

MINUTES
ANN ARBOR HOUSING COMMISSION
BOARD MEETING
May 16, 2012

Meeting Time and Location: **6:00 pm**
Hikone Community Center, Hikone Road off Packard, Ann Arbor, MI

The meeting took place at Hikone at the Community Center, Hikone Road (off Packard), Ann Arbor, MI 48104. President Manildi convened the meeting at 6:16 P.M.

ROLL CALL: Commissioners present: Marta Manildi, Gloria Black, Andy LaBarre, Ron Woods and Leigh Greden. Staff present: Jennifer Hall, Nick Coquillard.
In Attendance: Julie Steiner, WHA; Jamie Kidwell, Ann Arbor Sustainability Associate

Call To Order/Roll Call

I. APPROVAL OF AGENDA

Greden moved and *LaBarre* seconded.

Motion approved as amended 5-0 (Manildi, Woods, Black, LaBarre, Greden – yes; 0 – no)

Manildi: Offered friendly amendment to remove the Resolution FY12-30 related to the commissioner elections because it is not needed. *Greden* accepted.

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

- A. Resident Organizations - None**
- B. Others Requesting to Speak - None**

III. APPROVAL OF MINUTES

A. Regular Board Meeting Minutes – April 11, 2012

Moved by *LaBarre*; supported by *Woods*.

Approved 5-0. (Manildi, Woods, Black, LaBarre and Greden – yes; 0 – no)

IV. NEW BUSINESS

A. Presentations:

Washtenaw Housing Alliance – Julie Steiner presented.

Steiner: Gave a brief history of the Alliance. The goal at origination was to end homelessness. WHA was charged in 2004 by the County Board of Commissioners to produce a 10-year plan to reduce homelessness, resulting in the document, “Blueprint to End Homelessness.” The goal is 500 new units of supportive housing. Since 2004, 104 units have been developed. The WHA has helped bring in about 500 additional

vouchers since 2004. Another major concern for the WHA is “reforming the system of care.” One accomplishment since 2004 has been a complete re-working of the substance abuse treatment system to a recovery-orientated system of care. The community mental health system (lead by CSTS) in this area is also going through a similar process of change. Another accomplishment has been the establishment of a “Street Court” – focusing on out-of-courtroom meetings that focus on working with offenders and service providers to develop a treatment plan, which could lead to offenses being dropped. The latest development has been the implementation of a Single Point of Entry System. This is the centralization of assessment of need; identifying what people need. This system is now called the Housing Access Center.

Greden: What are the funding sources? *Steiner:* County general fund, Barrier Buster funds, some MSHDA and HUD monies. *Greden:* What has been the number of calls? *Steiner:* More than 500 per month. She gave a series of statistics and said that about 10 percent have been able to be assisted – the others not aided due to lack of resources.

Black: How do community members find out about Housing Access? *Steiner:* Churches, courts/judges, etc. The phone number for Housing Access is 961-1999.

Woods: Asked for more examples of services provided. *Steiner:* The old way of doing business does not work – placing people automatically into a shelter. It is far better to house first, and then address other needs and issues. Also have learned that homelessness for many is a purely economic issue, but for others there are other issues such as mental health concerns. The real need is for permanent supportive housing, and the trend is for PHAs to develop this type of housing and partnering with service providers. The other challenge is to find the revenue to fund supportive services. The WHA has begun to build an endowment which currently has \$2,000,000 in it (but it will require \$50 million in the endowment to fund services for 500 units).

Sustainability Initiative – Jamie Kidwell, Ann Arbor Sustainability Associate

Kidwell: Discussed proposal for City to adopt 16 City sustainability goals in order to set up a Sustainability Model throughout the City. Process is funded entirely by a Home Depot grant. These goals resulted after reviewing many City plans from multiple departments, and getting feedback from city staff, community forums, citizen boards and other events. Ultimately, the goal is to work to convince City Council to incorporate these goals into the City’s master plan.

Black: Said she was very supportive of this project. *Manildi:* Said she has no criticism of these goals, but at this point, she does not know enough to recommend or not these goals to City Council. *Kidwell:* Wants the support of the Commission because a housing goal is included.

Hall: It is important to be a part of the housing and sustainability policy. It is asking council to embrace a set of sustainability goals, including affordable housing.

Woods: Said these are all laudable goals, but asked are there specific items that have implications for the operations of the AAHC – these should be considered.

Black: Said the more Commissions and branches of government we unite with, the more advancement we could accomplish.

Woods: He said he would be more comfortable to consider a resolution at the next Board meeting as he would like the opportunity to review the City's Master Plan.

Greden: Suggested a one-month delay for further due diligence and expects full support.

B. Board Discussions:

2012-1013 Budget -

Hall: Presented

Greden: Asked about the bottom line deficit of more than \$517,000?

