

City of Ann Arbor

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

Wednesday, March 15, 2017

6:00 PM

Miller Manor, 727 Miller Ave., Meeting room

Housing Commission

I CALL TO ORDER**II ROLL CALL**

The meeting was called to order at 6:02 pm by President Hayes

Present: 6 - Tim Colenback, Daniel Lee, Gwennyth Hayes, Audrey Wojtkowiak, Julie Grand, and Lee Meadows

III APPROVAL OF AGENDA

Lee moved to approve the agenda, seconded by Wojtkowiak. Motion approved 5-0. Colenback moved to add an agenda item to approve a contract for 7th street landscaping, seconded by Wojtkowiak, Motion approved 5-0.

IV PUBLIC COMMENTARY

Kathleen Mozak-Betts has been on the public housing waitlist since 2009. She received a letter from the AAHC that she was being pulled from the waitlist for an apartment and then received a letter that the apartment was no longer available and she wanted to know what happened.

V APPROVAL OF MINUTES

V-1 17-0385 Ann Arbor Housing Commission January 18, 2017 Board Minutes

Attachments: AAHC Minutes Jan 18 2017

Lee moved to approve the January 18, 2017 minutes, seconded by Wojtkowiak. Motion approved 5-0.

VI NEW BUSINESS

VI-1 [17-0386](#) Ann Arbor Housing Commission FY18 Annual Plan Public Hearing

Attachments: Administrative Plan sections related to WAITLIST REDLINE 2017, MI064 FY17 Annual Plan draft for Public Hearing

A Public Hearing regarding the Annual Plan was held and closed.

VI-2 [17-0389](#) Discussion about Swift Lane

Attachments: Swift Lane- Development Budget - 3.13.17, Swift Lane 64 Units 33
50% 31 60% - Op Bud -3.13.17, Swift Lane Scoring PSH 3.13.17 150
pts, AAHC Loan Commitment - Swift Lane executed - 3.13.2017

Hall and Lori Harris, Norstar, led a discussion about the Swift Lane project.

VI-3 [17-0390](#) To Amend the Security Deposit Policy for Public Housing and Affordable
Housing Properties

**Lee moved to approve the Security Deposit Policy, seconded by Wojtkowiak.
Motion approved 4-1.**

VI-4 [17-0388](#) To Adopt a Capitalization Policy

**Lee moved to approve the Capitalization Policy, seconded by Meadows.
Motion approved 5-0.**

VI-5 [17-0387](#) To Approve Tenant Account Receivables (TAR) Write-Off as of
December 31, 2016 (\$726.00)

Attachments: Quarterly Low Rent Write-FY17

**Wojtkowiak moved to approve the TAR write-off, seconded by Lee. Motion
approved 5-0.**

VI-6 [17-0440](#) Resolution to Approve a Contract with Michael Andrews Concrete
(\$104,875.80)

Attachments: ITB_4479_7th Street landscaping and driveway,
ITB_4479_DetailedBidTab

**Colenback moved to approve the contract with the lowest responsible bidder
for the 7th street landscaping and driveway contract, seconded by Lee. Motion
approved 5-0.**

VII **REPORT(S) FROM BOARD COMMITTEES**

VIII COMMUNICATIONS**VIII-1** [17-0384](#) Ann Arbor Housing Commission Executive Director Report March 2017

Attachments: AAHC Executive Director Report March 2017 Board meeting, HUD Proposed Budget cuts based on Washington Post Article, Built for Zero 2016 Year in Review FINAL - High Resolution, 170131 AAHC - Statement of Revenues & Expenses, 170131 AAHC Business Affiliates - Statement of Revenues & Expenses, 170131 Tax Credits - Financial Statements, RAD HUD Newsletter Jan 2017, AAPD December 2016 AA Housing Report, AAPD January 2017 AA Housing Report, Maple Tower & River Run TCWG - Planned Scope and Timing Letter Template, CONSOLIDATEDBUDGETTOACTUALREPORT December 2016, NonAAHCConsolidatedRepor Dec 2016

Hall presented the Executive Director report

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

No public comments

X ADJOURNMENT

Lee moved to adjourn the meeting, seconded by Meadows. Motion approved 5-0 at 7:53 pm.

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