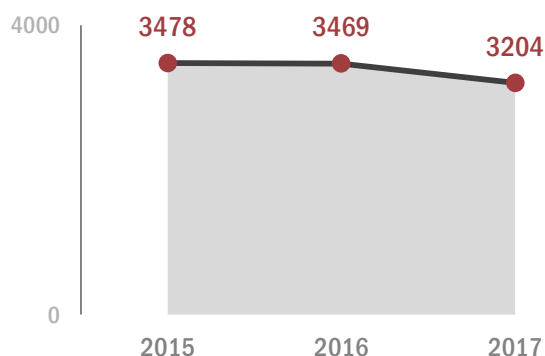
SINGLE ADULTS

More than 3,000 adults without children were served. While people of all types experience homelessness, single adults tend to be older, and are more likely to have a disability than other populations.

43% were homeless for the first time.



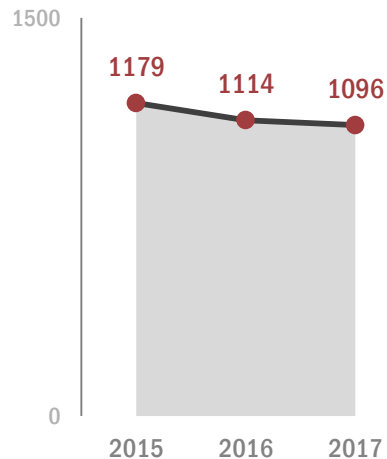
Single adults experiencing homelessness saw a sharp decline in 2017.



FAMILIES

Households with adults and children under 18 are served by our family providers. 2,313 adults and children in families were served in 2017. While families experiencing homelessness have more income on average than individuals, they still face many barriers to housing, such as large family sizes and previous evictions.

There has been a **decline** in the number of families served.



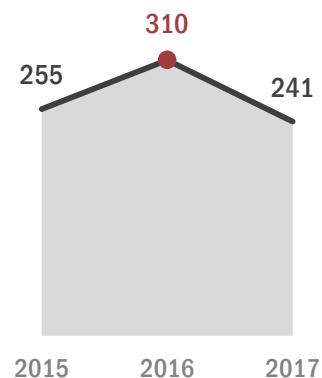
PARTNERSHIP WITH SCHOOLS

We partner with McKinney-Vento liaisons in local school districts and charities to ensure that any children under 18 experiencing homelessness are able to continue attending school without disruption.

VETERANS

Ending Veteran Homelessness has been a special priority for Washtenaw County since 2015 when we joined a national change movement of more than 70 communities committed to ending Veteran and Chronic homelessness called Built for Zero.

Total Veterans Served Overtime



WHY THE SPIKE IN 2016?

In 2015, we began working more closely with the Ann Arbor VA to ensure that all Veterans experiencing homelessness receive the assistance they need. Many Veterans who previously had been served only by the VA started to be referred to our system. This increased integration may explain the sudden jump.

Total number housed:
73 VETERANS



Average length of time
homeless: **119 DAYS**



Jay, an 8-year US Navy veteran, suffered a stroke at age 41 leaving him challenged by walking and speaking. With most of his family living down south, he was left without a housing solution. In 2018, Jay connected with Michigan Ability Partners and was placed in a site with other veterans. "They gave me the short term help until I could do more things on my own." As of early 2019, Jay is living on his own in an apartment in Ypsilanti. Through the Keys for Vets program, Jay's move-in costs and first three months' rent were covered. He receives Social Security Disability payments, and is now paying rent on his own. Of working with MAP, Jay says, "They were awesome. They paid attention to my needs and really listened to me."

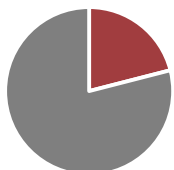
DOMESTIC VIOLENCE SURVIVORS

Survivors of sexual assault and domestic violence become literally homeless because they are fleeing a situation where they are at risk of being hurt or killed. While many survivors do not become homeless as a result of fleeing, shelter is an important last resort, supporting both survivor empowerment and assailant accountability.

308

total number of adult
and child **survivors**

21% of those experiencing
homelessness are **survivors**.



8,710

total number of
nights in shelter
provided

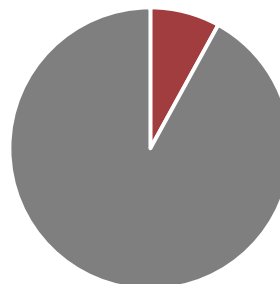
Average length of time
homeless: **33 DAYS**



YOUTH

Youth aged 15 to 24 are more likely to experience homelessness as a result of a crisis in relationships than due to economic reasons, and may be more vulnerable to victimization or trafficking. Because youth are very resourceful in finding short-term housing, the number of at-risk youth is likely far higher than the number receiving services. While addressing youth homelessness requires specific supports and tailored services, timely interventions with youth can prevent future episodes of homelessness from occurring.

5% of youth experiencing
homelessness are **unaccompanied**
minors (under age 18).



721

total number of **youth** served

5X

Youth are more than
5 times as likely to be
transgender/gender non-
conforming than the overall
homeless population.

MOVING FORWARD



RACE EQUITY

A brief glance at local data on homelessness reveals a high level of racial inequity. Black or African American households in Washtenaw County are more than 12 times as likely to experience homelessness than white households.

To better understand and address this landscape, we use data to learn how race intersects with homelessness in Washtenaw County. We aim to elevate the voices of people with lived experience, facilitate community conversations around race and equity, and identify opportunities to address inequity within our work.



7 out of every 10 families are single mothers of color with children

Homeless families seeking help are over 6 times more likely to be black compared to the general population of Washtenaw County.

% BLACK IN THE HOMELESS POPULATION:

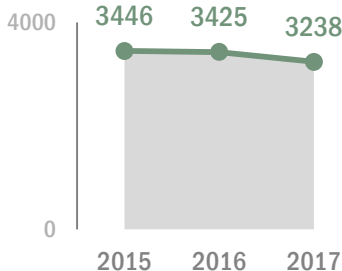


% BLACK IN WASHTENAW COUNTY:

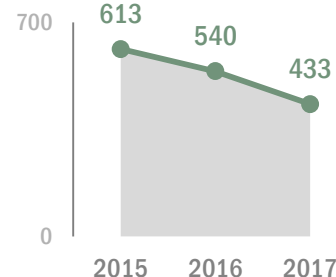


SYSTEM SUCCESSES

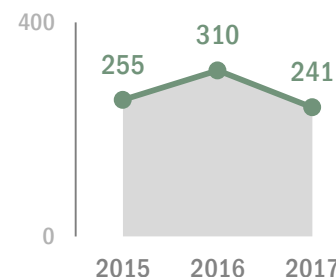
People experiencing literal homelessness has declined.



29% drop in chronic homelessness since 2015



20% drop in Veteran homelessness since 2016



Improved Coordinated Entry processes to make our system more inclusive, trauma-informed, & person centered.

SYSTEM GOALS



Goal One: End Veteran and Chronic Homelessness

Our highest priority is making Veteran and Chronic homelessness rare, brief, and non-repeating.



Goal Two: Improve Youth Services

To improve outcomes for youth, we will listen to youth with lived experience of homelessness, seek additional resources, and improve coordinate with other systems of care.



Goal Three: Coordinate with Law Enforcement

While local law participates in CoC leadership, better coordination could lead to improved outcomes for all residents, especially those experiencing homelessness.



Goal Four: Increase Funding and Resources

We need more permanent housing recourses to build a system that fully meets the need for services.

GET IN TOUCH

1. If you are homeless or experiencing a housing crisis, please call HAWC at (734) 961-1999
2. If you want to get updates, please sign up for the email list at [HTTP://BIT.LY/WCHOMELESSNESS](http://bit.ly/wchomelessness)
3. If you are interested in homelessness advocacy, please contact Washtenaw Housing Alliance at [HTTP://WWW.WHALLIANCE.ORG/](http://www.whalliance.org/)
4. If you have additional questions, please contact the Washtenaw Continuum of Care lead at (734) 544-6748



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Agenda - Final-revised City Council

Monday, November 18, 2019

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor,
City Council Chambers

Council meets in Caucus at 7:00 p.m. on the Sunday prior to each Regular Session.

