



CITY OF ANN ARBOR, MICHIGAN

727 Miller Avenue, Ann Arbor, Michigan 48103

Phone (734) 794-6720

Fax (734) 994-0781

www.a2gov.org

ANN ARBOR HOUSING COMMISSION

Ann Arbor Housing Commission

November 17, 2010

REGULAR BOARD MEETING

MINUTES

The meeting took place at North Maple Estates (Community Room) located at 733 North Maple in Ann Arbor, MI 48103. Vice President Manildi convened the meeting at 6:08 pm. Vice President Manildi then provided instruction regarding the process for providing public commentary to those in attendance. She also indicated the following adjustments to the agenda: the resolution to amend the bylaws would be moved from a resolution to a discussion item because such amendment requires 4 Commissioners' votes and only three Commissioners are anticipated to be attending tonight's meeting and also it is expected that further modifications will be made to the bylaws; the order of the agenda was modified to allow for presentations first due to presenters' schedules. At this point in the meeting only two of the three Commissioners were present (Commissioner Woods arrived just a few minutes after the meeting started).

ROLL CALL:

Commissioners present: Marta Manildi, Sasha Womble, Ron Woods

Commissioners absent: Jayne Miller, Mark McDonald

Staff Present: Marge Novak (Exec. Dir), Nick Coquillard (Dep. Dir.), Kevin Centala (West Residency Mgr), Beth Yaroch (East Residency Mgr)

In Attendance: Tony Derezinski (City Council liaison), Kevin McDonald (City Attorney liaison), Kenya Hunter (PNC), Ken Bankhead (PNC), Joan Doughty (CAN). In addition, two public housing residents attended portions of the meeting.

- I. **APPROVAL OF AGENDA** – Commissioner *Manildi* moved and Commissioner *Woods* supported a motion to approve the amended agenda which moved the Resolution to Approve the Amended and Restated Bylaws from a resolution to a Commissioner Discussion Item, since the required number of Commissioners needed to approve such resolution (4) would not be present at tonight's meeting; the order of the agenda was modified to move up the Presentations to follow the Public Commentary time. The agenda was approved 3-0.

II. PUBLIC COMMENTARY

- A. Resident Organizations – none.
- B. Others Requesting to Speak – none.

III. APPROVAL OF MINUTES

- A. **Regular Board Meeting Minutes – October 20, 2010** Moved by *Woods*; supported by *Womble*. Minutes approved: 3-0.
- B. **Special Board Meeting Minutes – November 3, 2010** Moved by *Womble*; supported by *Woods*. Minutes approved: 3-0.

IV. NEW BUSINESS

A. Resolutions

- 1. **FY11-16: To Approve Amended and Restated Bylaws of the Ann Arbor Housing Commission** – This item was moved to IV. C. – Board of Commissioners Discussion. Action could not be taken on this resolution, as any amendment to the bylaws requires approval of a minimum of four Commissioners, and only three Commissioners were present at this meeting. It is also expected that further modifications will be made to the Bylaws and that such modified version will be brought to the December Board Meeting for consideration. As such, this item was moved from a resolution to a discussion item.

B. Presentations:

- 1. **Peace Neighborhood Center (PNC): Hunter:** Ms. Hunter presented an overview of the youth programs offered by PNC at Maple Meadows and at PNC's main site. K-5 after school program is held four days a week, 2 days at Maple Meadows and 2 days at the main site. U of M student volunteers assist with tutoring as part of the after school program. Ms. Hunter indicated that combining the K-5 children from North Maple and Maple Meadows has been successful – this started one year ago. It has provided the opportunity for the children at the two sites to develop relationships with each other. PNC has reached its maximum number of participants for general admission but has spots set-aside for North Maple and Maple Meadows residents. The middle school and high school programs are held at PNC's main site. Transportation is provided by PNC to and from the various sites. Ms. Hunter indicated that a majority of the Maple Meadow and North Maple children are of middle-school and high school age now. Mr. Bankhead at PNC is running the youth programs. Ms. Hunter is running the adult programs which are being held at the North Maple Community Center site. Ms. Hunter is focusing on holding a monthly organizational meeting as a means toward developing a resident council at Maple Meadows – turn-out

