

MINUTES
ANN ARBOR HOUSING COMMISSION
REGULAR BOARD MEETING
Jan 16, 2013

Meeting Time and Location: **6:00 p.m.**
Baker Commons, 106 Packard, Ann Arbor, MI

The meeting took place at Baker Commons, 106 Packard., Ann Arbor, MI 48104. President Woods convened the meeting at 6:12 p.m.

ROLL CALL: Commissioners present: Ronald Woods, Marta Manildi (arrived at 6:25), Christopher Geer and Gloria Black. Commissioners absent: Leigh Greden. Staff Present: Jennifer Hall, Heather Mooney, Beth Yaroch, Lance Mitchell, Weneshia Brand, Kelly Frazier, and Monica Moore. In Attendance: Kenya Hunter, Latasha Hunter, Jessica Parent, Emily Anderson, Diane Kelly, Sharie Sell, Raymond Price,

Call To Order/Roll Call

I. APPROVAL OF AGENDA

C. Geer moved and *G. Black* seconded.

Motion Approved 3-0 (Woods, Geer, Black - yes. 0 - no)

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

A. Resident Organizations – None.

B. Others Requesting to Speak –

J. Parent: Student at Skyline High School, who talked about the good work that SOS is doing in Ypsilanti for low-income and homeless households.

III. APPROVAL OF MINUTES

A. Regular Board Meeting Minutes – November 14, 2012

C. Geer moved and *G. Black* seconded.

Motion Approved 3-0 (Woods, Geer, Black - yes. 0 - no)

IV. NEW BUSINESS

A. Presentations and Board Discussions:

Peace Neighborhood Center (PNC)

K. Hunter, program coordinator with PNC, made a presentation to provide an update on supportive and youth programs offer by PNC to AAHC residents particularly at North Maple Estates and Maple Meadows including a Leadership Development Camp. Peace is now offering College Prep classes for High School students. *G. Black:* Asked if any residents have provided feedback to PNC staff regarding the RAD conversion? *K. Hunter:* She has not heard any feedback from residents.

Section 8 Housing Choice Voucher

W. Brand: Discussed the year to date Section Eight Management Assessment Program score and the recent leasing and budget utilization report submitted to HUD. The number of vouchers leased-up increased by over 100 since January 2011. Indicator 13 was a -0- because HUD changed its

methodology and used data from Calendar year 2011, this indicator will not be a -0- for CY 2012. G. Black: Does the increase have to do with serving more vets? W. Brand: The total number assisted includes vets, but indicator 13 does not include VASH vouchers. VASH utilization is 86%. It is much harder to house chronically homeless vets with private landlords.

Public Housing

B. Yaroch: Discussed the current projects occurring within the department including new leases, a smoking survey and reestablishment of resident councils. The department has been identified by HUD as a “Standard Performer” and as a result is not subject to REAC inspection for one year. The current occupancy rate is 99%.

B. Yaroch: Avalon, Catholic Social Services, U-M Medical Center, St. Joseph Hospital and a few other organizations partnered on a grant to provide housing and services to homeless individuals who are high-end users of the emergency room. *G. Black:* What was the resident response rate to the smoking survey? *R. Woods:* What are the implications of the results? *B. Yaroch:* There was a 22% response rate and the results are about to be compiled. The project is in the early stages, more information is needed to determine the next steps. *G. Black:* Does HUD expect a 21 day turn for a unit requiring major repair? *B. Yaroch:* If a unit requires major repair, it can be taken off-line if Capital Grant funds are used to fix it.

L. Mitchell: Discussed ongoing site improvements and decrease in unit turns. *G. Black:* When is the window installation at Baker Commons scheduled to happen? *L. Mitchell:* The project is scheduled to begin in the spring of 2013 as soon as the weather permits. *J. Hall:* Added that the contract has been signed, necessary permits have been pulled, and the windows have been manufactured.

H. Mooney: Introduces herself as the newly hired Residency Manager and provided her employment and education background.

RAD Update

J. Hall: Discussion of the RAD conversion. HUD supports the decision to apply for the August deadline with revision to include all the public housing units in the RAD application. The decision to revise the application was suggested by Norstar after reviewing the sites and the draft application. *G. Black:* Will the vacancy rate be impacted by the tenant relocation during the conversion and will the residents have relocation protection? *B. Yaroch:* The residents will be protected by the federal relocation requirements and the units will no longer be public housing, so the vacancy rate will not be impacted. *R. Woods:* Will the commission relocate tenants during the conversion? *J. Hall:* The goal is to renovate with residents in place. If needed, residents will either be relocated to other units or a residence inn. For North Maple, the residents can be relocated in phases.

J. Hall: added that the RAD conversion will be presented to City Council on February 11th at 7pm. A resolution will be presented to Council in March to transfer the deeds to the Housing Commission. *M. Manildi:* Is there any further action that the board must take? *J. Hall:* Not at this time. *G. Black:* at what stage will the property title be transferred and will the Commission be separated from the City? *J. Hall:* The property transfer will occur at the time of closing on the financing, and conversion to project-based vouchers. The intent is for AAHC staff to continue managing the units.

B. Resolutions:

FY 13-15 – To Approve an Amended Lease for Public Housing

Manildi moved and *Geer* seconded.

B. Yaroch: Discussion details the amendments of the public housing lease. *G. Black:* Asked for explanation of the late fees, tenants right to review their file and tenants requirement to notify the commission of changes in family composition. *B. Yaroch:* Most private owners charge \$50 for late fees; we have increased the late fee to \$25 to cover the cost charged by the bank. Tenants can request to review their file. HUD requires families to report changes in family composition.

Motion Approved 4-0 (Manildi, Woods, Geer, Black - yes. 0 - no)

V. COMMISSION REPORTS

Executive Director Report

R. Woods: what is the status of filling the Deputy Director position? *J. Hall:* Once the RAD conversion is complete, we'll review the organizational structure. Currently, there are five managers and the financial analyst position was recently filled. *G. Black:* Does the board have authority to hire the Deputy Director? *J. Hall:* The board hires the Executive Director and the Executive Director hires all other staff.

Financial Statement (Consolidated Budget to Actual December 2012)

J. Hall: Discussion details the Public Housing and Housing Choice Voucher financial position.

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

Raymond Pierce, Baker Commons resident had positive comments about the AAHC.

VII. ADJOURNMENT

Black moved and *Geer* seconded.

Motion Approved 4-0 (Manildi, Woods, Black, Geer - yes. 0 - no)

Adjourned –7:44 p.m.