



# MINUTES

## Community Benefits Ordinance Ad Hoc Committee - 206 N. Washington Meeting

6:00 PM - Wednesday, September 6, 2023  
Council Chambers

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The Community Benefits Ordinance Ad Hoc Committee - 206 N. Washington of the City of Ypsilanti was called to order on Wednesday, September 6, 2023, at 6:00 PM, in the Council Chambers, with the following members present:

**PRESENT:** Katherine Layton, Yvonne Cudney, Jason Cloutier, Hayden Pendergrass, Marie St. Peter - Left at 7 pm

**ABSENT:** Erin Bultema, Charlene Weir

### 1 CALL TO ORDER

### 2 ROLL CALL

### 3 AGENDA APPROVAL

Yvonne Cudney moved to approve the agenda. Hayden Pendegrass seconded the motion. Motion passed.

### 4 PUBLIC COMMENT (3 MINUTES)

### 5 DISCUSSION ITEMS

#### a) Approve Minutes

Katherine Layton moved to approve the minutes and Hayden Pendegrass seconded the motion. Motion passed.

#### b) Discuss Community Benefits

Jason Cloutier motioned to add a second public comment before the committee voted on any community benefits. Katherine Layton seconded the motion. Motion passed.

Yvonne Cudney motioned to approve the following benefits:

- 1) Avalon will affirmatively market the units at 206 N. Washington St. so that populations that often find it difficult to obtain affordable and supportive housing will have access to these units including seniors.
- 2) Avalon will affirmatively market and prioritize the units at 206 N. Washington St. to previously incarcerated individuals.
- 3) Avalon will lose the Pilot on an individual unit if the tenant has a higher income than 60% AMI for that calendar year.
- 4) Avalon will commit itself to continuing its mission by using its guiding principles throughout the duration of the PILOT.

Hayden Pendegrass seconded the motion. Motion passed.

5) Avalon will collaborate with community partners to offer appropriate programs that are available to the wider community in the community space at 206 N. Washington St. Educational programming could include but is not limited to:

- Community Narcan Training
- Safe Syringe Programs
- Meeting space for Community-based organizations with resident members
- Educational programs with WCC, Washtenaw Literacy, GED support

6) Avalon shall commit to Green Standards included in its County HOME agreement and in its MSHDA agreement, including Enterprise Green Communities and National Green Building Standards

7) Should an excess of funding exist after the project is complete, then Avalon will use any additional funds to add renewable components to the building (solar; etc.)

## **6 COMMITTEE PROPOSED BUSINESS**

## **7 ADJOURNMENT**

Jason Cloutier motioned to adjourn the meeting. Yvonne Cudney seconded the motion. Motion Passed. The meeting adjourned at 8:06 p.m.