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL OF COUNCIL

APPROVAL OF AGENDA

AC COMMUNICATIONS FROM THE CITY ADMINISTRATOR

- AC-1 [19-2148](#) Memorandum from City Administrator - Response to Resolution R-19-367
- Resolution to Direct the City Administrator to Review the City's Policies
on Assessing Fees for Freedom of Information Act (FOIA) and Provide
Alternatives and Recommendations to Council that Promote Transparency
and the Public Interest - November 6, 2019

(City Administrator - Howard S. Lazarus, City Administrator)

Attachments: 191106 - Response to Resolution R-19-367 FOIA.pdf

INT INTRODUCTIONS

- INT-1 [19-2023](#) Analysis of the Financial Feasibility of Developing Under-Utilized
City-Owned Properties as Affordable Housing

(Housing Commission - Jennifer Hall, Executive Director)

Attachments: Financial Analysis of Affordable Housing on City Owned Property
FINAL.pdf, Analysis City-Owned Properties FINAL.pdf

PUBLIC COMMENTARY - RESERVED TIME (3 MINUTES PER SPEAKER)

*** (SPEAKERS ARE NOT PERMITTED TO GRANT THEIR RESERVED TIME TO AN ALTERNATE SPEAKER)**

*** ACCOMMODATIONS CAN BE MADE FOR PERSONS NEEDING ASSISTANCE WHILE ADDRESSING COUNCIL**

CC COMMUNICATIONS FROM COUNCIL**MC COMMUNICATIONS FROM THE MAYOR**

MC-1 [19-2101](#) Appointments - Confirmations
(Mayor's Office)

MC-2 [19-2155](#) Appointments and nominations for November 18, 2019
(Mayor's Office)

MC-3 [19-2177](#) Resolution to Appointing Richard Chang to the Ann Arbor Area
Transportation Authority Board **(7 votes required)**
(Mayor's Office)
Sponsors: Taylor
(Added 11/12/19)

MC-4 [19-2178](#) Resolution to Reappoint Julie Lynch to the Employee Retirement System
Board of Trustees and VEBA **(7 Votes Required)**
(Mayor's Office)
Sponsors: Taylor
(Added 11/12/19)

CA CONSENT AGENDA

CA-1 [19-2088](#) Resolution Approving the Lease and Related Renewals Between the City
of Ann Arbor and the University of Michigan For City-Owned Property
Behind 926 Mary Street (\$4,120.00 annually) **(8 Votes Required)**
(City Clerk - Jacqueline Beaudry)
Attachments: 2014 Lease - Fully Executed.pdf, 190201 Memo - Appraisals.pdf, U-M
Notice Exercising First Option to Renew Lease 6.21.2019.pdf

CA-2 [19-2014](#) Resolution to Accept and Allocate Michigan Supreme Court State Court
Administrative Office Michigan Veterans Treatment Court Grant Award and
Approve Grant Contract (\$35,000.00) **(8 Votes Required)**
(Fifteenth District Court Services - Sheryl Samborn)

Attachments: D15-VTC_GrantContract-w-InsertedSignaturePage.pdf

- CA-3 [19-2016](#) Resolution to Accept and Appropriate Michigan Supreme Court State Court Administrative Office Drug Court Grant Funds and Approve Grant Contract (\$130,000.00) **(8 Votes Required)**

(Fifteenth District Court Services - Shryl Samborn)

Attachments: FY20-SobrietyContractGrantContract-w-InsertedSignaturePage.pdf

- CA-4 [19-2018](#) Resolution to Accept and Appropriate Michigan Supreme Court State Court Administrative Office Mental Health Court Grant Award and Approve Grant Contract (\$172,900.00) **(8 Votes Required)**

(Fifteenth District Court Services - Shryl Samborn, Court Administrator)

Attachments: D15-MHCt-GrantContract-w-InsertedSignaturePage.pdf

- CA-5 [19-2087](#) Resolution to Accept a Sidewalk Easement at 1180 East Ellsworth Road from Maxey, LLC **(8 Votes Required)**

(City Attorney Services - Stephen K. Postema, City Attorney)

Attachments: Maxey Sidewalk Map.pdf

- CA-6 [19-2145](#) Resolution to Authorize Settlement Agreement Regarding Potential Litigation Regarding Glacier Hills, Inc., Earhart Village Homes Association, and the City of Ann Arbor

(City Attorney Services - Stephen Postema, City Attorney)

Attachments: GLACIER SETTLEMENT AGREEMENT.pdf, Glacier Hills Plan.pdf

- CA-7 [19-1980](#) Resolution to Approve Amendment No. 1 of the General Services Agreement for Digital Scanning Services with Layton Document Systems, Inc. and Appropriate Additional Funds (\$91,910.00) **(8 Votes Required)**

(Community Services - Derek Delacourt, Community Services Area Administrator)

Attachments: FINAL_SIGNED_RFP 18-20 GSA.pdf, Resolution 18-2001 Legislation Details (With Text).pdf, RFP 18-20 Layton_Compensation_.pdf, Layton Amendment No 1.pdf

- CA-8 [19-2086](#) Resolution to Extend the Deer Management Program within the City of Ann Arbor

(Community Services - Derek Delacourt, Community Services Area Administrator)

Attachments: 2020 Deer Management Implementation Plan.pdf, Deer Management Program 2015.pdf

- CA-9 [19-2041](#) Resolution Approving a Contract with the Shelter Association of Washtenaw County for the 2019 - 2020 Winter Emergency Shelter and Warming Center (\$72,000.00)

(Community Development Services - Teresa Gillotti, Director, Office of Community and

Economic Development)

Attachments: Shelter Association of Washtenaw County 18-19 Winter Program Update,
City of Ann Arbor_SAWC_Emergency Shelter Contract_2019-20

- CA-10** [19-2125](#) Resolution to Direct the Ann Arbor Housing Commission to Develop 121 E. Catherine and 404 N. Ashley as Affordable Housing

(Community Development Services - Derek Delecourt, Community Services Area Administrator)
- CA-11** [19-2126](#) Resolution to Direct the Ann Arbor Housing Commission to Pursue Affordable Housing Development of 2000 S. Industrial

(Community Development Services - Derek Delecourt, Community Services Area Administrator)
- CA-12** [19-2127](#) Resolution to Direct City Staff to Conduct Community Engagement Around Development Options for Ashley/William and First/William Surface Parking Lots to Support Affordable Housing in the City

(Community Development Services - Derek Delecourt, Community Services Area Administrator)
- CA-13** [19-2128](#) Resolution to Direct the City Staff to Conduct Community Engagement Around Development Options for 721 N Main in Support of Affordable Housing in the City

(Community Development Services - Derek Delecourt, Community Services Area Administrator)
- CA-14** [19-2129](#) Resolution to Direct the Ann Arbor Housing Commission to Continue Community Engagement Around Development Options for the AAHC-Owned Properties at 3432 - 3440 Platt Road and 3435 - 3443 Springbrook to Support Affordable Housing in the City

(Community Development Services - Derek Delecourt, Community Services Area Administrator)
- CA-15** [19-2130](#) Resolution to Direct the Ann Arbor Housing Commission to Determine Feasibility of using 1510 E. Stadium for Temporary or Permanent AAHC or Other City Office Space

(Community Development Services - Derek Delecourt, Community Services Area Administrator)
- CA-16** [19-2092](#) Resolution Directing the City Administrator to Collaborate with the Ann Arbor Housing Commission to Provide Coordinated Analysis on the Feasibility of the City-Owned Property at 353 S. Main as a Potential Location for Affordable Housing

(Housing Commission - Jennifer Hall, Executive Director Ann Arbor Housing Commission)
- Sponsors:** Taylor, Ramlawi, Smith and Ackerman

- CA-17 [19-1988](#) Resolution No. 1 - Prepare Plans and Specifications for the Stimson Street Sidewalk Gap Special Assessment (District #59), and Appropriate \$15,000.00 from the General Fund Balance for the Design of the Project **(8 Votes Required)**

(Engineering - Craig Hupy, Public Services Area Administrator)

Attachments: Stimson Sidewalk Gaps.pdf

- CA-18 [19-1989](#) Resolution No. 1 - Prepare Plans and Specifications for the Proposed Scio Church Resurfacing Project's Sidewalk Gap Portion- Special Assessment (District #58), and Appropriate \$20,000.00 from the General Fund Balance for the Design of the Project's New Sidewalk **(8 Votes Required)**

(Engineering - Craig Hupy, Public Services Area Administrator)

Attachments: Scio Church Sidewalk Gaps.pdf

- CA-19 [19-2079](#) Resolution to Prohibit On-Street Parking on Both Sides of Barton Drive from Longshore Drive to Pontiac Trail

(Engineering - Craig Hupy, Public Services Area Administrator)

Attachments: Barton Bike Lanes.pdf, Transportation Commission Barton Parking Removal Resolution FINAL.pdf

- CA-20 [19-2083](#) Resolution to Approve Annual Software Support, Maintenance and License Fees Agreement for AclaraONE with Aclara Technologies LLC (\$35,400.00)

(Public Works - Craig Hupy, Public Services Area Administrator)

