

# City of Ann Arbor

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>



## Action Minutes - Final

Wednesday, August 27, 2014

6:00 PM

Housing Commission Office, 106 Packard Baker Commons

## Housing Commission

**I CALL TO ORDER**

Approved as presented

**II ROLL CALL**

*Roll call vote*

**President Woods took a roll call vote. Lee arrived at 6:13 and Wojtkowiak arrived at 6:17**

**Yeas:** 5 - Woods, Colenback, Lee, Hayes, and Wojtkowiak

**Nays:** 0

**III APPROVAL OF AGENDA**

*Agenda Approved*

**Woods moved to approve agenda, seconded by Colenback. Motion approved 3-0**

**IV PUBLIC COMMENTARY**

*Public Comments*

**Baker Commons Resident Jack Noell is a smoker and opposes the non-smoking policy adopted by the board because smoking is an addiction with no real solution. He has tried to quit and has not been able to and if he is evicted for smoking he will become homeless. He has an air purifier in his room for his daughter to visit who has asthma.**

**Baker Commons resident Carolyn Miller manages the lunch program at Baker and thanked Beth Yaroch for all her help because Ms. Miller has low vision.**

**V APPROVAL OF MINUTES**

**V-1 [14-1147](#)**

Ann Arbor Housing Commission Board Meeting June 18, 2014 Minutes

**Attachments:** Minutes June 2014.pdf

*Minutes approved*

**Motion by Colenback, seconded by Hayes to approved June 18 2014 Minutes, approved**

V-2 [14-1304](#) Ann Arbor Housing Commission Board Meeting July 16, 2014 Minutes

**Attachments:** Minutes July 16 2014.pdf

*Minutes approved*

**Motion by Colenback, seconded by Lee to approve the July 16, 2014 minutes, approved.**

## VI OLD BUSINESS

VI-1 [14-1146](#) Resolution to Approve the Housing Commission's Tenant Accounts Receivable Quarterly Write-Off in the Amount of \$2,623 through March 31, 2014

**Attachments:** Quarterly Low Rent Write-offs as of March 31 2014.pdf

*Resolution approved*

**Motion by Colenback, seconded by Hayes to approve TAR quarterly write off, approved**

VI-2 [14-0974](#) Resolution to Approve the 2014 Utility Allowance for Public Housing

**Attachments:** Ann Arbor MI-PH UPDATE-Proposed UAs Chart 1-2014.pdf, Ann Arbor MI-PH-Rate Comparison Chart 2012-2014-DRAFT.pdf, Public Housing Utility Allowance Policy.pdf, PH Utility Allowance Analysis 2013 & 2014.pdf

*Motion approved*

**Motion by Lee, seconded by Colenback to approve the 2014 Public Housing Utility Allowance, approved**

VI-3 [14-0973](#) Resolution To Approve the 2014 Utility Allowances for the Housing Voucher Programs

**Attachments:** Utility Allowance Schedule Voucher 2014.pdf, CHAP\_MI064000200\_SCATTERED SITES\_original.pdf, CHAP\_Ann\_Arbor\_MI\_MI064000100\_MI064000200.pdf, Voucher Utility Allowance policy.pdf, RESOLUTION 14-19 AMEND PAYMENT STANDARD FOR ANN ARBOR.pdf, Voucher utility allowance analysis 2013 & 2014.pdf

*Motion approved*

**Motion by Colenback, seconded by Wojtkowiak to approved the Voucher Utility Allowance for 2014, approved**

## VII NEW BUSINESS

- VII-1 [14-1305](#) Resolution to Approve Amendment to the Housing Choice Voucher Administrative Plan regarding Utility Allowances, Homeownership, Family Self- Sufficiency, Subsidy Standards and Supportive Services for Project Based Vouchers
- Motion approved*
- Motion by Colenback, seconded by Lee to approve the HCV Administrative Plan, approved**
- VII-2 [14-1308](#) Resolution to Approve an Amendment to the Public Housing ACOP regarding Flat Rents
- Attachments:** PIH NOtice 2014-12 Flat Rents.pdf
- Motion approved*
- Motion by Colenback, seconded by Wojtkowiak to approve changes to Flat Rent, approved**
- VII-3 [14-1314](#) Resolution to Approve the Section 8 Management Assessment Program (SEMAP) Certification for FY 14
- Attachments:** SEMAP FY14 Scores and history.pdf
- Motion approved*
- Motion by Wojtkowiak, seconded by Hayes to approve the SEMAP report, approved**
- VII-4 [14-1307](#) Resolution to Approve the Ann Arbor Housing Commission FY 14 Unaudited Financials
- Attachments:** Consolidated Budget to Actual Report-Year End Final Report.pdf, Agency Wide FDS-as of Aug 24 2014.pdf
- Motion approved*
- Motion by Hayes, seconded by Wojtkowiak to approve the FY14 Unaudited financials, approved**
- VII-5 [14-1306](#) Resolution to Replace the Ann Arbor Housing Commission with the Ann Arbor Housing Development Corporation as the sole member of the Limited Liability Corporations created to redevelop the Ann Arbor Housing Commission Properties under RAD as well as the owner of the non-LIHTC properties.
- Motion approved*
- Motion by Wojtkowiak, seconded by Hayes to approve replacing the AAHC with the AAHDC as sole member of the LLC's created for LIHTC properties and as owner of the non-LIHTC properties, approved**

VIII REPORT(S) FROM BOARD

IX COMMUNICATIONS

IX-1 [14-1309](#) AAHC Executive Director Report August 27, 2014

**Attachments:** Executive Director Report August 2014 Board meeting.pdf, AAPD HOUSING REPORT -July 2014 condensed.pdf, West Arbor - 46 Units - 8 7 14. Development.pdf, West Arbor Maple- 9% - 46 units 8 7 14 operating.pdf, demo down to basement.JPG, 04 DIMENSIONAL SITE PLAN final.pdf

*Executive Director report presented*

**Executive Director report presented**

X PUBLIC COMMENTARY (5 MINUTES MAXIMUM SPEAKING TIME - NO LIMIT TO THE NUMBER OF PEOPLE SPEAKING IN THIS SECTION.)

XI ADJOURNMENT

*Meeting Adjourned*

**Meeting Adjourned**