



CITY OF ANN ARBOR, MICHIGAN

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ANN ARBOR HOUSING COMMISSION

Ann Arbor Housing Commission December 21, 2011 REGULAR BOARD MEETING MINUTES

The meeting took place at Miller Manor in the Community Room, 727 Miller Ave., Ann Arbor, MI 48103. President Manildi convened the meeting at 6:10 P.M.

ROLL CALL: Commissioners present: Marta Manildi, Leigh Greden, Gloria Black, Andy LaBarre, and Ron Woods. Commissioners absent: None. Staff present: Jennifer Hall, Nick Coquillard, Weneshia Brand (Section 8 Manager);

In Attendance: David Guidas; Tracy Odgers; Margie Teall, Councilmember; Mary Morgan.

I. APPROVAL OF AGENDA – LaBarred moved and Greden seconded.

Manildi proposed a friendly amendment to re-order the agenda to approve the minutes and then hear the E.D.'s presentation and closed session thereafter. Approved 5-0 (*Manildi*, *Woods*, *Greden*, *Black*, *LaBarre* – yes; 0 – no)

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

A. Resident Organizations – None

B. Others Requesting to Speak

1. David Guidas – Provided an example of a more secure door item to support
2. Tracy L. Odgers – All kinds of security problems in this building. Discussed the fact that all items in the indoor greenhouse were stolen and feels that cameras present in that areas would have prevented that. Advocated for cameras in the hallways and elevators. *Manildi* – Thanked Ms. Odgers – and stated that there is a Board Committee on security that will be taking up these issues and reporting to the Board. *Black* – Asked Ms. Odgers' name and said that her concerns will not fall on deaf ears.

III. APPROVAL OF MINUTES

A. Regular Board Meeting Minutes – November 16, 2011 –

No discussion – Approved 4-0. (Manildi, Woods, Black, LaBarre – yes; 0 – no)

IV. NEW BUSINESS

A. Resolutions:

1. **FY12-17: To Approve Tenant Account Receivables (TAR) Write-Off**

Moved by *Woods*; supported by *Black*.

No comments. Approved 4-0 (Manildi, Woods, Black, LaBarre – yes; 0 – no)

2. **FY12-18: To Approve Revisions to the Section 8 Administrative Plan Chapter 12 – Recertifications and Public Housing Admissions and Continued Occupancy Policy (ACOP) Chapter 12 – Interim Rent Adjustments and Chapter 11 – Annual Reexamination of Income and Family Circumstances**

Brand: Communicated statistics related to the reason of changing this policy. The net financial impact for the agency is that the amount of rent subsidy from HUD will increase by a small amount.

Hall: Added that the amount of staff time and expense will decrease by much more. And the tenants will not be penalized in the short-term for income increases, the income increase will be captured during their annual income certification.

Moved by *LaBarre*; supported by *Woods*. Approved 4-0 (Manildi, Woods, Black, LaBarre – yes; 0 – no).

B. Presentations:

1. Section 8 Programs (HCV, etc.) – Weneshia Brand

Brand: Presented a brief report about staff's good efforts and currently estimating a "Standard" status according to SEMAP as of this point in the fiscal year.

2. Strategic Planning for Development –

Hall: Presented via Power Point Presentation an introduction to an AAHC development strategic plan (occurred directly after the approval of the minutes).

The Housing Commission's mission and role is to provide affordable rental and owner housing. HUD funding cuts for public housing in particular is leading to expenses exceeding revenue and lack of funding for capital expenditures. The AAHC must diversify its revenue sources to survive. And the demand for affordable housing far exceeds the current supply. See Power Point slides for statistics and trends.

Ideally, she would not be bringing development project to the board at her first meeting and wanted to assure the Board that much work is happening on AAHC operations. However, it is difficult to acquire properties for affordable housing, so when opportunities present themselves, we should seize them. The AAHC plays a critical role in the community by providing and expanding its affordable housing stock.

Greden: Asked what is our metro area – what does this include? *Hall:* Generally, the County

“Development” chart was passed out and Hall went through all the steps to development from concept to construction. See Power Point presentation.

Greden: Regarding acquisitions – could county foreclosures be considered?

Hall: Yes, but there are not many foreclosures in Ann Arbor.

Black: Would we be focused more on rental or ownership, because there are people who live in rental housing that would still like to own their own homes? Suggested converting some existing rental units to owner units.

Hall: The AAHC has done both and can do both in the future. Developing new rental units is more difficult than developing owner units because of neighborhood opposition. If existing rental units were converted to owner, there would be fewer affordable rental units available in the community.

Motion to move into closed session – Discussion of potential purchase of property

Role Call Vote:

(Manildi, Woods, Black, LaBarre, Greden – yes; 0 – no)

ENTERED INTO CLOSED SESSION

Manildi: The Board discussed the potential purchase of a specific property, and the board must approve the actual purchase of the property at a future board meeting in open session.

C. Board of Commissioners Discussion

1. Board Packet and Meetings Format -

Hall: Communicated she would like to spend the majority of time on finances, policy, and strategic planning, rather than operations. As a result, would like to condense the operational reporting to quarterly, so that the manager reports coincide with their quarterly verbal report.

Black: No objections, but wants to make sure the Board addresses tenant issues, ie. the security issues.

LaBarre: Agreed with Ms. Hall for best use of time.

Manildi: Agreed and embraces looking long-term and with a strategic planning, but wants to ensure that the Board not be completely apart from tenants and staff.

Woods: Agrees to have efficiencies, but has found the reporting to be very informing to his role as a fiduciary.

2. Other -

Coquillard: Discussed the installation of a visitor informational kiosk in Miller main office lobby where visitors may visit the Commission's website, look for open apartments and access housing-related community and state resources.

Woods: Asked about the Commission's PHARS (recent HUD request for information) response and *Hall* updated that response was sent to HUD.

V. COMMISSION REPORTS for December 2011

- A. Executive Director Memorandum, as submitted
- B. Financials Agency-Wide (YTD) – as submitted
- C. Section 8 Report, as submitted
- D. Public Housing Agency Wide Report, as submitted
- E. Public Housing West AMP Report, as submitted
- F. Public Housing East AMP Report, as submitted
- G. Public Housing Security Report, as submitted
- H. Strategic Planning for Development, Powerpoint (distributed at meeting)

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

None

VII. CLOSED SESSION – (2/3 roll call vote required) to consider the purchase of real property (see above)

VIII. ADJOURNMENT – at 8:10 P.M. Movement to adjourn by *Black*; supported by *LaBarre*.


Marta A. Manildi, President


Jennifer Hall, Recording Secretary
and Executive Director