

**MINUTES**  
**ANN ARBOR HOUSING COMMISSION**  
**REGULAR BOARD MEETING**  
**Feb 20, 2013**

Meeting Time and Location: **6:00 p.m.**  
Miller Manor, 727 Miller Ave, Ann Arbor, MI

President Woods convened the meeting at 6:09 p.m.

**ROLL CALL:** Commissioners present: Ronald Woods, Marta Manildi, Leigh Greden. Commissioners absent: Christopher Geer, Gloria Black. Staff Present: Jennifer Hall, Betsy Cornellier. In Attendance: Emily Anderson, John Stacy, Lynn Koch, Margie Teal, Joan Doughty, Deborah Gibson, John Loring, Melissa Ollila, Betty Jones, Matthew Clayton, Vicky Lai.

Call To Order/Roll Call

**I. APPROVAL OF AGENDA**

*L. Greden* moved and *M. Manildi* seconded.

Motion Approved 3-0 (Woods, Greden, Manildi - yes. 0 - no)

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

**A. Resident Organizations** – None.

**B. Others Requesting to Speak** –

*Melissa Ollila, Hikone resident and on Hikone Resident Council:* Believe that over the last 2 years, the number of illegal tenants and drug trafficking has increased. She has a maintenance request for her electrical outlets.

*Deborah Gibson, Miller resident:* Would like more information flowing to residents about RAD, would like to know the cleaning schedule for the new floors, and would like the residents to be involved in discussions about the AAHC's weapons policy.

*Betty Jean Jones, Hikone resident:* There to support M. Ollila. She has lived at Hikone 18 years and have seen it good and bad. Not fair to other residents when there are illegal tenants and drugs.

*Joan Doughty, CAN Director:* Hard to prove that there are illegal tenants in households but the culture is that people can move people in that are not on the lease and it will not be enforced. CAN is the neutral third party helping with Miller resident elections. Introduced two Americore Vistas.

**III. APPROVAL OF MINUTES**

**A. Regular Board Meeting Minutes – January 16, 2013**

*M. Manildi* moved and *L. Greden* seconded.

Motion Approved 3-0 (Woods, Greden, Manildi - yes. 0 - no)

**IV. NEW BUSINESS**

**A. Presentations and Board Discussions:**

### **CSTS (Community Support and Treatment Services)**

*Lynn Koch*, CSTS case worker, made a presentation to provide an update on the support services that CSTS provides to Miller Manor, Baker Commons, and other residents. Activities include helping tenants get resources from Kiwanis, GED, English as a Second Language, resume writing and job skills, linking to other resources like DHS, food stamps, Medicare, tax assistance, discharge planning, counseling. She also helps with AAHC lease renewals and has implemented a lunch and learn program at Miller with programs such as dental health and financial literacy. Tenants get \$5 of their rent if they attend.

### **Finance**

*Betsy Cornellier*, Finance and Administrative Manager, reported that the agency revenue is exceeding budget and she is monitoring line items. This month, she changed the way she tracks the city's charges for personnel by accruing retirement benefits. The City changed its formula for charging for retirement health benefits, which cost the AAHC \$78,000 more than previously, and City Council approved \$78,000 in general funds for FY 12/13 to cover this increase.

### **RAD Update**

*J. Hall*: Reported that eight resident meetings will be held in March 2013 to discuss the annual plan and RAD. She showed the current proposed RAD conversion plan and asked the board to endorse the plan in its current form to send to HUD as an amendment which the board did. *L. Greden* suggested talking to 5<sup>th</sup> ward council about new construction at N. Maple.

### **B. Resolutions:**

#### **FY 13-16 – Tenant Accounts Receivable Write-Off (TAR) \$1,934.08**

*Greden* moved and *Manildi* seconded.

Motion Approved 3-0 (Woods, Greden, Manildi - yes. 0 - no)

#### **FY 13-17 Appoint Board Members to the Ann Arbor Housing Development Corporation**

*Greden* moved and *Manildi* seconded.

Discussion about appointing the AAHC board to the AAHDC board and adding the AAHC Executive Director and possibly a council member. *R. Woods* indicated that they may want an independent member instead of a council member. *M. Teall* indicated that she would not be able to serve on the AAHDC board because she has a scheduling conflict. Motion to appoint the AAHC board, Executive Director, and leave the seventh member open.

Motion Approved 3-0 (Woods, Greden, Manildi - yes. 0 - no)

## **V. COMMISSION REPORTS**

### **Executive Director Report**

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

## **VII. ADJOURNMENT**

*Greden* moved and *Manildi* seconded.

Motion Approved 3-0 (Woods, Greden, Manildi - yes. 0 - no)

Adjourned –8:08 p.m.