has been low. At North Maple, social events are the focus to encourage adults to meet and mingle. While adults are attending the social events, mingling has been minimal. However, Ms. Hunter indicated that the overall climate at North Maple has improved greatly since a year ago. Ms. Hunter is focusing on making the North Maple Community Center an open meeting place where residents gather and meet. There is a women's group that meets and weekly coffee socials for North Maple and Maple Meadows residents. Ms. Hunter is also reaching out to other community partners to bring other resources and programs to the North Maple/Maple Meadows sites, including Headstart, Food Gatherers and the Second Baptist Community Partnership Program (family mentorship program). *Manildi*: Asked about language barriers. *Hunter*: Indicated that language is a barrier, especially at North Maple where many of the residents speak Somali – she is attempting to get assistance from translators in order to better communicate with the women at the site who cannot speak English. *Woods*: Inquired if electronic media was an obstacle to socialization – if the technology was keeping people in their homes. Ms. Hunter responded that this was not the case at these sites. She indicated that large family sizes, however, reduces the need for socialization outside the home.

- 2. Public Housing East and West:** *Yaroch*: Provided an overview of the East side properties. Work on the physical properties continues. One maintenance person on military leave with a temporary staff person currently in that position. Furnace check and clean conducted on all East Side properties (except for Baker Commons) resulting in cracked heat exchangers in about half of the 115 furnaces checked – however, cracks are small and are not in need of repair/replacement at this time, but should be part of the capital plan for coming years. Such furnaces range in age from 10-20 years and will need replacement in the coming years. East side is experiencing fewer reactive maintenance issues than in the past. Recently got thru a wave of vacant unit turns thru the use of outside contractors. Made recent utility allowance changes for Baker Commons and five-bedroom units that will result in a benefit to those residents. *Centala*: Unit turns on the West Side are being worked on internally at Miller Manor and being contracted out at other sites. Beginning to see reduced unit turn times thru this approach. REAC work orders are a current priority as the Commission works to move out of troubled status – focusing on site issues first, then building and unit issues. All three security cameras have been installed at Maple Meadows, electrical work almost completed, need the fiber and optic connected. Currently considering additional security cameras at Miller Manor, that is included in current capital grant budgets. Mentioned improvements made at the North Maple site. Work on Six Sigma project continues. Continued capital improvement work under open grants, considering furnace clean and checks for West Side. Mr. Centala informed the Board of the unusual flooring issues discovered at several properties whereby bathroom floors have poured concrete over the sub-flooring, which is leading to additional

costs for any flooring repairs/replacements in these unit turns. *Manildi*: Inquired of the possibility of modifications to the back yard at Miller Manor, as requested several times by one of the residents there. Mr. Centala explained the difficulty in any modifications to the Miller Manor back yard given the current terrain which is a hill with a steep drop off. The first floor residents there do, however, have a small patio and garden area in their backyards. And there is a larger picnic and garden area on the side of Miller Manor as well.

3. **Community Action Network (CAN):** *Ms. Doughty*: Ms. Doughty of CAN provided the Board with a handout containing results of a brief resident survey that CAN conducted at the Hikone and Green Baxter sites. She updated the Board on CAN Programs at Hikone and Green Baxter – youth programs, advocacy and community building. She informed the Board that at Ms. Novak’s recommendation, she applied for funding thru the Ann Arbor Housing Development Corporation, which they received. Ms. Doughty provided the Board with several statistics of the Hikone/Green Baxter youth, such as the graduation rate among these children (96%) as compared to the overall Ann Arbor Public School graduation rate (64%). There have been no evictions at the CAN supported sites due to DTE or rent nonpayment, several evictions due to behavior issues, and only one teen pregnancy since CAN has operated at these two sites. Monthly food distribution is coordinated between CAN and the Food Gatherers. CAN will next focus on post-graduation issues. Now that such a high graduation rate has been reached, the focus is on how to assist graduates in their next stage of life, such as college admission. Ms. Doughty discussed the existence of some community tension at both Hikone and Green Baxter when a new tenant moves in who may not engage well with the existing communities and suggested that perhaps some form of education of good citizenship expectations could be incorporated into the pre-move-in process. Ms. Doughty stressed that the overall environment at these two sites has greatly improved over the past two years, which is reflective in the survey they conducted – that although people still have some concerns, the issues are much less serious than in past years.

