

Ann Arbor Housing Commission
February 4, 2009
SPECIAL BOARD MEETING MINUTES
To Discuss
AAHC 5-Yr Goal and Objectives 2010 to 2014, as Part of Annual Agency and 5-Yr
Plan Submission to HUD

The meeting took place in the AAHC Conference Room, 727 Miller, Ann Arbor, MI 48103. Chair Deborah Gibson convened the meeting at 6:10 pm.

ROLL CALL: Commissioners present: Deborah Gibson, Alan Levy, James Jackson; David Parent (arrived late)
Commissioners absent: Dwayne Seals (unexcused)
Staff Present: Elizabeth Lindsley, Betsy Cornellier, Weneshia Brand
Guests: Joan Doughty, Jane Miller

I. APPROVAL OF AGENDA

An alteration to the agenda; to include closed session at adjournment; the discussion began.

II. DISCUSSION ITEM

A. AAHC 5-Yr Goal and Objectives 2010 to 2014, as Part of Annual Agency and 5-Yr Plan Submission to HUD.

Gibson: mentions that the goals and mission of the commission will remain unchanged however, the verbiage of the AAHC and AAPD partnership should be reworded.

Lindsley: acknowledges suggestion.

Cornellier: suggest reviewing the Asset Management Model transition

Lindsley: determines that an analysis should be completed prior to discussion and inquires board's preference for the use of the Agency Plan template versus free format.

Levy: mentions preference for use of template with changes to verbiage.

Lindsley: explains AAHC position with Cranbrook contract expiration and obtaining HOPE VI/Modernization funds to model the setup and inquires of Board's preference going forward.

Cornellier: HOPE VI reporting will be similar to CFP

Lindsley: yes and the project would combine market rate and subsidized units.

Gibson: questions the number of units lost.

Lindsley: a reduction by 1/3 and mentions that several agencies are not receiving HOPE VI funding.

Miller: provides explanation why agencies aren't receiving HOPE VI funding. AAHC should assess its financial viability to encourage growth.

Levy: suggest leaving the item in the agency plan

Cornellier: inquires the agency desire to purchase new properties.

Miller: Community Development (CD) and AAHC have discussed purchasing foreclosures.

Lindsley: the project could utilize Neighborhood Stabilization funding combined with Turnkey 3 proceeds.

Jackson: confirms clarification and expectations.

Lindsley: CD has recommended consultation to analyze the agency's structure and operations.

Miller: similar projects have a 99 year commitment to affordable housing.

Lindsley: inquires the board desire to dispose of some PH properties.

Miller: completing a consultation will provide for insight on the agency position for disposal, purchase, etc.

Levy: mentions that a capital needs assessment is critical for the agency and questions the time constraints.

Miller: a hybrid model can be developed to satisfy HUD requirement and agency goals and recaps all the items discussed

Lindsley; confirms verbiage, revisions, and deletions of items discussed.

Miller: suggest modifying wording and maintain template.

Jackson: concurs with suggestion and recaps items discussed

Lindsley: suggest completing a compressed narrative.

Levy: request the agency looks to pursue stabilizing, strengthen staff structure, supportive service and assuming marginal improvement to relocate funding to increase financial stability.

Gibson: suggest assessing improvements for resident relations

Miller: suggest addressing wording to improve resident satisfaction

Lindsley: inquires the board approval to eliminate the voucher homeownership program.

Levy: suggest the agency improve on profiting projects as opposed to project with no monetary gain.

Lindsley: summarizes agency plan with 5 main goals, each with subsets; a draft will be completed and distributed.

Levy: inquired of the community policing.

Miller: explained funding and government allocations

Gibson: inquired of the agency position on energy efficient repair and projects.

Lindsley: AAHC has submitted a proposal to CD that includes roof and window replacement.

Miller: CD has AAHC first to receive assistance regarding the matter.

Gibson: inquires of green initiative in housing

Miller: items will be addressed in capital needs assessment

Lindsley: energy audit requires assessment of all properties; the agency is currently soliciting for bids.

Cornellier: suggest amendments of rent collection policy and S8 interim change policy.

Levy: inquires if the change will be a disadvantage to AAHC.

Lindsley: the agency must maintain average EIV discrepancy; however the change does not affect income.

Gibson: suggest revisiting the resident council issue.

III. ADJOURNMENT at 7:15 pm.

The Commissioners took a brief break and then went into Closed Session.

Alan Levy, Vice Chair
Secretary

Elizabeth Lindsley, Recording