

Ann Arbor Housing Commission
January 29, 2009
REGULAR BOARD MEETING
MINUTES

The meeting took place in the AAHC Conference Room, 727 Miller, Ann Arbor, MI 48103. Vice-Chair Alan Levy convened the meeting at 6:10pm.

ROLL CALL: Commissioners present: Alan Levy, James Jackson, David Parent; Dwayne Seals (arrived late)
Commissioner excused: Deborah Gibson (ill)
Staff Present: Elizabeth Lindsley, Betsy Cornellier, Tom Hickey
Guests: Brian Mackey; John Wimsett, Miller Manor resident

- I. **APPROVAL OF AGENDA** - Commissioner *Parent* moved and Commissioner *Jackson* supported. *Parent* suggested the addition of a closed session after adjournment, to address personnel matters. The Agenda, as amended, passed 3 Ayes 0 Nays.
- II. **PUBLIC COMMENTARY**
- A. John Wimsett – Miller Manor resident distributed a typed letter to all Board member. He then expressed his dismay at the dismissal of the Resident Council by Ms. Williams (with the support of ED Lindsley). He feels this is illegal. He further expressed concern over Ms. William’s behavior, and a pattern of “corruption” and collusion between Ms. Williams and some residents. Matters discussed included control of money, improper transfer of residents. He also gave examples of improper behaviors (screaming at people and threatening people) of a former resident council member.
- III. **APPROVAL OF MINUTES**
- A. Regular Board Meeting of December 17, 2008 – Motion by *Jackson*; support by *Parent*. Minutes were approved 3 – 0.
- B. Special Board Meeting of January 8, 2009 (Closed Session to discuss Legal and Personnel matters) – Motion by *Parent*; support by *Jackson*. Minutes approved 3-0.
- IV. **NEW BUSINESS**
- A. **Resolutions**
1. **FY09-15: To Approve FY09 Budget & Review CY09 Operating Subsidy Submission for PH-West.**
 2. **FY09-16: To Approve FY09 Budget & Review CY09 Operating Subsidy Submission for PH-East.**
- Motion by *Jackson*; support by *Parent*. *Levy* recommended reviewing and approving these two resolutions jointly as they are linked. Fiscal Manager Betsy Cornellier presented comparative PH-E and PH-W operating subsidy calculations

for CY09 and CY08. She noted that while the FY09 Budgets has earlier been presented to the Board, they had not been approved, and since we now have a better estimate of anticipated operating subsidy in 2009 for the second half of FY09. Operating subsidies in both programs at estimated 88% of full funding eligibility based on HUD notice. (This translates to between \$70-73K per project in lost subsidy. This loss of subsidy is somewhat offset by higher than budget rental income on PH-W, but still results in a projected loss for PH-W of about \$16,500. PH-E however, has a positive projected excess of revenue over expense, but are running currently with an above average number of vacancies. The budgets passed 3-0.

3. FY09-17: To Approve Tenant A/R Write-off (\$595.81)

Motion by *Parent*; support by *Jackson*. *Cornellier* explained that one vacated PH resident had moved into the Section 8 program; AAHC has a repayment agreement with her, so that amount is not currently being written off.

Approved: 3-0

4. FY09-18: To Approve Rescission of Resolution FY09-13, which authorized The appointment of an Acting Executive Director, Mary Jo Callan.

Motion by *Jackson*; support by *Parent* Approved: 3-0

B. New Business (Note: Commissioner Seals arrives)

1. Agency Plan Discussion

a. Review of AAHC goals /objectives for new 5-Yr Plan –

Lindsley explained that we were entering a new 5-Yr Plan covering 2010 to 2014, and that HUD had once again changed the Annual and 5-Yr Plan format. She suggested that in the past the Board and staff had held a retreat to discuss; because of ED leave there is only one week left before the plan must go on display. *Parent* recommend a limited Special purpose meeting next week to address new goals/objective. The Board agreed to meet Wednesday, February 4, 6-8pm.

b. As part of the new Annual Plan format, a 2-3 page summary overview must highlight revisions since the last annual plan submission or proposed policy changes. *Lindsley* gave some examples. *Levy* suggested that staff prepare issues that might be considered for revision. *Lindsley* agreed to send out in advance of the 2/4/09 meeting the 2004-2009 Goals/Objectives from the old HUD template, as a starting point for discussion.

V. **COMMISSIONER SUBCOMMITTEE REPORT**

A. Personnel – deferred to Closed Session

VI. **COMMISSION STAFF REPORTS**

A. Executive Director – *Lindsley* distributed a one page summary of key areas that she has been working on since her return from leave, including the agency plan, transition planning for the departure of the Section 8 manager, responses to two civil rights discrimination complaints (one PH, one S8), along with lots of meetings, re Section 8 VASH and Pear St projects; WHA meetings, and City meetings .

- B. Financial Manager – *Cornellier* reviewed at the request of *Parent* the bottom line for the agency. We are in a positive position, only because of gross underspending by PH-E. COCC is adversely impacted by reduced management fees from PH this year, which is running a higher than average or desired vacancy rate. Both Ph-W and PH-E have had some bad unit turns to deal with and Section 8 is operating in the red due to monies taken back by HUD related to last FY.
- C. Section 8 Report – *Lindsley* had no great highlights, other than to point out that the tracked number of new lease-ups for income targeting –as reported by Yardi—was understated. We have had many more new lease ups than the 39 reported.
- D. –F. PH-West, PH-East, Security Reports – as submitted; no comments or questions.

VII. ADDITIONAL PUBLIC COMMENTARY : none

VIII. ADJOURNMENT at 7:30pm. Motion by Parent; support by Jackson. Approved: 4-0.

The Commissioners took a brief break and then went into Closed Session.

Alan Levy, Vice Chair

Elizabeth Lindsley, Recording Secretary