Attachments: Aclara_Maintenance_Agreement.pdf, Aclara_Maintenance_Pricing.pdf

- CA-21 [19-2061](#) Resolution Authorizing the Appropriation of \$160,771.00 from the General Fund to Reimburse the Street, Bridge, Sidewalk Millage Fund for the Northside STEAM Safe Routes Sidewalk Gap Project **(8 Votes Required)**

(Public Services - Craig Hupy, Public Services Area Administrator)

PH PUBLIC HEARINGS (3 MINUTES PER SPEAKER)

- PH-1 [19-1951](#) Resolution to Approve The Vic Village South Site Plan and Development Agreement, 1100 South University Avenue (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

(City Planning Commission - Derek Delacourt, Community Services Area Administrator)

Attachments: Vic Village South Staff Report w Attachments for printing.pdf, 8-20-2019 CPC Final Minutes w Live Links.pdf, Vic South Development Agreement Draft 10-17-19.docx, Vic Development Agreement.pdf

(See DB-1)

- PH-2 [19-1687](#) An Ordinance to Amend Chapter 55 (Zoning), Zoning of 0.106 Acre from TWP (Township District) to R1C (Single-Family Dwelling District) Durling Rezoning, 2625 Valley Drive (CPC Recommendation: Approval - 9 Years and 0 Days) (Ordinance No. ORD-19-36)

(City Planning Commission - Derek Delacourt, Community Services Area Administrator)

Attachments: ORD-19-36 Durling Rezoning Ordinance Briefed.pdf, 2625 Valley Drive Council Ord.pdf, 2625 Valley Drive Staff Report.pdf, 2625 Valley Drive Action Min 1-15-2019 CPC.pdf

(See B-1)

- PH-3 [19-1688](#) An Ordinance to Amend Chapter 55 (Zoning), Zoning of 0.6 Acre from TWP (Township District) to R1B (Single-Family Dwelling District) Allen Rezoning, 595 Riverview Drive (CPC Recommendation: Approval - 9 Years and 0 Days) (Ordinance No. ORD-19-37)

(City Planning Commission - Derek Delacourt, Community Services Area Administrator)

Attachments: ORD-19-37 Allen Rezoning Briefed.pdf, 595 Riverview Rezoning Ordinance.pdf, 595 Riverview A & Z Staff Report w Attachments.pdf, 4-2-2019 CPC Minutes FINAL.pdf

(See B-2)

- PH-4 [19-1811](#) An Ordinance to Amend Chapter 55 (Zoning), Zoning of 0.48 Acre from TWP (Township District) to R1B (Single-Family Dwelling District) Payne Rezoning, 245 Orchard Hills Drive (CPC Recommendation: Approval - 9 Years and 0 Days) (Ordinance No. ORD-19-38)

(City Planning Commission - Derek Delacourt, Community Services Administrator)

Attachments: ORD-19-38 Payne Rezoning Briefed.pdf, 245 Orchard Hills Zoning Ordinance.pdf, 245 Orchard Hills A & Z Rpt.pdf, 12-18-2018 CPC Approved Minutes.pdf, 245 Orchard Hills Dr. Zoning Map.pdf

(See B-3)

A APPROVAL OF COUNCIL MINUTES

- A-1 [19-2157](#) Regular Session Minutes of November 4, 2019

(City Clerk - Jacqueline Beaudry)

Attachments: 11-04-19 Draft Minutes.pdf, 11-4-19 Council Emails.pdf

B ORDINANCES - SECOND READING

- B-1 [19-1687](#) An Ordinance to Amend Chapter 55 (Zoning), Zoning of 0.106 Acre from TWP (Township District) to R1C (Single-Family Dwelling District) Durling Rezoning, 2625 Valley Drive (CPC Recommendation: Approval - 9 Years and 0 Days) (Ordinance No. ORD-19-36)

(City Planning Commission - Derek Delacourt, Community Services Area Administrator)

Attachments: ORD-19-36 Durling Rezoning Ordinance Briefed.pdf, 2625 Valley Drive Council Ord.pdf, 2625 Valley Drive Staff Report.pdf, 2625 Valley Drive Action Min 1-15-2019 CPC.pdf

(See PH-2)

- B-2** [19-1688](#) An Ordinance to Amend Chapter 55 (Zoning), Zoning of 0.6 Acre from TWP (Township District) to R1B (Single-Family Dwelling District) Allen Rezoning, 595 Riverview Drive (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (Ordinance No. ORD-19-37)

(City Planning Commission - Derek Delacourt, Community Services Area Administrator)

Attachments: ORD-19-37 Allen Rezoning Briefed.pdf, 595 Riverview Rezoning Ordinance.pdf, 595 Riverview A & Z Staff Report w Attachments.pdf, 4-2-2019 CPC Minutes FINAL.pdf

(See PH-3)

- B-3** [19-1811](#) An Ordinance to Amend Chapter 55 (Zoning), Zoning of 0.48 Acre from TWP (Township District) to R1B (Single-Family Dwelling District) Payne Rezoning, 245 Orchard Hills Drive (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (Ordinance No. ORD-19-38)

(City Planning Commission - Derek Delacourt, Community Services Administrator)

Attachments: ORD-19-38 Payne Rezoning Briefed.pdf, 245 Orchard Hills Zoning Ordinance.pdf, 245 Orchard Hills A & Z Rpt.pdf, 12-18-2018 CPC Approved Minutes.pdf, 245 Orchard Hills Dr. Zoning Map.pdf

(See PH-4)

C ORDINANCES - FIRST READING

C New Business - Staff:

- C-1** [19-2038](#) An Ordinance to Amend Section 7.34 of Chapter 77 (Fees and Bonds Required) of the Code of the City of Ann Arbor

(City Clerk - Jacqueline Beaudry)

Attachments: Ordinance to Amend Chapter 77.pdf

D MOTIONS AND RESOLUTIONS

DC New Business - Council:

- DC-1** [19-2106](#) Resolution to Develop a Plan to Expand Access to Voting and Registration Beyond the Minimum Required by the Michigan Constitution for Even-Year November General Elections

(City Council)

Sponsors: Ackerman

- DC-2 [19-2176](#) Resolution Creating a Resident-Driven Sidewalk Gap-Filling Program and Appropriate \$150,000.00 from the General Fund, Fund Balance **(8 Votes Required)**

(City Council)

Sponsors: Nelson

DB New Business - Boards and Commissions:

- DB-1 [19-1951](#) Resolution to Approve The Vic Village South Site Plan and Development Agreement, 1100 South University Avenue (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

(City Planning Commission - Derek Delacourt, Community Services Area Administrator)

Attachments: Vic Village South Staff Report w Attachments for printing.pdf, 8-20-2019
CPC Final Minutes w Live Links.pdf, Vic South Development Agreement
Draft 10-17-19.docx, Vic Development Agreement.pdf

(See DB-1)

DS New Business - Staff:

E COMMUNICATIONS FROM THE CITY ATTORNEY

F & G CLERK'S REPORT OF COMMUNICATIONS, PETITIONS AND REFERRALS

F The following communications were referred as indicated:

- F-1 [19-1978](#) Barton Drive Parking Removal Resolution
Attachments: Transportation Commission Barton Parking Removal
Resolution_DRAFT.pdf, Transportation Commission Barton Parking
Removal Resolution_FINAL.pdf

- F-2 [19-2140](#) LDFA 1st Quarter Report FY2020
(Financial and Administrative Services - Tom Crawford, CFO)
Attachments: LDFA 1st Quarter Report FY2020.pdf

G The following minutes were received for filing:

- G-1 [19-1888](#) ICPOC August 27, 2019 Final Minutes
(Independent Community Police Oversight Commission)
Attachments: Draft AugustMeetingMinutes29-Aug-2019-11-47-48.pdf, August Final
Meeting Minutes22-Oct-2019-03-30-11.pdf

- G-2 [19-1933](#) Human Rights Commission Minutes, September 11, 2019

(Human Rights Commission)

Attachments: Draft September's Meeting Minutes 17-Sep-2019-10-04-46.pdf, HRC Final Meeting Minutes 11-Sept-2019-03-50-23.pdf

- G-3 [19-1996](#) Ann Arbor Housing Commission Board Minutes September 18, 2019
Attachments: AAHC Board Minutes 9.18.2019.pdf
- G-4 [19-2030](#) LDFA Board Meeting Minutes - September 26, 2019
(Local Development Finance Authority (LDFA) - Tom Crawford)
Attachments: LDFA Board Meeting Minutes - September 26, 2019.pdf
- G-5 [19-2059](#) Council Rules Committee meeting minutes from September 24, 2019
(Council Rules Committee)
Attachments: Council Rules Committee meeting minutes for September 24 2019.pdf
- G-6 [19-2075](#) Draft meeting minutes of the Sept 26, 2019 meeting of the Environmental Commission
Attachments: MINUTES 9-24-19 Env Comm.pdf
- G-7 [19-2141](#) Insurance Board Meeting Minutes - October 24, 2019
(Financial and Administrative Services - Tom Crawford, CFO)
Attachments: Insurance Board Minutes 102419.pdf, Insurance Board Loss Report - September 2019.pdf

PUBLIC COMMENT - GENERAL (3 MINUTES EACH)

COMMUNICATIONS FROM COUNCIL

CLOSED SESSION UNDER THE MICHIGAN OPEN MEETINGS ACT, INCLUDING BUT NOT LIMITED TO, LABOR NEGOTIATIONS STRATEGY, PURCHASE OR LEASE OF REAL PROPERTY, PENDING LITIGATION AND ATTORNEY/CLIENT PRIVILEGED COMMUNICATIONS SET FORTH OR INCORPORATED IN MCLA 15.268 (C), (D) (E), AND (H).

