

**MINUTES**  
**Planning Commission**  
**Master Plan Housing Update Subcommittee**  
**Wednesday, 07 February 2018 – 7:00 P.M.**  
**Riverside Arts Center – Gallery, 76 N Huron St**  
**Ypsilanti, MI 48197**

**I. Call to Order: 7:01PM**

**II. Roll Call**

Heidi Jugenitz (PC)	P	
Toi Dennis (PC)	P	
Matt Dunwoodie (PC)	P	
Chris Madigan (PC)	P	
Amber Fellows (HRC)	P	
Tom McKee (SC)	P	
Zac Fosler (YHC)	P	
Dr Chiara Hensley (EMU)	A	
Nathanael Romero (DAY)	P	
Cheranissa Roach (AACIL)	P	
Jim Scarletta (AH)	P	
Krista Girty (OH)	P	(7:03)
Richard Murphy	A	
Tariq Hamad	P	
Roberta Andrews	P	
Desiraé Simmons	P	
Ashley Fox	P	
Alexis Ford	P	
Mike Auerbach	P	

**III. Introductions**

Each committee member present introduced themselves and gave a brief description of their personal and/or their organizational interest in housing.

**IV. Master Plan overview**

Bonnie Wessler, City Planner, gave a brief and broad overview of the master planning process.

**V. Committee background & desired outcomes**

H. Jugenitz explained the tight timeline of this process, with an October deadline, as well as the need to work using a set of operational definitions upon which all committee members can agree. Noted the need for robust data and in-depth analysis of existing conditions. Questions and suggestions were offered by committee members and addressed at the table; these included offering of additional resources/initiatives (OneWashtenaw, REDY), discussion of local and national history (upzoning and downzoning in Ypsilanti; racial exclusion/redlining); discussion of the need to perform outreach to traditionally underrepresented populations and to incorporate their input in a meaningful manner.

**VI. Master Plan update process & proposed calendar**

H. Jugenitz discussed future meetings, proposing 7pm on first Wednesdays, at rotating locations. Accessibility via bus was noted as important, as well as physical accessibility. A location was not determined.

## **VII. General discussion & input**

All around the table were invited to give further input. A Fox, T Dennis, N Romero, A Fellows, and D Simmons all offered additional input; there was discussion of goals, metrics, the relation of affordability to wages, the value or lack thereof of relating housing to income/wealth, and additional information regarding existing resources.

## **VIII. Preparations/background reading for March meeting**

H. Jugentiz noted that she would put together a Google Drive, Dropbox, or similar for dissemination of materials. Members were invited to send suggestions.

## **IX. Audience Participation**

H. Jugentiz noted that there was a large audience present, and although audience participation was not on the agenda, she would welcome it. There was general assent from the committee as a whole.

- Mark Hergott. Suggested that local businesses reinvest in the local community for a reduction in taxes. Noted that many of the issues discussed were intersectional, and expressed desire to bring everyone to the table.
- Anthony Morgan. Wanted to know if there was a way to cap how much real property an individual could own in the City.
- Rae. Leads the Ypsilanti Tenants Union. Notes that there are many renters in the City. Wanted more renters to know their rights, as the lack of such knowledge makes it easy for unscrupulous landlords to take advantage of them and provide unsafe housing.
- Kiera. EMU grad student; expressed belief in housing as a human right. Resident since 2005. Wants to see more universal design, more residents on the steering committee. Pointed out that the venue was not conducive to allowing people with hearing disabilities to participate.
- Carly. Resident of 6 years. Feels accessibility is an afterthought for many, and needs to be centered in the discussion more. Has had issues with landlords failing to provide reasonable accommodations in the past.
- Sheri. Volunteers with Ypsilanti Gathering Space, as well as the Ann Arbor day shelter. Pointed out that all of the County's resources for people experiencing homelessness were located in Ann Arbor.
- Liz. Has lived here a long time. Noted that many at the table and in the audience were not born Ypsilantians; in a sense, all were gentrifiers. Remember there was an Ypsilanti already here when we got here.
- Rae (again). Decried condition of rentals; specifically with regard to the lack of regulation regarding radon and mold. Noted that part of accessibility is simply being able to live healthily in a space.

## **X. Adjournment 8:47pm**