



CITY OF ANN ARBOR, MICHIGAN

727 Miller Avenue, Ann Arbor, Michigan 48103

Phone (734) 794-6720

Fax (734) 994-0781

www.a2gov.org

ANN ARBOR HOUSING COMMISSION

**Ann Arbor Housing Commission
May 19, 2010
REGULAR BOARD MEETING
MINUTES**

The meeting took place in the AAHC Community Room, 727 Miller, Ann Arbor, MI 48103. President Miller convened the meeting at 6:08 pm.

ROLL CALL:

Commissioners present: Ronald Woods, Sasha Womble, Jayne Miller, Marta Manildi and Mark Mc Donald (absent)

Staff Present: Marge Novak, Betsy Cornellier, Nick Coquillard, Beth Yaroch, Kevin Centala, Monica Moore and Weneshia Brand

In Attendance: Kevin McDonald, Tony Derezanski, Joan Doughty and Martin Strange

- I. **APPROVAL OF AGENDA** - The Agenda, Commissioner *Manildi* moved and Commissioner *Woods* supported. The agenda approved 4-0.
- II. **ELECTION OF OFFICERS** – *Woods*: move for Miller as President and Manildi as Vice President, supported by *Womble*. Approved 4-0
- III. **PUBLIC COMMENTARY**
 - A. Resident Organizations - none
 - B. Others Requesting to Speak – *Strange*: resident of Miller Manor; offers congratulations to staff and Board members for newly appointed positions. Requests that AAHC explore possibilities to make ground floor units accessible to backyards by leveling off the East side of the property. *Doughty*: CAN Director; distributed news clipping regarding low-income children in school districts, then mentions CAN's role in assisting all low-income students, not just public housing residents.

IV. APPROVAL OF MINUTES

- A. Regular Board Minutes** – April 21, 2010 Commissioner *Woods*; supported by *Manildi*. Minutes approved: 4-0.
- B. Special Board Minutes** – May 12, 2010 Commissioner *Woods*; supported by *Womble*. Minutes approved: 4-0

V. NEW BUSINESS

A. Resolutions

- 1. FY10-32: Approval of FY11 Operating Budget** – Motion by Commissioner *Manildi*; support by Commissioner *Woods*. Approved: 4-0.
- 2. FY10-33: Approval of Amendment to S8 Admin Plan (Waitlist)** – Motion by Commissioner *Manildi*; support by Commissioner *Womble*: Approved: 4-0.
- 3. FY10-34: Approval of Vehicle Use Policy** – Motion by Commissioner *Woods*; supported by Commissioner *Manildi*. *Manildi*: suggests adding disallowance of text messaging to policy. *Miller*: suggests removing the wording, “members.” *McDonald*: to include phrase, “including moving violations, but not limited to.” *Miller*: assure all staff are provided a copy of policy with verification form to sign confirming receipt of policy. Approved 4-0.

B. Presentation:

- 1. Public Housing East and West** –PH Mgr East, *Yaroch*: provides description of housing stock. Repairs: physical structural emergencies such as: make-up air units, garbage compactor, air compressor, boilers, sewer line replacement etc. PNA is expected to allow planning for preventative maintenance repair. Supportive Service: CAN and Resource Coordinator – developing procedures and processes that improve quality of life issues. PH Mgr West, *Centala*: provides description of housing stock. Repairs: parking area, boilers, green house improvement, fire system, dumpster, appliances, make-up air units. Supportive Service: PNC and Resource Coordinator - instituted resident council, art studio, food programs, game night and pharmacy services. Future projects: installation of security cameras; working with residents to purchase home at Garden Circle. *Woods*: inquires if cultural differences pose issues from a maintenance, community involvement, or support service perspective. *Centala* – majority area of concern is maintenance and community involvement. *Woods*: inquires of area concentrations. *Centala*: all family sites have 2-5 bedroom units; North Maple has largest stock of 4-5 bedroom units which attract large-sized and extended families. *Yaroch*: family composition determines what bedroom size an applicant qualifies for and the bedroom size determines the housing location options. *Centala*: applicants are offered a choice of two units at different sites upon availability. *Woods*: mentions that clarity is needed to assure no confusion is assumed. *Centala*: larger families are concentrated at sites with larger units. *Manildi*: inquires CAN and PNC ability to share services amongst residents as opposed to separating by East and West. *Novak*: the suggestion can be considered for future RFPs. *Miller*: suggests possibility of contracting with other support service agencies as a means of

expanding services. *Woods*: inquires of CAN and PNC funding source. *Novak*: both receive a portion of their funds from AAHC capital fund grants, but these supplement many other sources of PNC and CAN funds.