ADJOURNMENT

COMMUNITY TELEVISION NETWORK (CTN) CABLE CHANNEL 16:

LIVE: MONDAY, NOVEMBER 18, 2019 @ 7:00 P.M.

REPLAYS: WEDNESDAY, NOVEMBER 20, 2019 @ 8:00 A.M. AND FRIDAY, NOVEMBER 22, 2019 @ 8:00 P.M.

REPLAYS SUBJECT TO CHANGE WITHOUT NOTICE

Community Television Network Channel 16 live televised public meetings are also available to watch live online from CTN's website, www.a2gov.org/ctn <<http://www.a2gov.org/ctn>>, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>).

CTN's Government Channel live televised public meetings can be viewed in a variety of ways:

Live Web Streaming: <https://a2gov.org/watchctn>

Video on Demand: <https://a2ctn.viebit.com>

Cable: Comcast Cable channel 16 or AT&T UVerse Channel 99

Videos are also available for a nominal fee by contacting CTN at (734) 794-6150.

All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: cityclerk@a2gov.org; or by written request addressed and mailed or delivered to:

City Clerk's Office
301 E. Huron St.
Ann Arbor, MI 48104

Requests made with less than two business days' notice may not be able to be accommodated.

A hard copy of this Council packet can be viewed at the front counter of the City Clerk's Office.

From: [P. L.](#)
To: [Lumm, Jane](#); [Griswold, Kathy](#); [Bannister, Anne](#); [Hayner, Jeff](#); [Nelson, Elizabeth](#); [Ramlawi, Ali](#); [Stults, Missy](#); [Lazarus, Howard](#)
Subject: Sustainability Office Metrics
Date: Wednesday, January 15, 2020 10:05:02 AM

Dear Mayor Pro Tem Lumm, Council members Bannister, Hayner, Griswold, Nelson and Ramlawi,

A friend of mine recently phoned me to say that she took her seriously mentally ill, 25-year-old son to St. Joseph Mercy hospital to seek one of the 30 inpatient beds. After a wait of 9 hours, she was told that there were no beds available and that, perhaps, there would be one available on "Monday." There was not. Her son was transferred to a facility in another county where she was told that his delusions did not qualify as a danger to himself or others, as an excuse to discharge him.

Mental health treatment in our county is still a disgrace; our jail is still filled with hundreds of medicated, mentally ill inmates who receive no mental health treatment. Yet, the mental health millage money "rebated" to Ann Arbor is being used for "sustainability" and as a slush fund.

I want to say how much I appreciate CM Ramlawi's consistent efforts to point out when mental health millage money is being used to pay for things that have nothing to do with mental health. To wit, as a taxpayer, I'd like to ask you to provide me with the following:

Data and metrics that show precisely how the mental health millage money devoted to the new "Sustainability" Office, staff, travel, salaries, benefits, etc...has made our city government more sustainable.

We demand the police provide data and metrics. In fact, the state requires that they do and that the data be made public. We expect our fire department to provide data and metrics. The public has listened over and over to certain of your Council colleagues purport to support "data-driven decision making." It's time our city government provided data and metrics concerning the Sustainability Office's work.

These questions apply only to city government and should be relatively easy to answer using data readily available from city records created from the date the Sustainability Office was created and funded with mental health millage money.

1. Does the city still provide hundreds of parking spaces in city-owned parking garages for city staff? Has that number been reduced?

2. How many more city staff are participating in the getDowntown bus pass program?
3. How many staff auto allowances does the city pay? Has that number/expense gone down?
4. How many fewer gallons of gasoline and oil has the city purchased?
5. What percentage of vehicles in the city fleet are electric as compared to before the Sustainability Office was created?
6. How much less has the city spent on its own heating, cooling, gas and electricity since the Sustainability Office was created?
7. How many fewer kilowatts of electricity and cubic feet of natural gas does the city use?
8. How many fewer gallons of potable water does the city use?
9. How many thousands of gallons of rain water does the city capture from its own buildings for its own use? {Every **square foot** of roof space collects .6 gallons of water in a 1 inch **rainfall**.}
10. How many pounds of materials does the city itself (from city offices, parks and buildings) recycle as compared to before the Sustainability Office was funded?
11. How many fewer miles have city staff driven and flown in the course of doing city business?

Thank you, in advance, for providing these answers. I hope CMs will use the data provided to you to determine whether to continue to fund the Sustainability Office with mental health millage money. Ultimately, however, I hope you'll use these data to implement policies that significantly improve our city government's sustainability using funds allocated to each city department.

Sincerely,

Patricia Lesko




From: [Bannister, Anne](#)
To: [P. L.](#)
Cc: [Hayner, Jeff](#); [Griswold, Kathy](#)
Subject: RE: Sustainability Office Metrics
Date: Sunday, January 19, 2020 9:01:00 PM

Hi Pat – I'm just seeing this now... we're still in Caucus right now and have MLK meetings starting 8 a.m. tomorrow, but I'll get answers this week!

Anne Bannister
Ward One Council Member


Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act.

From: P. L. <>
Sent: Wednesday, January 15, 2020 10:05 AM
To: Lumm, Jane <JLumm@a2gov.org>; Griswold, Kathy <KGriswold@a2gov.org>; Bannister, Anne <ABannister@a2gov.org>; Hayner, Jeff <JHayner@a2gov.org>; Nelson, Elizabeth <ENelson@a2gov.org>; Ramlawi, Ali <ARamlawi@a2gov.org>; Stults, Missy <MStults@a2gov.org>; Lazarus, Howard <HLazarus@a2gov.org>
Subject: Sustainability Office Metrics

Dear Mayor Pro Tem Lumm, Council members Bannister, Hayner, Griswold, Nelson and Ramlawi,

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Mental health treatment in our county is still a disgrace; our jail is still filled with hundreds of medicated, mentally ill inmates who receive no mental health treatment. Yet, the mental health millage money "rebated" to Ann Arbor is being used for "sustainability" and as a slush fund.

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new "Sustainability" Office, staff, travel, salaries, benefits, etc...has made our city government more sustainable.

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Sincerely,

Patricia Lesko

A solid black rectangular box used to redact the signature of Patricia Lesko.

From: [Bannister, Anne](#)
To: [P. L.](#); [Stults, Missy](#); [Lazarus, Howard](#)
Cc: [Lumm, Jane](#); [Griswold, Kathy](#); [Hayner, Jeff](#); [Nelson, Elizabeth](#); [Ramlawi, Ali](#); [Mirsky, John](#); [Request For Information Howard Lazarus](#)
Subject: Re: Sustainability Office Metrics
Date: Tuesday, January 21, 2020 2:25:15 PM

Dear Pat Lesko, Missy Stults, and Howard Lazarus,

Thanks, Pat, for sending these eleven specific data points/areas that you suggest should be included in the dashboards.

I know Dr. Stults, Mr. Lazarus and others have been working on the metrics and dashboards. These are two related webpages:

- <https://www.a2zero.org/about/>
- <https://www.a2gov.org/departments/systems-planning/planning-areas/climate-sustainability/Sustainability-Action-Plan/Pages/Dashboard.aspx>

Mr. Lazarus and Dr. Stults, please kindly respond to Ms. Lesko's specific questions. Pat, if you don't hear back from us, please send a reminder.

Thanks much, everyone,
Anne

Anne Bannister
Ward One Councilmember
cell: [REDACTED]
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA) without regard to what email account they are sent or received.

