



# CITY OF ANN ARBOR, MICHIGAN

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## ANN ARBOR HOUSING COMMISSION

### Ann Arbor Housing Commission

November 16, 2011

#### REGULAR BOARD MEETING

#### MINUTES

The meeting took place at North Maple Estates in the Community Room, 733 Maple Road, Ann Arbor, MI 48103. President Manildi convened the meeting at 6:17 P.M.

**ROLL CALL:** Commissioners present: Marta Manildi, Leigh Greden, Gloria Black, Andy LaBarre, and Ron Woods. Commissioners absent: None. Staff present: Nick Coquillard (Interim Exec. Dir.), Elizabeth Yaroch (East Side Residency Manager), Kevin Centala (West Side Residency Manager) Michelle Walthall (Receptionist);  
In Attendance: Christina Rivest; Joan Doughty; Jennifer Hall; Margie Teall, Councilmember; Diahann Chatman, Kenya Hunter

I. **APPROVAL OF AGENDA** – Commissioner *Woods* moved to approve the agenda and Commissioner *LaBarre* supported a motion to approve the agenda. Agenda was approved 5-0.

II. **PUBLIC COMMENTARY**

A. **Resident Organizations** – None.

B. **Others Requesting to Speak** – *Chatman* said she had a few questions about repairs. She stated that Commission staff does not follow HUD regulations. *Manildi* – said these were with important concerns and agreed that staff had to follow HUD regulations and asked Commission staff to inform the Board with a response to these issues. *Black* asked for Ms. *Chatman*'s name and her contact information, and she asked for the reason the staff entered. *Chatman* said there was no need to come in as the repair was made.

*Rivest* – (Overseeing the Resident Opportunities and Self-Sufficiency (ROSS) grant program) – As part of the ROSS program, CAN has been working with the Miller Manor resident council, and a survey was conducted, as distributed to the Board. 31 responses were received. The most requested/responded to was having a movie night. *Black* asked if shopping trips were done and *Centala* said that right now shopping is done informally. *Rivest* discussed the security-related items. *Manildi* said that these surveys really help the Board and staff look at items and plan. *Hunter* noted the needs survey noted requests for after school programs, and she explained that there are afterschool programs and she goes door to door to try to attract families at South Maple into the program. *Rivest* said surveys will be completed at all AAHC sites, and we will begin to coordinate possible services and possible locations. *Manildi* noted the need for dental care cited in the surveys.

*Hunter and Rivest* both agreed that there is a need for dental care, and together we must address barriers to receiving these services and the paperwork needed for services. *Woods* asked how this survey may be used, especially in terms of security issues? *Manildi* noted that there will be a committee formed regarding security with Commissioner Black leading.

### III. APPROVAL OF MINUTES

- A. Regular Board Meeting Minutes – October 19, 2011. Moved by *Greden*; supported by *Black*.

Comments: *Woods* made a friendly amendment and asked for a correction of the minutes under section IV. New Business - Commissioner Discussion to clarify comments he made during the discussion re: the hiring of an executive director and the minutes were corrected. *Black* seconded the friendly amendment. Changes will be made as requested. Approved 5-0.

### IV. NEW BUSINESS

#### A. Resolutions

1. **FY12-15: To Approve Revisions to the Section 8 Administrative Plan and Public Housing ACOP Chapters to Reflect HUD Guidance on Medical Marijuana and Reasonable Accommodation in Federal Public and Assisted Housing.** Moved by *Black*; supported by *Greden*.

*Coquillard*: Presented a short overview of HUD's expectations to enforce regulations related to medical marijuana and these expectations would be added to the ACOP if adopted. The ACOP does not include these regulations now. The key aspect of the policy is that reasonable accommodation regulations may have to be considered, but that a PHA cannot lease up an applicant who is known to use medical marijuana. However, a PHA has discretion when a current tenant is found to be using medical marijuana.

Approved 5-0.

2. **FY12-16: To Approve Revisions to the Public Housing ACOP Chapter 17 – Grievance Procedure.** Moved by *Manildi*; supported by *Greden*.

*Coquillard*: Presented facts related to updating the Commission's Public Housing policies in its ACOP to reflect several minor changes, the most important of which is to clarify in writing that a hearing officer must be discussed with a tenant committee before approval/hiring and the use of such hearing officer.

Approved: 5-0

#### B. Presentations:

1. **Beth Yaroch, East Side Residency Manager and Kevin Centala, West Side Residency Manager**

*Yaroch* – Reported that since the last presentation, roles have changed in that Kevin basically oversees maintenance at this time. She addressed the public housing waitlist lease up process. She also discussed that the Commission

will be adding temporary help to assist with filling the remaining public housing vacancies. *Black* asked if these temporary staff members will have access to applicant files? *Yaroach* said that the staff will be trained around confidentiality as is required by our policies and HUD.

*Centala* – Provided a brief update of activities, issues and progress related to the West AMP properties. He cited the important collaboration with ROSS grant staff. He noted that the team was readying for winter issues. *Centala* said that we have not seen any “spikes” of crime, especially from outsiders. Most have been issues between tenants or tenants’ guests. He said he wants to get residents more involved as a partner with the AAHC staff to get more information and help with site security issues.

*Manildi* - Appreciated both managers’ comments. Asked the managers to consider some residents’ perceptions of not feeling safe and of being vulnerable. She would like staff to consider and address the perception of security in addition to the real issues of security. She is interested in the idea of resident involvement, but asked staff to consider this partnership carefully. *Woods* asked if it would be possible to get a formal, dedicated report on security? *Manildi* said that is a good option and then reported that she had appointed Commissioner Black to head a committee on security. *Yaroach* suggested including maintenance staff on the security committee. *Doughty* suggested reviewing the monthly crime statistics. *Hall* said the Commission needs to talk to residents at each site, discuss security concerns, get site-specific information, and set up a plan to address. Six months to do this would be a good time frame to complete these steps. *Manildi* said she and the Commissioners would look for a full, formal report in six months (May 2012).

## **C. Board of Commissioner Discussion**

### **1. Interim Executive Director –**

*Manildi*: Expressed an appreciation for the service provided by Interim Executive Director Nick Coquillard. Several Commissioners reiterated their appreciation and thanks for his work as I.E.D. *Coquillard* thanked the Commissioners for their support, partnership, and confidence in him. Jennifer Hall will begin her tenure as Executive Director on November 29.

### **2. On Building Security –**

Please see discussion above held during an earlier part of the meeting.

### **3. Other –**

No other items.

V. **COMMISSION STAFF REPORTS for October 2011**

1. **Executive Director Memo – Coquillard**

All other reports were reviewed by the Commissioners.

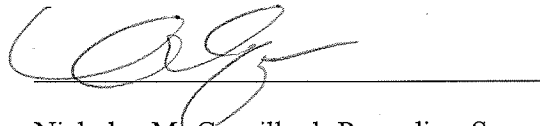
VI. **ADDITIONAL PUBLIC COMMENTARY:**

*Doughty*: Invited all to tomorrow's Hikone Thanksgiving meal, 5-7 PM and 6-8 PM at Green-Baxter Court.

VII. **ADJOURNMENT:** at 8:00 P.M. Movement to adjourn was moved by *Woods*, supported by *LaBarre*. Approved: 5-0.



Marta A. Manildi, President



Nicholas M. Coquillard, Recording Secretary  
and Interim Executive Director