

July 23, 2008
REGULAR BOARD MEETING
MINUTES

The meeting took place in the AAHC Conference Room, 727 Miller, Ann Arbor, MI 48103. Chairperson *Gibson* convened the meeting at 6:10 p.m.

ROLL CALL: Commissioners present: Alan Levy, James Jackson, David Parent, and Deborah Gibson
Dwayne Seals: absent
Staff Present: Elizabeth Lindsley and Weneshia Brand
Residents: Travis Peterson and Al Schnaidt

I. **APPROVAL OF AGENDA** - Commissioner *Parent* moved and Commissioner *Levy* supported to approve the agenda. The Agenda was approved 3-0.

II. **PUBLIC COMMENTARY** - *Schnaidt*: reported that the Miller Manor Resident Organization recently met, and residents discussed needed improvement of the Miller Manor building.

III. **APPROVAL OF MINUTES** - tabled for August meeting.

IV. **NEW BUSINESS**

A. Resolutions

1. **FY09-01: To Approve Tenant Account Receivables Write-Off (\$4,733.11)** *Parent* motioned and *Jackson* supported to approve tenant account receivables write-off of \$4,733.11. *Gibson*: Questions the validity of an item. *Lindsley*: Explains that the line item is a net balance. The motion passed 4-0.

B. Discussion Items - none

V. **OLD BUSINESS**

A. Discussion Items

1. Executive Director – performance review
Gibson: The board will meet for closed session following adjournment; the evaluation will be complete for the August 20th board meeting.

VI. **COMMISSIONER SUB-COMMITTEE REPORTS**

A. Personnel – none

VII. COMMISSION REPORTS

A. Executive Director - Commissioner Questions:

Parent: What is the total number on waitlist; what are the duties of temp staff; inquires the death of Miller resident.

Jackson: What is the timeframe for housing an applicant; is a lack of eligible housing a result of the delayed timing.

Gibson: Inquired if gun ownership is prohibited in PHA's.

Levy: Inquired on activity at Maple Meadows.

Lindsley highlighted several items and responded to questions:

1) The loss of S8 admin funding of \$13K for 1st qtr of CY2008 – AAHC was over subsidized and utilization must increase to recoup funding. She explained that the waitlist has an estimated 1,000 applicants; in a four-month period 100 applicants have been pulled. The department has two temporary employees assisting the full-time staff person. The first payment to landlords for a new move-in are delayed 1-2 months. We need to improve process for new move-ins. The department may need to track terminations. Patton has improved landlord network; however applicants are denied due to credit history and other screening processes.

2) Death of a Miller Manor resident – the resident's absence caused concern for some residents who report to management; staff ultimately checked the resident's unit and discovered that he was deceased. The resident's death was health related. She noted grievance counseling for residents was requested.

3) Lawful gun ownership policy – stated that she is unaware of any historical regulation supporting or opposing residents right to bear arms in HA's. However, new bill in Congress expressly allows for PH gun ownership.

4) Annual pre-REAC unit and inspections – inspections are complete and reports should be received soon.

5) Re S. Maple – one vacancy. She stated that there had been some concern of lodgers; basketball court has attracted loiterers and some resumption of drug activity. She noted that the police are patrolling the site, police are maintaining contact with AAHC and they may have a lead on suspected drug activity.

6) Staff issues: currently have two individuals out on FMLA.

VIII. ADDITIONAL PUBLIC COMMENTARY

A. Travis Peterson – resident of Green Baxter Court

Expressed his continued concern over the 7-day guest policy, which was raised and discussed at the Annual Plan Public Hearing earlier in the year. Ms. Gibson recommended that he attend the next RAB meeting to discuss this concern with other residents.

IX. ADJOURNMENT - The meeting adjourned at 6:53 p.m.

Commissioner Deborah Gibson, Chair

Elizabeth Lindsley, Executive Director