Follow me on FaceBook: <https://www.facebook.com/CM-Anne-Bannister-Ann-Arbor-City-Council-Ward-1-1914518828781967/>

From: P. L. <[REDACTED]>
Sent: Wednesday, January 15, 2020 10:04 AM
To: Lumm, Jane <JLumm@a2gov.org>; Griswold, Kathy <KGriswold@a2gov.org>; Bannister, Anne <ABannister@a2gov.org>; Hayner, Jeff <JHayner@a2gov.org>; Nelson, Elizabeth <ENelson@a2gov.org>; Ramlawi, Ali <ARamlawi@a2gov.org>; Stults, Missy <MStults@a2gov.org>; Lazarus, Howard <HLazarus@a2gov.org>
Subject: Sustainability Office Metrics

Dear Mayor Pro Tem Lumm, Council members Bannister, Hayner, Griswold, Nelson and Ramlawi,

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old son to St. Joseph Mercy hospital to seek one of the 30 inpatient beds. After a wait of 9 hours, she was told that there were no beds available and that, perhaps, there would be one available on "Monday." There was not. Her son was transferred to a facility in another county where she was told that his delusions did not qualify as a danger to himself or others, as an excuse to discharge him.

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Sincerely,

Patricia Lesko

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From: [P. L.](#)
To: [Hayner, Jeff](#); [Bannister, Anne](#); [Taylor, Christopher \(Mayor\)](#); [Lazarus, Howard](#); [Lumm, Jane](#); [Griswold, Kathy](#); [Nelson, Elizabeth](#); [Ramlawi, Ali](#); [Stults, Missy](#)
Subject: CMs/city staff trip to Germany
Date: Thursday, January 23, 2020 3:11:41 PM

Mayor Taylor, Mayor Pro Tempore Lumm and Council members,

I am writing to express concern about a planned trip to Germany for a number of Council members, Chris Taylor, Mr. Lazarus, Dr. Stults, city staff and their "plus ones."

I bring this up, because in November 2019, in voting to pass a "climate emergency" resolution, CM Smith told the public, "I encourage community members to now hold council accountable to take real action and make hard decisions on matters including land use and transportation." This seems an opportune time and reason to speak up.

Where is the funding for the trip coming from? If it's General Fund money, that means less money for city services, including customer service.

More to the point, it is environmentally and ecologically regressive and certainly not in recognition of our climate action goals or in keeping with efforts to reverse the climate emergency, to fly all these people to Europe. Surely Dr. Stults, Chris Taylor and the CMs who sponsored the Climate Emergency resolution know flying one way on a transatlantic flight generates one ton of carbon dioxide PER PERSON flying. Round-trip, then, Ann Arbor's Mayor, the City Administrator, sustainability staff, elected officials and their "plus ones" will be participating in a junket that will spew between 24-40 TONS of carbon dioxide into the air. It's why 16-year-old Greta Thunberg has sworn off plane travel.

According to a handy calculator provided by the EPA (<https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>), 30 tons of carbon dioxide generated by flying roundtrip to Europe on this single trip equal the following greenhouse gas emissions: 3,062 gallons of gasoline consumed. The proposed travel equals the CO2 from: 29,988 pounds of coal burned, 3.1 homes' energy use for an entire year, or 3.47 million smart phones charged.

Next, we have the fact that two of the Council members who were selected to go (Smith and Ackerman) will be only months away from the ends of their respective terms when the trip is complete. Sending lame ducks, our City Administrator, Taylor, Council member Nelson and any "plus ones" as it were, makes this trip more a junket than anything else, particularly since neither of the lame ducks sit on the city's Environmental or Energy Commissions and neither does Mayor Taylor or CM Nelson. Taxpayers are being asked to send the Council Liaisons to the Michigan Theatre Board (Taylor/Smith), the Council member who sits on the Zoning Board of Appeals (Nelson) and the Council member who sits on the Housing and Human Services

Advisory Board (Ackerman) on a junket to Europe.

In November of 2019 when presenting his resolution to declare a climate emergency, Chris Taylor told the public, "This is an opportunity for the city to begin to address a topic of planetary concern in our own small way." CM Ackerman chimed in that climate change is "an existential and moral crisis." Dr. Stults, in her memo to Council in support of the resolution wrote, "Globally, the impacts [of climate change] are even more dire with projections showing significant rises in the world's oceans, the melting of permafrost and ice caps, salt water intrusion into water supplies, life-threatening temperatures across much of the world, an increase in the extent and number of wildfires and other extreme weather events...."

I couldn't agree more with these comments and observations.

This is, in part, why I'm so shocked that anyone in our city government would consider this trip environmentally moral or an appropriate way "for the city to begin to address a topic of planetary concern." This trip suggests that we are saddled with elected officials and city staff who represent the faces of political and environmental hypocrisy. Taxpayers were recently surveyed and asked to entertain the idea of a Sustainability Millage while at the same time elected officials and city staff plan for themselves a junket to Europe that will pump tens of tons of CO2 into the air.

I urge Council members to direct the City Administrator cancel this junket. Further, I would urge Council members to instruct the City Administrator to work with Dr. Stults on a goal of reducing our city staff's/City Council's carbon-emitting travel associated with city employment and city service (auto/plane) by 33 percent in 2020.

Sincerely,

Patricia Lesko

A solid black rectangular box used to redact the signature of Patricia Lesko.

From: [P. L.](#)
To: [Hayner, Jeff](#); [Bannister, Anne](#); [K Griswold](#); [Lumm, Jane](#); [Nelson, Elizabeth](#); [Ramlawi, Ali](#); [Lazarus, Howard](#); [Stults, Missy](#); [Taylor, Christopher \(Mayor\)](#)
Subject: Germany trip/plane trips up 100%
Date: Tuesday, January 28, 2020 5:36:38 PM

Mayor Taylor, Mayor Pro Tempore Lumm and Council members,

I wrote earlier asking for some simple metrics concerning the ways in which the Sustainability Office, funded with money from the Ann Arbor portion of the county's Mental Health Millage, has made our City government more sustainable. I have heard nothing back about those metrics. I'm disappointed. Our Mayor, with his plane travel, has thumbed his nose at one of the most serious environmental problems we face today.

I then wrote you all about environmental concerns (carbon dioxide and Greenhouse gas emissions) about a junket to Germany planned in which multiple city staff, Chris Taylor, Council member Nelson and two outgoing City Council members, as well as, perhaps, "plus ones," were planning for themselves. One concern was that the taxpayers would be footing the bill. Mayor Pro Tempore Lumm responded promptly and asked where the money would come from. The answer: Staff and Council members are, indeed, planning to use public money to fly on a junket to Germany in the form of "budgeted" travel funds.

Those travel funds are public money. The trip is a junket. Since 2015, taxpayers have funded \$1.8M in conferences and travel for a handful of top-level city staff. Is it a Climate Emergency until someone on staff wants to go to a conference in Las Vegas or Washington, DC?

Here's one of metrics I asked Mr. Lazarus and Dr. Stults to provide about plane travel:

P-Card data show that taxpayers have funded a "sustainability" office which has overseen a **doubling** of the city's carbon dioxide and greenhouse gas footprint with respect to air travel by its own Sustainability and Innovations Manager, the Mayor, elected officials and city staff.

Since 2013 (and over Taylor's time as mayor), when the Sustainability Framework was passed, city staff and elected officials have, on behalf of Ann Arbor, taken over 160 plane trips, resulting in tens and tens and tens of tons of carbon dioxide emissions being spewed.

In 2016-2017, prior to the establishment and funding of Dr. Stults's position and her office, P-Card records show city staff purchased 24 airline tickets. In 2018-January 2020, P-Card data show that air travel increased to 49 airline tickets purchased. The Germany trip, then, will add to this total.

The Germany trip will make a mockery of those who supported the Climate Emergency resolution. It will make a mockery of those who spoke at Council in favor of the establishment

of the position of the Sustainability and Innovations Manager, and who rationalized the use of the mental health millage money.

The A2Zero alliance looks like a joke on the citizens of Ann Arbor and the organizations that participate, including the Ecology Center, and the organizations whose leaders have lapped up the Kool-Aid our Mayor, our elected officials, our Sustainability Office and our city staff provide about our City's "commitments" to reducing the City's carbon footprint.

My Ward 1 Council member, Jeff Hayner, withdrew from the Germany trip when he read about the environmental impacts associated with such travel and understood outgoing Council members (Smith and Ackerman) were being taken along.

As Council member Chip Smith said in November 2019, it's time to make "hard decisions" about transportation. Cancel the junket. In the upcoming budget discussions, please ask Mr. Lazarus to publicly explain why taxpayers should fund a Sustainability Office, and employ a Sustainability and Innovations Manager whose own travel contributed to a 100 percent increase in plane trips by people employed by the city since her hiring and her office's funding.