C. Board of Commissioners Discussion:

1. **Bylaws** – *Miller*: suggests the City attorney review the agency's bylaws, especially the process for requesting special meeting. *Woods*: inquires of specific article of bylaws. *McDonald*: should obtain bylaw examples from other housing authorities; the bylaws are overly restrictive and silent or ambiguous in various areas; request more detail of open meeting act regulation. *Miller*: inquires of timing. *Novak*: would like to obtain examples from other HA's. *McDonald*: mention that a formal relationship does not exist between AAHC and the City Attorney's Office, waiting until July to address these concerns would give Attorney's office sufficient time to obtain ability to advise AAHC. Need to address City Council with recommendation to formalize AAHC and City Attorney relationship. *Woods*: if the urgency of time is not necessary, a lengthier process is warranted. *Manildi and Woods*: suggest developing a committee. *Miller*: inquires of volunteers to assist Novak. *Manildi*: inquires if there are any HUD concerns with regards to City Attorney representing AAHC. *McDonald*: will obtain HUD approval, but does not believe an issue or regulation exists. *Manildi and Woods* to assist with bylaw revisions.
2. **Board Meeting Schedule** – provides overview of meeting schedule for summer to confirm quorum ahead of time.
3. **Board Orientation Sessions** – Wednesdays are proposed – June 2nd, *McDonald*: will confirm if an orientation is considered a meeting under open meetings act.

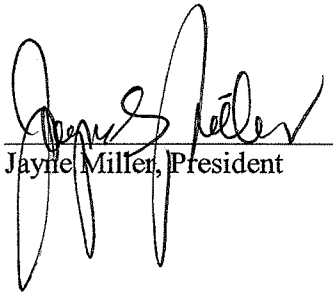
VI. COMMISSION STAFF REPORTS for April 2010

- a. Executive Director – *Novak*: S8 - SEMAP review resulted in the agency remaining a standard performer, AAHC will submit a monthly progress report in connection with its corrective action plan (CAP). Mentions status of VASH voucher funding. Finance – HUD rejected initial submission of FY09 audited financials, however rejection is standard for initial submission; corrections will be made for resubmission. PH - Maple Meadows residents met with AAHC Staff, Ann Arbor Police Dept (AAPD) and Traumatic Events Response Network (TERN) organization. Security - met with IT regarding fiber for security cameras; entered into agreement with AAPD to issue trespass warrants. *Coquillard*: PNC is actively working to create a resident council at South Maple. Kevin will secure contractor to upgrade grounds with landscaping plan. *Novak*: Personnel – both the S8 Manager and Account Clerk positions have been posted and interviews starting. Funding – applied for \$5k grant from A2 Thrift store. Request \$100K from AAHDC for support services. Maintenance – Maintenance Contract RFP on hold; currently bid out 3 units for rehab and providing staff overtime to complete unit turn work. Rick Wears, HUD, suggested soliciting vendors to be on retainer. *Woods*: inquired of citizens input on security cameras. *Novak*: citizens not aware yet; city inquired of privacy laws – no issue of public space considering selected locations, more detail after pricing.
- b. Financial Manager Report – as submitted; no comments or questions
- c. Section 8 Report – as submitted; no comments or questions

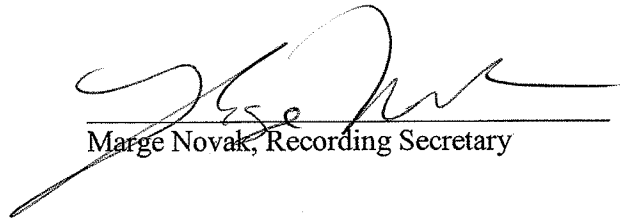
- d. PH-West – as submitted; no comments or questions.
- e. PH-East – as submitted; no comments or questions.
- f. Security Reports – as submitted; no comments or questions.

VII. ADDITIONAL PUBLIC COMMENTARY : None

VIII. ADJOURNMENT: at 8:34 pm. Moved by *Woods*, supported by *Womble*. Approved: 4-0.



Jayne Miller, President



Marge Novak, Recording Secretary