

September 24, 2008
REGULAR BOARD MEETING
MINUTES

The meeting took place in the AAHC Conference Room, 727 Miller, Ann Arbor, MI 48103. Chairperson *Gibson* convened the meeting at 6:10 p.m.

ROLL CALL: Commissioners present: Deborah Gibson, Alan Levy, James Jackson, and Dwayne Seals,
David Parent: absent
Staff Present: Elizabeth Lindsley, Betsy Cornellier and Weneshia Brand
Guest: Mary Morgan, Wendy Carty-Saxton, Aaron Pressel, Betty Jean Jones, Michael Brann and Michael Appel

I. **APPROVAL OF AGENDA** - Commissioner *Jackson* moved and Commissioner *Levy* supported to approve the agenda. The Agenda was approved 3-0.

II. **PUBLIC COMMENTARY** - *Brann*: mentions his residency at Hikone and concerns of maintenance not performing requested work orders. Maintenance has only appeared at the site a few times in the past few months, but the repairs that need completing are not being addressed. *Levy*: inquires if there has been a downturn in service and when did the downturn begin? *Brann*: yes, the downturn began at the start of the new Housing Manager. *Pressel*: mentions his background and position with Community Action Network (CAN); and elaborates that residents of Hikone and Green Rd., have complained of the customer service displayed by F. Epps. *Pressel*: explains that there have been several uncompromising encounters between CAN staff and residents with F. Epps. CAN is exhausting funds of reliable sources to assist with back rent caused by an assumed miscalculation of rent. There is a downgrade of service, an increase of problems that questions the confidence and credibility of F. Epps.

III. **APPROVAL OF MINUTES** -

A. **August 27, 2008** – Commissioner *Levy* motioned and Commissioner *Jackson* supported. The minutes were approved 3-0.

IV. **NEW BUSINESS**

A. **Resolutions**

1. **FY09-07: To Approve Proposal for Pear St. Project.** Commissioner *Jackson* motioned and Commissioner *Levy* supported. *Lindsley*: provides an overview of the project, timeline, and expectations. *Gibson*: inquires of the eligibility and placement of the chronically homeless applicants. *Carty-Saxton*: responds that six of the twenty voucher will be set aside for chronically homeless and the remaining fourteen shall

be income eligible. *Lindsley*: applicants that have interest in the Pear St. location will be pulled from the Section 8 waitlist. *Seals*: inquires why the bidding process wasn't implemented. *Lindsley*: bidding was required because the process has changed to include additional acceptable methods. *Appel*: HUD developed a procurement process for that allows for cooperative agreements without additional solicitation. If AAHC accepts the proposal, funding would be secured from other sources within the timeline. *Seals*: inquires of the timeline for implementation. *Appel*: in mid-October Avalon will close on other committed funds, which allows construction to start. *Seals*: inquires when Avalon verbally proposed the project to AAHC? *Jackson*: Avalon presented the project to AAHC a year ago; AAHC encouraged Avalon to pursue the project with the support of the agency, the board has been fully informed throughout the process, applicants will benefit and the project meets the needs of the Commission. *Levy*: inquires if the contract can be terminated. *Lindsley*: yes, several terms must be met and monitored and mentions that the project meets one goal in the Annual Agency Plan. *Levy*: the Commission should entertain attracting project basing contracts and develop competitive bids. *Seals*: inquires if other agencies propositioned the commission and reiterates his position. *Lindsley*: in prior years agencies have expressed interest, however no proposals were submitted. *Seals*: reiterates; a fifteen year, \$2.5 million dollar contract should be competitively bid. *Gibson*: inquires of the funding sources. *Appel*: \$845K Home Funds, \$500K MSHDA, \$1.0 Million LIHTC, \$200K Federal Home Loan and \$230K Federal Loan. *Levy*: inquires if the downturn of the current economy affects the loan applications. *Carty-Saxton*: there was no direct mention to the affects from the lenders. *Appel*: the Federal Home Loan is actually a grant. The motion passed 3-1.

B. Discussion Items - None

V. OLD BUSINESS

A. Discussion Items - None

VI. COMMISSIONER SUB-COMMITTEE REPORTS

A. Personnel - None.

VII. COMMISSION REPORTS

A. Executive Director - Commissioner Questions:

Seals: request an explanation of funding chart?

Levy: inquires if the chart is a printout of Avalon's funding for Pear St. and other programs.

Seals: Mentions his position on the Pear St. Project, expresses his concern that the board is now being made aware of B. Lindsley membership on the Avalon board in previous years.

Lindsley highlighted several items and responded to question(s):

- 1) Explains the funding chart and allocations, mentions Avalon's reputable reputation and clarifies that their existence is beyond 10yrs. *Lindsley*: mentions she was a board member prior to employment with AAHC.
- 2) Operating subsidy may increase, VASH program is displaying slow lease-ups, PH has increases in vacates and transfers and decreasing in recertification processing. Section 8 is performing well with recertifications. The FY09 Snow Removal bid

was issued, the agency has piggybacked with a Home Depot Cooperative Agreement. Some issues with personnel; staff turnover, one employee on FMLA, and two inter-city departmental transfers. Currently, appealing the SEMAP certification.

B. Financials – Commissioner Questions:

Jackson: inquires of pension expenditures.

Levy: inquires of submission deadlines for FDS and SAGIS

Levy: inquires cause of West AMP deficit?

Gibson: inquires of legal and maintenance cost had impact on West Amp deficit?

Levy: inquires if an increase of utilities was included into the budget and suggest reverting back to previous operating style.

Gibson: suggest residents apply for Weatherization program.

Cornellier: highlights FY08 and FY09 budget results.

- 1) Clarifies that pension decreased from \$12 to \$10 as well as a decrease in retiree health.
- 2) FDS submission deadline is January 2009
- 3) West side deficit attributes to the declined since the 2004 dwelling rents.
- 4) West Amp incurred unexpected legal cost
- 5) Utilities need to be reviewed; look to make adjustments.

C. Section 8 – as submitted

D. PH West – as submitted

E. PH East – as submitted

F. PH Security Report – as submitted

VIII. ADDITIONAL PUBLIC COMMENTARY – *Levy:* inquires if East and West Amp's are fully staffed and mentions that the lag time between maintenance request and completion to measure inadequacies. *Lindsley:* yes, departments are staffed; however East is down to one truck. *Seals:* inquires of contingency plan for staff turnover after pay cuts and suggest petitioning City of Ann Arbor. *Levy:* the agency doesn't have great options to consider other than separations from the City of Ann Arbor, however employees will not retain benefit package.

IX. ADJOURNMENT - The meeting adjourned at 8:29 p.m.

Commissioner Deborah Gibson, Chair

Elizabeth Lindsley, Executive Director