Patricia Lesko

[REDACTED]

Ann Arbor

From: [P. L.](#)
To: [Hayner, Jeff](#); [Bannister, Anne](#); [Lumm, Jane](#); [Griswold, Kathy](#); [Nelson, Elizabeth](#); [Ramlawi, Ali](#); [Taylor, Christopher \(Mayor\)](#); [Lazarus, Howard](#); [Stults, Missy](#); [Rita Mitchell](#)
Subject: Riverside Park Parking Lot Lease
Date: Sunday, February 2, 2020 2:18:26 PM

Mayor Taylor, Mayor Pro Tempore Lumm and Council members,

I'm writing about the resolution on the February 3, 2020 consent agenda to enter into an agreement to provide parking in Riverside Park for the University of Michigan. In the case of these parking leases between the City of Ann Arbor and the University of Michigan, our city is proposing to make money from the destruction of the environment.

The hundreds of parking spots which our City leases to the University of Michigan perpetuate an environmentally unsustainable and unhealthy relationship—particularly in light of the November 19, 2019 Climate Emergency declaration. This lease and all the others are absolutely incompatible with city policy and the city's Climate Emergency-related carbon goals.

These parking leases are a blatant violation of the promises made by elected officials when supporting the Climate Emergency resolution 90 days ago. Chris Taylor has told the public he has a commitment to the terms of the Paris Climate Accord to which he signed his name in 2017, and Council told the public it has a commitment to its own Climate Emergency declaration passed 90 days ago. The City, its staff and elected officials don't have the luxury of ignoring city carbon goals and the Climate Emergency they voted to declare.

As I'm sure Dr. Stults knows, a typical passenger vehicle emits 4.6 metric tons of carbon dioxide per year. Leasing 18 spaces in this park to the University of Michigan then, means that Ann Arbor, whose Council members voted unanimously to proclaim a Climate Emergency in November 2019, and whose mayor is recognized as a U.S. Paris Climate Accord Mayor, will allow its Riverside Park parking resources to be used in such a way that will generate 82.8 metric tons of carbon dioxide in a single year.

The city-leased parking provided to the University of Michigan, including on Fuller Rd., (park and Fuller pool) and the DDA's monthly permits at the Forest, Maynard and Washington St. structures, mean that our city government is participating in the spewing of over 1,380 metric tons of carbon dioxide into the air annually (the emissions associated with 300 parking spaces for U of M).

According to the EPA's greenhouse gas emissions calculator, this carbon dioxide generated is the equivalent to burning over 1,780,000 pounds of coal, the consumption of 182,294 gallons of gasoline, or the electricity use in 274 homes in a single year.

Not only must this item be pulled from the consent agenda and voted down, all of the parking on city property given over to the University of Michigan must be discontinued. By providing the University parking, our City is increasing its own carbon footprint. Our city is also abetting UM administrators' stubborn unwillingness to expand their employer's own public transportation system for employees who live outside of Ann Arbor, and the University's unwillingness to construct workforce housing on its own 2,000 acres of land.

Sincerely,

Patricia Lesko

From: [P. L.](#)
To: [Stults, Missy](#)
Cc: [Hayner, Jeff](#); [Bannister, Anne](#); [K Griswold](#); [Lumm, Jane](#); [Nelson, Elizabeth](#); [Ramlawi, Ali](#); [Lazarus, Howard](#); [Taylor, Christopher \(Mayor\)](#)
Subject: Sustainability Office Metrics
Date: Tuesday, February 4, 2020 5:33:48 PM

Dr. Stults,

Thank you so very much for gathering the metrics. Let's start off by being clear: you were hired in 2018 and have been "funded" since 2018. The assertion (Mr. Lazarus's) that your work has been funded for six months is simply not accurate. It's an embarrassing, dissembling excuse. I'm sure you stand by these metrics (good, bad and ugly) as a critical part of your record as the city's sustainability and innovations manager.

As Mayor Taylor, CM Grand, CM Ackerman and CM Smith often remind us, we should expect our elected officials to make "data-driven" decisions. To taxpayers, that means Council members using the metrics you provided in deciding whether to continue to divert mental health millage money to fund OSI. The metrics provided, of course, raise serious questions related to environmental outcomes over the time general fund and mental health millage money has been diverted to you, your department and staff.

That being said, it's good to see progress, the percentage growth in electric vehicles, for instance. The growth represented in total *number* of vehicles, of course, is tiny. It's why, perhaps, you chose to represent the number in a percentage. In July 2019, you told Concentrate the city has three EVs and planned to purchase 13 more over the next year. The city operates hundreds of vehicles, including a car pool.

Since you were hired, the OSI subsequently funded and additional staff hired for you, our city government is using *more* of the worst carbon emissions-producing resources (kilowatt hours of electricity, gasoline, diesel fuel and natural gas). In some instances, significantly more.

Thank you for providing the parking data. You probably know that a decade ago, the City of San Francisco discontinued subsidized parking for city staff. From that's city's Municipal Transportation Agency: "The various parking privileges for government employees undermine the City's parking management and overall transportation goals. Parking price and availability are two of the primary factors in how people decide to travel, whether by car or a more sustainable mode. While some types of parking exemptions may be sensible, such as parking of vehicles related to public safety, free or subsidized parking at work encourages people to drive, and these trips contribute to traffic congestion and greenhouse gas emissions."

Airplane trips by city staff have doubled since the OSI was established. I'm disconcerted to see you try to justify/minimize airplane travel on the part of city staff, particularly in light of your

public comments on November 19, 2019 in favor of the Climate Emergency resolution. I'm confused as to why your 2018-2019 flight data don't match the P-Card data in the city's Data Catalog. I've attached an image of the City's P-Card charges to multiple airlines from the Catalog, including the ticket numbers. The flights are classified under conferences and travel.

You compare your number of flights to "1,200" city employees, but it's best to be more honest about who's traveling by plane on behalf of the City. My son's 20-year-old friend who works as a temp in the Parks Department was never going to be asked to accompany the Mayor to Washington, DC. It's also a fact that in a Climate Emergency no one should be flying on behalf of our city government.

Finally, as for the accomplishment of a group of "community partners," congratulations on getting the political choir members, as it were, into your partnership. However, that's an accomplishment for a resume and a career, unless there are measurable data that show partners, meetings and ambassadors have reduced the City's carbon footprint since 2018.

Once again, thank you very much for the partial answers to my questions and I look forward to the rest of the metrics for water, 2019 electricity and vehicle use hours for 2017-18-19.

Sincerely,

Patricia Lesko

From: [P. L.](#)
To: ob@tuebingen.de; [Hayner, Jeff](#); [Bannister, Anne](#); [Lumm, Jane](#); [K Griswold](#); [Nelson, Elizabeth](#); [Ramlawi, Ali](#); [Lazarus, Howard](#); [Stults, Missy](#); [Taylor, Christopher \(Mayor\)](#)
Cc: redaktion@tagblatt.de
Subject: Ann Arbor-Tubingen May 2020 trip
Date: Wednesday, February 5, 2020 11:50:29 AM

Herr Oberburgermeister Palmer,

In November 2019, Ann Arbor Mayor Chris Taylor and our City Council members passed a resolution to declare a Climate Emergency. I note that Ann Arbor sister city Tübingen is not among the cities in Germany which have publicly proclaimed a climate emergency. Nonetheless, Herr Palmer, in a letter to our mayor you wrote that 2019 will, "go down in history as the year when the people started to finally realize that we have a climate crisis and we as politicians should start with big schemes to tackle this issue up-front."

In order to help tackle the climate crisis, I'm writing to ask that you withdraw your invitation to our Mayor and our elected officials to visit Tübingen. Their proposed trip to Germany is a political and environmental embarrassment for you and our local elected officials.

On 4 February 2020, a local newspaper published an article critical of Taylor, city staff and Council members who are planning to fly to your city in order to "study" environmentalism (https://www.mlive.com/news/ann-arbor/2020/02/germany-trip-sends-wrong-message-during-climate-crisis-ann-arbor-official-says.html?fbclid=IwAR2stvFXeqtYpZHXGR8enu-w8_cHkQ1hMnu969_YC5p4Jd_yTq1_6ZcFowc)



Germany trip sends 'wrong message' during climate crisis, Ann Arbor official says

Up to six Ann Arbor officials may visit Germany.

[www.mlive.com](https://www.mlive.com/news/ann-arbor/2020/02/germany-trip-sends-wrong-message-during-climate-crisis-ann-arbor-official-says.html)

To fly to Germany generates 2 tons of CO₂ per person traveling. This is completely incompatible with the November 19, 2019 declaration that our city is in the midst of a climate emergency.