C. Board of Commissioners Discussion:

1. Outside Legal Representation – Processes and Board Training – *Novak*: Provided an overview of general areas where the Commission requires legal representation or assistance and the areas currently addressed by outside legal counsel. Indicated that she and Commissioner Manildi are working with the City Attorney’s Office to better define the legal needs of the Commission and to develop a plan for how best to meet those needs, considering a combination of outside counsel, City assistance if possible, and pro bono assistance. *Woods*: Inquired of the legal relationship between the Commission and the City. *McDonald*: Stated that the Commission is a separate legal entity from the City,

however with clear connections such as the fact that the City created the Commission via City Ordinance, the Commission's employees are City employees, the Commission properties are in the City's name and the Commissioners are appointed by the Mayor/City Council. The City Attorney's office has been researching the extent to which the City could represent the Commission on legal matters. This would require a directive by the City Council. *Manildi*: Reiterated that work is in process to better define the outside legal representation of the Commission, determining what areas the City might be able to assist in – reminding the Board that the City is committed to affordable housing and to a closer relationship with the Commission. *Councilman Derezinski*: Stated that the Operational Needs Assessment (ONA) recommended a closer relationship between the City and the Commission, and that defining this relationship can be somewhat difficult. There would be certain circumstances whereby the Commission would want separate legal counsel, especially on legal matters where the City was involved and could not represent both parties. *Woods*: Inquired of the City Attorney's capacity and stated that the ONA appears to address more the operational relationship between the City and the Commission rather than the legal relationship. *McDonald*: Responded that City Attorney's Office, if directed by City Council to assist the Commission, would want to provide the same level of service as provided to other City Departments.

2. Discussion of Amended and Restated Bylaws of the Commission - Commissioner Manildi stated that she received some additional comments from Mr. McDonald of the City Attorney's office which will be incorporated into the draft bylaws. The Commission cannot vote on the bylaw revisions today given the lack of sufficient Commissioner's representation at the meeting – bylaw revisions require 4 votes for approval. After further revisions are made, a revised draft of the bylaws will be distributed to Commissioners with the intent of bringing a revised version for consideration and a vote at the December's Board Meeting. *Novak*: Thanked and complimented Commissioners Manildi and Woods for all of their efforts and the high quality of work undertaken on the bylaw revisions.

V. COMMISSION STAFF REPORTS for October 2010

- a. Executive Director – *Novak*: highlighted several items in the Executive Director report – overview of HUD's RID (Reducing Income Discrepancies) Program and summary of HUD's directive on medical marijuana in public housing. Provided updates on Section 8 reserves and waitlist and on unit turns.
- b. Financial Manager – as submitted; no comments or questions.
- c. Section 8 Report – as submitted; no comments or questions
- d. PH-West – as submitted; no comments or questions.
- e. PH-East – as submitted; no comments or questions.
- f. Security Report – as submitted; no comments or questions.

VI. ADDITIONAL PUBLIC COMMENTARY : *Mr. Vitagliano*: Identified himself as a resident of the Commission's West Washington public housing site, indicated that he had contacted the HUD Detroit office because he had not received a response regarding his complaint against the Commission. HUD staff informed Mr. Vitagliano that the Board needed until the following Board meeting to provide a response. Mr. Vitagliano provided Board Members with copies of a letter he prepared, addressed to the HUD Detroit Office. He also complained about the difficulty in being able to read addresses on the various sites, including North Maple.

VII. ADJOURNMENT: at 8:21 pm. Moved by *Woods*, supported by *Womble*. Approved: 3-0.



Marta A. Manildi, Vice-President
Acting in the absence of the President



Marge Novak, Recording Secretary