Hall: Of the \$517,000, the majority is coming from Section 8 reserves – more money going out than coming in because landlord payments are also coming from reserves. The \$115,000 operating deficit is inclusive of the \$78,000 increase to retirement benefits. Due to the City's new formula, the AAHC is being charged by the number of current employees instead of employees who are retired, which added \$78,000 to AAHC costs. She has requested Council to approve \$78,000 in general funds to offset this unexpected cost. The AAHC is an enterprise entity and not a part of the general fund.

LaBarre: Are the AAHC employees treated the same as City employees?

Hall: Generally, yes, but our employees get paid at lower levels than the same level employees at the City.

Manildi: What does this imply for the AAHC? *Hall:* Unless City Council agrees to reimburse the \$78,000, it will be a loss that will have to be taken. This budget includes assumptions that a Facility Manager and Financial Analyst will be hired this budget year. The biggest factors will be HUD funding and union-negotiated costs.

\$100,000 CDBG Award –

Hall: The County Office of Community and Economic Development has awarded \$100,000 to make physical improvements to North Maple and Oakwood properties due to water drainage and water damages.

Community Challenge Planning Grant Award –

Hall: The County Office of Community and Economic Development allocated \$343,000 in Community Challenge Planning Grant funds to acquire property to develop green affordable housing. The grant includes funding for acquisition, preliminary engineering and architectural fees and administrative fees.

Smoke Free Grant Application –

Hall: The County Public Health Department applied for a grant to help the AAHC explore and implement a smoke-free policy.

Comcast Agreement –

Hall: Discussed that we are negotiating for the AAHC to be paid for passing out their literature as part of contract that would provide leverage to ensure that Comcast takes proper care of its cables.

Performance Based Contract Administration NOFA Application –

Hall: The AAHC partnered with Melvindale PHA and a private contractor an application for \$7.3 million to administer HUD's Performance Based Contract Administration. If awarded, the AAHC would be the fiduciary and contract administrator and contract out the majority of the day-to-day work to the private contractor. The purpose is to monitor and administer the funding for HUD's project based voucher program in the state of Michigan.

Family Self Sufficiency Public Housing NOFA Application –

Tabled for next meeting.

Security Committee Report –

Hall: Presented the Security Committee Report – plan was in the Board Packet and she went through the report. Cost estimates were discussed.

Manildi: Has this been published to tenants? *Hall:* Yes, it will be sent to the tenants in the next newsletter. *Greden:* Encourages the consideration of purchasing cameras.

Hall: She will provide a summary to tenants with the chart.

AAHC FY 13 Board Elections, Calendar and review of Mission Statement:

Manildi: Nominated Commissioner Woods as the next Board President. *LaBarre* seconded.

Commissioner Woods as President Approved 5-0. (Manildi, Woods, Black, LaBarre and Greden – yes; 0 – no)

Black nominated Commissioner *Greden* as Vice-President, *Manildi* seconded.

Commissioner *Greden* as Vice-President: Approved 5-0. (*Manildi*, *Woods*, *Black*, *LaBarre* and *Greden* – yes; 0 – no)

Greden: Praised Commissioner *Manildi* for her service in the past year.

The Mission Statement was reviewed

All Commissioners agreed to current Mission Statement.

Miller Resident Council Election Arbitration Decision –

Hall: Reported the arbitrator’s decision to support her decision and referred to the report in the Board Packet.

ACOP and Administrative Plan Proposed Revisions –

Hall: The team has reviewed all of the Commission’s policies, and will be bringing the updated versions to the Board at the next meeting.

Manildi: Asked to discuss changing the next Board Meeting date. **All agreed to move the meeting to June 27, 2012.**

C. Resolutions:

1. FY 12-28: To Approve the Agency-Wide FY 13 Operating Budget

Moved by *Greden*; supported by *Manildi*.

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

2. FY12-29: To Accept and Approve the \$100,000 CDBG grant award

Moved by *LaBarre*; supported by *Black*.

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

3. FY 12-30: To Approve the FY 13 President and Vice President

Removed by friendly amendment.

4. FY 12-31: To Approve the FY 13 Calendar of Board Meetings

Moved by *Manildi*; supported by *LaBarre*.

Approved as amended.

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

5. FY 12-32: To Approve Revision of Public Housing Utility Allowances

Moved by *Manildi*; supported by *Woods*.

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

Coquillard: This is an annual review of utility costs to determine if the Public Housing utility allowances needs to be adjusted. He briefly described the outcome of the study. There was a more than 10% change in utility rates so utility allowances had to be adjusted. There was no more than a \$4.00 variation in any U.A. There will be a 30-day notice period for residents to comment and then 30 more days after the notice period before implementation.

V. COMMISSION REPORTS

- A. Executive Director Memorandum**
- B. FY 12/13 Budget**
- C. Finance Report (Consolidated Budget to Actual)**
- D. Security Survey Results**
- E. Security Committee Report**

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

None.

VII. ADJOURNMENT

Moved by *Black*; supported by *LaBarre*. Meeting adjourned at 8:35 P.M.

Other Handouts:

Sustainability Initiative Materials
Miller Resident Council Arbitration Decision
City report on Retirement/VEBA
CAN reports
Peace report