

MINUTES
ANN ARBOR HOUSING COMMISSION
REGULAR BOARD MEETING
Oct 17, 2012

Meeting Time and Location: **6:00 p.m.**
Hikone Community Center, Ann Arbor, MI

The meeting took place at 2724 Hikone, Ann Arbor, MI 48103. President Woods convened the meeting at 6:13 p.m.

ROLL CALL: Commissioners present: Ronald Woods, Marta Manildi (arrived at 6:34), Leigh Greden, Andy LaBarre (arrived at 7:08) and Gloria Black. Commissioners absent: None. Staff Present: Jennifer Hall. In Attendance: Melissa Ollila, Lisa Saxton, Margie Teall, Joan Doughty, Reginald Dalton, Jessica Parent, Emily Anderson, Betty Jean, Rama Askoul, Monique Gray, Sandra Pennington.

Call To Order/Roll Call

I. APPROVAL OF AGENDA

Greden moved that the agenda be approved with an additional resolution added under Section 4c regarding the FSS Grant and *Black* seconded.

Motion Approved 3-0 (Woods, Greden, Black - yes. 0 - no)

II. PUBLIC COMMENTARY – limited to 5 min./person

A. Resident Organizations – None.

B. Others Requesting to Speak

Melissa Ollila: Her concerns are being addressed, but she had flooding in her basement, and she had to disinfect and clean mold off the walls. She lost \$150 worth of food in the freezer because the power went out and renter's insurance did not cover flooding.

III. APPROVAL OF MINUTES

A. Regular Board Meeting Minutes – Sept 19, 2012

Greden moved and *Black* seconded.

No discussion.

Motion Approved 3-0 (Woods, Greden, Black - yes. 0 - no)

IV. NEW BUSINESS

A. Presentations:

CAN: *Doughty*, CAN's Executive Director, provided an update. She requested feedback on report format. *Greden* finds the chart's helpful. *Doughty* reported that CAN hired a new ROSS employee. CAN has found that when ROSS serves households that do not have services, they spend time on advocacy, such as getting benefits re-issued when they are cut off. It is hard to work on increasing self-sufficiency when tenants have basic needs. CAN received grant to pay for web-based case management and will be hiring 5 Americore Vistas which will allow for program growth.

Black asked where the resident council process was at, especially at Miller? *Doughty* indicated that ROSS agreed to facilitate as a tool to engage residents. On hold until new ROSS person is

fully on-board. *Hall* will ask staff to provide update flyer in lobby for residents. *Manildi* appreciates CAN's energy and results with limited resources. *Dalton* indicated that the community room will be painted in the next couple weeks.

Public Housing: *Hall* reported that a Program Assistant has been hired, Kelly Frazier. The Resident Manager position has been posted. Units are still being turned quickly and there is a pre-approved waitlist.

B. Board Discussions:

Security Grant: *Hall* reported that a security grant will be submitted requesting \$250,000 for lighting, doors, and security cameras for Miller, S. Maple, Hikone and White/State/Henry.

Future Development and Redevelopment (RAD application update): *Hall* gave a refresher presentation about the RAD program's purpose and structure. Two applications will be submitted: one for Miller and the Maple properties on the West side and one for Baker, Hikone and Green on the East side. *Black* is receiving phone calls from residents who are confused and frightened about RAD who were not able to make it to public meeting, could more information be sent out? *Hall* agreed to send out RAD information again with all statements. *Greden* suggesting including examples of improvements. *Woods* requested that this information also be sent to the board as talking points. *LaBarre* asked if this model is successful? *Hall* responded that the largest source of new affordable housing units right now is through private developers using low-income housing tax credits and project based vouchers. *Woods* asked if HUD's purpose is to phase out Public Housing? *Hall* responded that HUD recognizes that there is not enough funding to support public housing and is encouraging all public housing to convert to project based vouchers and secure private financing for capital improvements.

Black asked what if there is a recession and people's incomes decrease, does HUD increase the subsidy? *Hall* replied that yes, the tenant's portion is 30% of the rent whether it increases or decreases. If HUD's funding gets significantly cut by Congress, it does not matter if it is public housing or project-based vouchers, they are both at risk of getting cut. *Greden* asked if we could pull out at any time? *Hall*, yes up until closing takes place, which will be in late 2013. *Greden* asked about the nonprofit and partner's roles and pay? *Hall* replied that it is spelled out contractually. *Black* asked if the AAHC is part of that negotiation and how do you prevent a hostile takeover? *Hall* replied that roles and responsibilities are all spelled out contractually and either side can force a partner out if they are not performing, but there has to be a reason. HUD requires these units to be permanently affordable and a nonprofit has to maintain at least 51% ownership of the general partnership. *Greden* asked if the sales value is a guess or based on real numbers? *Hall* indicated it is a very conservative guess of about \$35,000/unit. If the appraised value comes in higher, the project gets more points for selling at less than appraised value.

C. Resolutions:

FY 13-08 – Security Grant

Greden moved and *LaBarre* seconded.

Black asked why Platt was not included? *Hall* indicated that the work was a small cost and can be absorbed in the operating budget.

Motion Approved 5-0 (Manildi, Woods, Greden, LaBarre, Black - yes. 0 - no)

FY 13-09 - RAD

LaBarre moved and *Greden* seconded.

Motion Approved 5-0 (Manildi, Woods, Greden, LaBarre, Black - yes. 0 - no)

FY 13-10 - FSS

Greden moved and *LaBarre* seconded.

Black asked who will be doing the work? *Hall* responded that it will either be staff or contractor. *Black* indicated she was concerned it would all be going to overhead. *Hall* responded that it is a staffing grant not a direct payment for tenants. HUD has a grant agreement spelling out our goals and objectives that must be accomplished no matter who does the work.

Motion Approved 4-0 (Manildi, Woods, Greden, LaBarre, - yes. Black - no)

AAHDC

Materials were distributed to review prior to the November 2012 meeting. The pro bono attorney, Rochelle Lento from Dykema Gossett, will attend the November meeting to answer questions.

A. Executive Director Memorandum

Public Housing is no longer in troubled status.

V. ADDITIONAL PUBLIC COMMENTARY – limited to 5 min./person

Sandra Pennington: She has a crack in her basement wall and called in a work order and wants to know if that is an emergency? *Hall* indicated that it is not unless there is active water leaking, but a maintenance tech should come out within 5 days to take a look at it.

Monique Gray: Her neighbor's stove at 2708 has not been working.

Rama Askoul: She would like a sticker for her car because it flew out the window.

VI. ADJOURNMENT

Greden moved and *Manildi* seconded.

Motion Approved 5-0 (Manildi, Woods, Greden, LaBarre, Black - yes. 0 - no)

Adjourned – 8:12 p.m.