I've visited your city, Oberburgermeister Palmer, and it's spectacular. I can understand why our elected representatives would like to vacation there. But in accepting your invitation, they

are ignoring city policy which requires that our elected officials and city staff *reduce* our city's carbon footprint.

Thus far since 2017, when Mr. Taylor signed on as a U.S. Paris Climate Accord Mayor, Ann Arbor has used *more* gallons of gasoline, diesel fuel, natural gas and kilowatts of electricity, not *less*. Since 2018, the number of plane flights taken by elected officials and city staff while representing our city have doubled.

I'm grateful that two members of Ann Arbor City Council (Mr. Ramlawi and Mrs. Griswold) pointed out, in public, that our city staff and elected officials have no business flying to Germany to "study" environmentalism. The newspaper did not mention that our elected officials and city staff were also given the option of taking their spouses on this trip to Tübingen.

Ann Arbor residents, in response to the newspaper article above, were highly critical of the Mayor, the trip to your city, and the environmental hypocrisy the trip represents. Taylor and our City Council members who voted for the Climate Emergency to be declared, are obligated to *reduce* our City's carbon footprint, not add to it.

Mr. Taylor, in an effort to rationalize the trip and the carbon emissions, told the newspaper that "carbon offsets" will make up for the Co2 generated by the flights. Climate researchers at Yale University have said such offsets for plane travel are "scams." As you may know, Herr Palmer, the United Nations Environmental Programme, in June of 2019 (<https://www.propublica.org/article/united-nations-agency-criticizes-carbon-offsets>), sharply criticized carbon offsets in a publication titled "Carbon Offsets Are Not Your Get-Out-of-Jail Free Card."

Our Mayor is an entertainment lawyer. He holds no environmental academic credentials, and participates in no city board or commission that studies environmentalism. The three Council members who want to visit Tübingen to "study" environmentalism hold no environmental academic credentials and participate in no city board or commission that studies environmentalism. The one local elected official who does participate in a city board that studies environmentalism has refused to go on this trip because of the environmental impacts associated with trans-Atlantic air travel.

Dr. Missy Stults, Ann Arbor's Sustainability and Innovation Manager, told our local newspaper she wasn't sure she would go on this trip. Perhaps she has come to recognize that it is environmentally regressive to spew tons of Co2 into the air to get to Germany to "study" environmentalism.

I've sent this letter to the Tübingen editors of the *Schwabisches Tagblatt*. I welcome your

reply, Herr Oberburgermeister.

Sincerely,

Patricia Lesko

[REDACTED]

Ann Arbor, MI 48105

From: [Bannister, Anne](#)
To: [Hayner, Jeff; P. L.](#)
Subject: Re: Ann Arbor-Tubingen May 2020 trip
Date: Friday, February 7, 2020 7:18:36 AM

Thanks Pat for your valuable work on this, and on the detailed metrics your working on with Missy. I agree that carbon offsets seem to be a scam. C

From: Hayner, Jeff <JHayner@a2gov.org>
Sent: Wednesday, February 5, 2020 4:17 PM
To: P. L.
Cc: Bannister, Anne
Subject: RE: Ann Arbor-Tubingen May 2020 trip

Dear Ms. Lesko,

Thanks for your input on this issue. Just wanted to point out that Smith sits on Environmental Commission with Anne which is apparently his thin link to this trip. The fact that he will only continue to serve in that position for a few months after this trip makes it even thinner. You correctly point out that I will not be attending due to environmental and financial concerns.

Sincerely,

Jeff Hayner

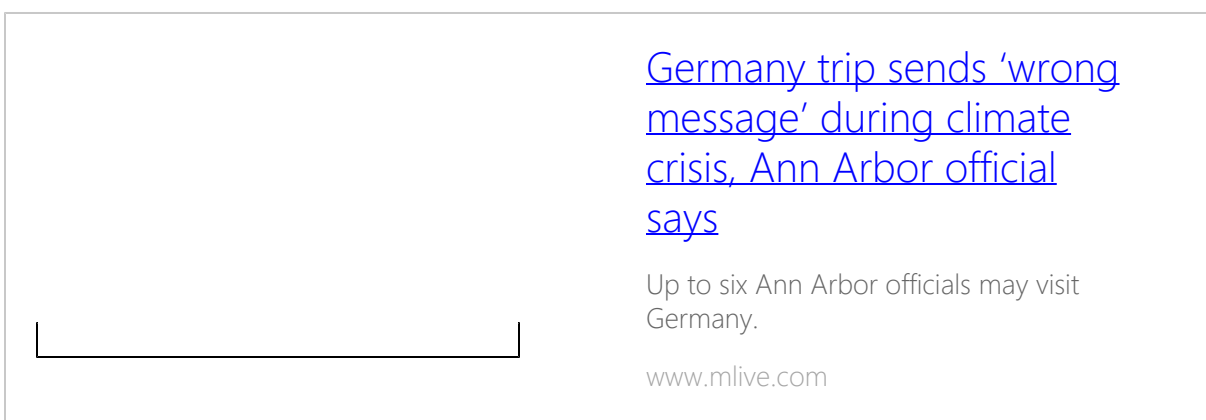
From: P. L. <[REDACTED]>
Sent: Wednesday, February 5, 2020 11:45 AM
To: ob@tuebingen.de; Hayner, Jeff <JHayner@a2gov.org>; Bannister, Anne <ABannister@a2gov.org>; Lumm, Jane <JLumm@a2gov.org>; K Griswold <[REDACTED]>
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I've sent this letter to the Tübingen editors of the *Schwabisches Tagblatt*. I welcome your reply, Herr Oberbürgermeister.

Sincerely,

Patricia Lesko



Ann Arbor, MI 48105

From: [Bannister, Anne](#)
To: [Hayner, Jeff](#); [P. L.](#)
Subject: Re: Ann Arbor-Tubingen May 2020 trip
Date: Friday, February 7, 2020 7:19:58 AM

Whoops — pressed send to soon — disregard that C. — Anne

From: Bannister, Anne <ABannister@a2gov.org>
Sent: Friday, February 7, 2020 7:18:35 AM
To: Hayner, Jeff <JHayner@a2gov.org>; P. L. <[REDACTED]>
Subject: Re: Ann Arbor-Tubingen May 2020 trip

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Cc: Bannister, Anne
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Sent: Wednesday, February 5, 2020 11:45 AM
To: ob@tuebingen.de; Hayner, Jeff <JHayner@a2gov.org>; Bannister, Anne <ABannister@a2gov.org>; Lumm, Jane <JLumm@a2gov.org>; K Griswold <[REDACTED]>
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Sincerely,

Patricia Lesko



Ann Arbor, MI 48105

From: [P. L.](#)
To: [Palmer, Boris, Universitätsstadt Tübingen](#); [Hayner, Jeff](#); [Bannister, Anne](#); [Lumm, Jane](#); [K Griswold](#); [Nelson, Elizabeth](#); [Ramlawi, Ali](#); [Lazarus, Howard](#); [Stults, Missy](#); [Taylor, Christopher \(Mayor\)](#)
Cc: redaktion@tagblatt.de
Subject: Re: Ann Arbor-Tubingen May 2020 trip
Date: Tuesday, February 11, 2020 12:46:58 PM
Attachments: [Outlook-Das Bild w.png](#)

Mayor Palmer,

Thank you very much for your timely reply. I certainly am disappointed by it, and would be surprised if our elected officials were to be so naive as to rely on your political choices to justify their desire to take a trip to Europe on behalf of our city government. To suggest that because you flew to Ann Arbor twice to lecture, it is therefore perfectly reasonable for our elected officials to fly to your city is, perhaps, the politically gracious answer. However, when our elected officials declared a climate emergency and then 90 days later made plans to jet off to Germany to discuss environmentalism, it demonstrated embarrassing hypocrisy, as well as equally embarrassing science and climate change denial.

I'm curious whether you've seen the September 2019 study by a University of Freiburg researcher that "advocates a more conscious approach" to plane travel to environmental meetings and conferences.
(<https://www.sciencedaily.com/releases/2019/09/190904100803.htm>). Dr. Jackle's research concludes, "by connecting participants through video transmission, especially for those from distant regions, the CO₂ footprint of conferences could be significantly reduced." Academic associations around the world are converting "conferences into virtual or semi-virtual experiences that would enable academics to share their research findings without jet-setting," according to Yale University's "Climate Connections."

To whit, I urge our elected officials to stop inviting representatives from our sister cities to jet in to Ann Arbor for any reason, and certainly not to lecture on any subject. As Dr. Jackle points out in his 2019 research, video conferencing reduces the CO₂ footprint.

