

MINUTES
ANN ARBOR HOUSING COMMISSION
REGULAR BOARD MEETING
April 10, 2013

Meeting Time and Location: **6:00 p.m.**
Green Baxter Community Center, Ann Arbor, MI

President Woods convened the meeting at 6:17 p.m.

ROLL CALL: Commissioners present: Ronald Woods, Marta Manildi, Leigh Greden, Christopher Geer. Commissioners absent: Gloria Black, Staff Present: Jennifer Hall, Elizabeth Yaroch. In Attendance: Margie Teall, Adrianna Ochoa, Roben Barker, Joan Doughty

Call To Order/Roll Call

I. APPROVAL OF AGENDA

L. Greden moved and *C. Geer* seconded.

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

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

A. Resident Organizations – None.

B. Others Requesting to Speak – None

III. APPROVAL OF MINUTES

A. Regular Board Meeting Minutes – April 10, 2013

L. Greden moved and *M. Manildi* seconded approval of the minutes with a correction to the date the board adopted changes to the AAHDC by-laws which occurred in February 2013 not March 2013.

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

IV. NEW BUSINESS

A. Community Action Network (CAN) Report

J. Doughty, Executive Director of CAN provided a history of the organization and an update on activities. See attached report. Their focus is on youth, family stabilization and community building. *R. Woods* asked what the educational requirement is for tutors? *J. Doughty* replied that some college is required. *M. Manildi* stated that Peace and CAN are essential to what we do and they do a wonderful job. *L. Greden* added that CAN's student graduation success rate of 96% is a compelling statistic.

B. Public Housing Occupancy and Maintenance Report

E. Yaroch, Residency Manager, gave an update on public housing occupancy. See attached report. Approximately 15% of residents replied to smoke-free survey and it was a split response between smokers and non-smokers. The most common question is "will I get evicted if I smoke in my unit?"

L. Mitchell, Facility and Maintenance Manager, gave an update on maintenance. See attached report.

C. Annual Plan and Amendment to 5 Year Plan to Include RAD

J. Hall gave a summary of the purpose of the Annual and 5-year Plan. See attached documents. *R. Woods* appreciated that content and complexity of the questions from the community. *J. Hall* indicated that she has started a listserv for interested residents and the public to provide monthly RAD updates. *J. Hall* stated that the CFP grants will not be amended until funding for the RAD conversion is secured. Then the remaining CFP funds will be spent to rehabilitate the properties that do not have LIHTC funding.

FY 13-21 Resolution To Approve Amended 5-year Plan to include RAD

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

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

FY 13-22 Resolution To Approve the FY 13 Annual Plan Submission

L. Greden moved and *C. Geer* seconded.

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

D. RAD Update

J. Hall gave an update on RAD. Miller's lobby will be reconfigured to add office and service space to have eyes on the door and building. An amended RAD application needs to be sent to HUD once all the due diligence is done to determine the scope for each property. The goal is to convert to project-based vouchers by November 2013 to lock-in pre-sequestration rent rates. *M. Manildi* asked if we are meeting all our deadlines? *J. Hall* responded yes. *R. Woods* asked where the funding for the due diligence comes from? *J. Hall* responded that the first \$75,000 is from the AAHC Central Office and the rest is from the developer, that is part of the risk they take.

E. Impact of Sequestration

J. Hall indicated that the impact of sequestration can be absorbed by reserves this fiscal year but the next fiscal year it will be a \$200,000 - \$500,000 loss. *R. Woods* asked what the impact will be on vacant positions? *J. Hall* indicated that the Deputy Director position will not be filled but if funding permits, the accounting clerk will be filled but may become an administrative assistant.

V. COMMISSION REPORTS

Executive Director Report

PHAS Projections

Updated Board Roster – needs to be removed from packet

VI. ADDITIONAL PUBLIC COMMENTARY – limited to 5 min./person - None

VII. ADJOURNMENT

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

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

Adjourned –7:10 p.m.