

Ann Arbor Housing Commission
April 7, 2009
SPECIAL BOARD MEETING
TO APPROVE AGENCY PLAN

MINUTES

The meeting took place in the AAHC Conference Room, 727 Miller, Ann Arbor, MI 48103. Vice Chair Alan Levy convened the meeting at 6:07 pm.

ROLL CALL: Commissioners present: James Jackson, David Parent, Alan Levy, Dwayne Seals;
Commissioner excused: Deborah Gibson
Staff Present: Elizabeth Lindsley, Weneschia Brand
Guests: none

I. **APPROVAL OF AGENDA**

II. **DISCUSSION/REVIEW OF ANNUAL AGENCY PLAN**

Lindsley: provides a synopsis of the amended document to include: HUD new template, public commentary, resident comments, narratives, Deconcentration, certifications and financial information.

Parent: suggest that wording is changed for clarity under specified sections.

Levy: inquires if the commission is satisfied with the response and reference to the topics presented by Joan Doughty and Youth Aging Out representatives.

Parent: suggest including to the narrative clarifying the commission position of the guest policy and other policy addressed in public commentary.

Lindsley: mentions that HUD form LLL-A, a lobbying disclosure form, is not available in HUD Clips. Mentions of the forms absence will be included in the cover letter.

Levy: inquires how the residents will be made aware of the commission response to their commentary.

Lindsley: the document will be copied to all inquiring participants of commentary.

Seals: asks for an explanation of the waitlist.

Lindsley: provides a detailed description; including processes and trend of the waitlist.

Seals: inquires about the constraint to become a participant or landlord of Section 8.

Lindsley: explains that the commission continuously accepts new landlords, however distribution of HUD funding and vouchers determines the number of families that can be assisted.

Seals: inquires about the time lapse between the landlord inquiry and participant's leaseup.

Lindsley: explains that the landlord may price the unit at an unaffordable rate or the unit may not pass the housing quality standards inspection, which will not allow AAHC to approve unit; Price must be lowered and/or unit brought up to HQS standards before occupancy will be permitted.

Seals: inquires if a shortage of funding or homes is a concern.

Lindsley: a shortage of funding is more logical; however there is more of a demand for affordable housing than funding provided.

Seals: inquires which has a longer wait; Public Housing or Section 8

Lindsley: Section 8 waiting period is longer due to the higher demand; because the program offers more variety.

Parent: suggest referencing policy in Section 6.0 to provide clarity and reduce confusion.

Seals: suggest referencing ACOP policy in footnotes.

Lindsley: acknowledges.

Levy: agrees with suggestions.

Parent: inquires of Lindsley if any other review is required.

Lindsley: reviews all of the sections that were added or amended.

Parent: inquires if the 5-Year Plan is a summary of the Agency Plan

Lindsley: the 5-Year Plan (2010-2013) is a list of future capital projects that will likely change after the Physical Needs Assessment is completed.

Parent: inquires of the financial reports.

Lindsley: explains that CFP reports reflect status as of 12/31/08; mentions that the 3 CFP grant awards will go out for bid in April.

III. NEW BUSINESS

A. Resolutions – FY09-24: To Approve Annual Agency Plan

Moved by Commissioner *Jackson* and supported by Commissioner *Seals*.

No commentary

Motioned approved 4-0.

IV. ADJOURNMENT at 6:53 pm. Motion by *Seals*; support by *Parent*. Approved: 4-0.

Alan Levy, Vice-Chair

Elizabeth Lindsley, Recording Secretary