Mayor Palmer, once again, thank you for your reply. I wish you well in your work to reduce your city's carbon footprint. Please don't be offended when I say I hope I don't see you in Ann Arbor as a representative of your city unless it's part of a video-conferenced event.

Sincerely,

Patricia Lesko

From: Palmer, Boris, Universitätsstadt Tübingen <boris.palmer@tuebingen.de>

Sent: Tuesday, February 11, 2020 9:34 AM

To: 'P. L.' <[REDACTED]> Hayner, Jeff <JHayner@a2gov.org>; Bannister, Anne <ABannister@a2gov.org>; Lumm, Jane <JLumm@a2gov.org>; K Griswold <[REDACTED]> Nelson, Elizabeth <ENelson@a2gov.org>; ARamlawi@a2gov.org <ARamlawi@a2gov.org>; Lazarus, Howard <HLazarus@a2gov.org>; Stults, Missy <MStults@a2gov.org>; Christopher Taylor <CTaylor@a2gov.org>

Cc: redaktion@tagblatt.de <redaktion@tagblatt.de>

Subject: AW: Ann Arbor-Tubingen May 2020 trip

Dear Patricia Lesko,

thank you very much for this piece information. However, I strongly disagree with the opinion expressed in that article and your email.

By no way will it be embarrassing to receive an Ann Arbor delegation. I twice gave lectures in local programmes to tackle climate change in Ann Arbor and of course I had to fly to do so. I am deeply convinced, we can only hope to solve the climate crisis by intense collaboration and that requires to movement of ideas and people. I am thus looking forward to meeting die Ann Arbor delegation and i am proud of having a sister city that sets ambitious goals.

Mit freundlichen Grüßen

Boris Palmer
Oberbürgermeister

Universitätsstadt Tübingen
Rathaus, Am Markt 1, 72070 Tübingen
Tel. (0 70 71) 204 - 1200; Fax (0 70 71) 204 -41000 www.tuebingen.de

Von: P. L. <[REDACTED]>

Gesendet: Mittwoch, 5. Februar 2020 17:45

An: Palmer, Boris, Universitätsstadt Tübingen <boris.palmer@tuebingen.de>; Hayner, Jeff <JHayner@a2gov.org>; Bannister, Anne <ABannister@a2gov.org>; Lumm, Jane <JLumm@a2gov.org>; K Griswold <[REDACTED]> Nelson, Elizabeth <ENelson@a2gov.org>; ARamlawi@a2gov.org; Lazarus, Howard <HLazarus@a2gov.org>; Stults, Missy <MStults@a2gov.org>; Christopher Taylor <CTaylor@a2gov.org>

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Betreff: Ann Arbor-Tubingen May 2020 trip

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Sincerely,

Patricia Lesko



Ann Arbor, MI 48105

Wir speichern und verarbeiten Ihre Daten nach der EU-DSGVO. Unsere Hinweise zum Umgang mit personenbezogenen Daten finden Sie [hier](#).

From: [P. L.](#)
To: [Fournier, John](#); [Crawford, Tom](#)
Cc: [Griswold, Kathy](#); [Nelson, Elizabeth](#); [Hayner, Jeff](#); [Bannister, Anne](#); [Lumm, Jane](#); [Ramlawi, Ali](#)
Subject: Appeal of FOIA 2565
Date: Friday, February 28, 2020 3:48:49 PM

Messers Fournier and Crawford,

This is an appeal of the City's response to FOIA 2565. Your response is appealed for the following reasons:

1. Chapter 18 of the Charter of the City of Ann Arbor states:

"City Records to be Public SECTION 18.2. All records of the City shall be public, shall be kept in City offices except when required for official reasons or for purposes of safekeeping to be elsewhere, and shall be available for inspection at all reasonable times. No person shall dispose of, mutilate, or destroy any record of the City, except as provided by law, and any person who shall do so contrary to law shall be guilty of a violation of this charter."

In refusing to allow me to inspect the public records at all reasonable times by attempting to collect a fee, the City is in violation of its own Charter. Thus, I would ask for the public records requested to be made available to me for inspection at a mutually agreed upon reasonable time.

As an aside, the fees assessed don't reflect the statute's requirement that necessary retrieval be done by the lowest paid employee capable of doing the work.

Thank you for your reply.

Sincerely,

Patricia Lesko

From: [Bannister, Anne](#)
To: [P. L.](#)
Cc: [Griswold, Kathy](#); [Nelson, Elizabeth](#); [Hayner, Jeff](#); [Lumm, Jane](#); [Postema, Stephen](#); [Crawford, Tom](#); [Fournier, John](#)
Subject: Re: Appeal of FOIA 2565
Date: Monday, March 2, 2020 12:06:39 AM

Dear Patricia Lesko,
You raise a good question about whether the City's FOIA policy is in compliance with Chapter 18 of the City Charter.
Thank you,
Anne

From: P. L. <[REDACTED]>
Sent: Friday, February 28, 2020 3:48 PM
To: Fournier, John; Crawford, Tom
Cc: Griswold, Kathy; Nelson, Elizabeth; Hayner, Jeff; Bannister, Anne; Lumm, Jane; Ramlawi, Ali
Subject: Appeal of FOIA 2565

Messers Fournier and Crawford,

This is an appeal of the City's response to FOIA 2565. Your response is appealed for the following reasons:

1. Chapter 18 of the Charter of the City of Ann Arbor states:

"City Records to be Public SECTION 18.2. All records of the City shall be public, shall be kept in City offices except when required for official reasons or for purposes of safekeeping to be elsewhere, and shall be available for inspection at all reasonable times. No person shall dispose of, mutilate, or destroy any record of the City, except as provided by law, and any person who shall do so contrary to law shall be guilty of a violation of this charter."

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Thank you for your reply.

Sincerely,

Patricia Lesko

From: [P. L.](#)
Subject: Sidewalks
Date: Monday, May 4, 2020 5:15:15 PM

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Hello,

I hope this finds you and your families well.

I'm writing about the resolutions on the agenda concerning the installation of sidewalks on Nixon Rd. and Barton Dr. and elsewhere. You must show the public and direct the City Administrator that we all must all make due with what we already have, as opposed to getting new things we want.

These are not times in which it's business as usual.

None of you— and certainly none of city staff — has the slightest idea if the residents on whom those four- and five-figure assessments will be levied have food, jobs, or whether they are sick or hospitalized. Will you be the one, in the middle of a pandemic and a financial crisis of historic proportions, who votes to assess a family without food for a new sidewalk, particularly when residents impacted have already clearly expressed their wishes?

There is a sidewalk on Nixon Rd. There are sidewalks on both sides of Green and Dhu Varren leading to Nixon. There is a sidewalk on Barton, from the M-14 interchange to Plymouth Rd (on both sides).

I know Jane has used the argument that because assessments have been made in the past they should continue. However, Jane would be the first one to recognize that, for the City, financially, it can no longer be business as usual. It is no different for residents.

Pat Lesko

From: [Bannister, Anne](#)
To: [P. L.](#)
Cc: [Griswold, Kathy](#); [Hayner, Jeff](#); [Nelson, Elizabeth](#); [Ramlawi, Ali](#)
Subject: Re: Sidewalks
Date: Monday, May 4, 2020 5:42:08 PM

Dear Pat Lesko -- Thanks for identifying these personal finance impacts and equity concerns of the residents. Through the lens of personal finance, the aftermath unfolding from the pandemic, and climate change and the need for innovative solutions, I'm hoping to influence my Council colleagues to at the very least postpone until the first meeting in June.

Per staff's Agenda Responses:

City Council can vote to postpone the item if they so choose. Postponing at this time will not have an adverse effect on the overall project, however the item cannot be postponed any further than the first meeting in June without adversely affecting the overall project schedule.

A postponement would at least give staff, Council Members, and residents more time to determine what the designs plans actually entail, including impacts on existing rain gardens and natural features, and look into the other ways to fund sidewalks.

It's ironic that the Barton sidewalk assessments total only \$46,549 and the Nixon assessments total only \$40,247, but to the individual property owners they range from \$3,687 to \$13,826 and have a potential disproportionate impact on their personal finances. Just because the City has done it wrong in the past, doesn't justify continuing to do it the wrong way in the future.

Thanks for the point also about Needs vs. Wants. We ARE already a walkable and bike able City, and these unnecessary sidewalks are not necessary at this time. The residents and I are not saying NEVER, just not this current flawed plan.

Anne

Anne Bannister
Ward One Council Member
cell: [REDACTED]
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA) without regard to what email account they are sent or received.

Follow me on [FaceBook](#)

From: P. L. <[REDACTED]>
Sent: Monday, May 4, 2020 5:15 PM
Subject: Sidewalks

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Pat Lesko