

City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
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Action Minutes

Wednesday, August 16, 2017

6:00 PM

Miller Manor, 727 Miller Ave., Meeting room

Housing Commission

I CALL TO ORDER

The meeting was called to order at 6:05 pm by President Colenback.

II ROLL CALL

Present: 4 - Tim Colenback, Daniel Lee, Gwenyth Hayes, and Audrey Wojtkowiak

Absent: 2 - Julie Grand, and Lee Meadows

III APPROVAL OF AGENDA

Wojtkowiak moved to approve the agenda, seconded by Hayes. Motion approved 3-0. Lee arrived at 6:17 pm

IV PUBLIC COMMENTARY

No public comment.

Meeting attendance: Weneshia Brand, Ulli Raak, Misty Hendershot

V APPROVAL OF MINUTES

V-1 17-1218 Ann Arbor Housing Commission July 19, 2017 Board Minutes

Attachments: July 19 2017 AAHC Board Minutes.pdf

Wojtkowiak moved to approve the July minutes, seconded by Hayes. Motion approved 3-0

VI NEW BUSINESS

VI-1 [17-1220](#) Resolution to Amend the Administrative Plan Regarding FSS Completion, New Additions to Households and Irregular Child Support Payments

Hayes moved to approve, seconded by Wojtkowiak. Motion approved 3-0. Colenback moved to amend this resolution to approve a cap of 80% AMI on AAHC-owned units. Hall let the board know that this policy can apply to public housing and project-based voucher housing but HUD specifically prohibits income restrictions on households who were living in public housing units at the time they converted under RAD, Amendment was seconded by Wojtkowiak. Amendment approved 3-0.

VI-2 [17-1219](#) Resolution to Approve the Section 8 Management Assessment Program (SEMAP) Certification for FY 17

Attachments: SEMAP BOARD ITEM COVER - AAHC FY17.pdf

Lee moved to approve SEMAP, seconded by Wojtkowiak. Motion approved 4-0.

VI Voucher Program Discussion

The board discussed the complicated paperwork and processes required for the voucher program, especially when someone is new or moving to another apartment. SOS was hired to work with families who are struggling with these processes and in danger of eviction, however, 1 FTE from SOS cannot respond to the needs of all 1500 voucher tenants. AAHC staff have a caseload of about 250-300 families and the AAHC has adopted any policy that HUD allows to reduce the burden. Further funding is needed to hire social workers to meet with a larger number of voucher families. Hall will explore the possibility of working with SOS or another agency that has the ability to supervise social work interns, to expand capacity.

VII REPORT(S) FROM COMMITTEES

VIII COMMUNICATIONS

VIII-1 [17-1217](#) Ann Arbor Housing Commission Executive Director Report August 2017

Attachments: AAHC Executive Director Report August 2017 Board meeting.pdf, FY18 Budget Chart_Senate.pdf, MI064 August 2017 Shortfall Action Plan 2017.pdf, R-17-261 County Millage Rebate.pdf, Recommended Uses of Returned Funds under the Proposed November County Millage.pdf, MI064 HCV Program Analysis.pdf, Preventative maintenance chart.pdf, Ann Arbor 2016 Audit Letter - No findings - FYE 06.30.2016_2017_07_12_1039am_2017_07_25_0258pm.pdf, 6 - June 2017 AA Housing Report.pdf, Copy of 170731 AAHC - Financial Statement Highlights.pdf, 170731 AAHC - Financial Statements.pdf, 170731 AAHC Business Affiliates - Financial Statement Highlights.pdf, 170731 AAHC Business Affiliates - Financial Statements.pdf, 170731 Tax Credits - Financial Statement Highlights.pdf, 170731 Tax Credits - Financial Statements.pdf

Presented

IX PUBLIC COMMENTARY (5 MINUTES MAXIMUM SPEAKING TIME - NO LIMIT TO THE NUMBER OF PEOPLE SPEAKING IN THIS SECTION.)

No public comments

X ADJOURNMENT

Wojtkowiak moved to adjourn, seconded by Hayes. Meeting adjourned at 7:37pm.

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