

MINUTES
ANN ARBOR HOUSING COMMISSION
REGULAR BOARD MEETING
March 20, 2013

Meeting Time and Location: **6:00 p.m.**
Miller Manor, 727 Miller Ave, Ann Arbor, MI

Vice President Greden convened the meeting at 6:08 p.m.

ROLL CALL: Commissioners present: Gloria Black, Marta Manildi, Leigh Greden, Christopher Geer.
Commissioners absent: Ronald Woods. Staff Present: Jennifer Hall. In Attendance: Margie Teall

Call To Order/Roll Call

I. APPROVAL OF AGENDA

C. Geer moved and *M. Manildi* seconded.

Motion Approved 4-0 (Black, Geer, Greden, Manildi - yes. 0 - no)

II. PUBLIC COMMENTARY – limited to 5 min./person

A. Resident Organizations – None.

B. Others Requesting to Speak – None

C. Public Hearing on FY13 Annual Plan and Amended 5 Year Plan - None

III. APPROVAL OF MINUTES

A. Regular Board Meeting Minutes – March 20, 2013

M. Manildi moved and *C. Geer* seconded.

Motion Approved 4-0 (Black, Geer, Greden, Manildi - yes. 0 - no)

IV. NEW BUSINESS

A. Presentations and Board Discussions:

Annual Plan and 5-Year Plan

J. Hall provided an overview of the Annual Plan and the amendment to the 5-Year Plan to include the RAD program. *G. Black* asked for an explanation of Chapter 16 regarding repayment agreements? *J. Hall* explained that the AAHC will allow tenants who get behind in their rent to sign a repayment agreement rather than get evicted.

RAD Update

J. Hall: Reported that six resident meetings were held so far and two more are scheduled.

Sequestration Update

J. Hall reported that the impact will be devastating if Congress does not agree to a change in the budget. The AAHC can absorb the loss this fiscal year but if the AAHC has to absorb the impact next year as well, it will completely wipe out the agencies reserves. This will impact the AAHC's solvency and scoring from HUD as well as the AAHC's ability to rehabilitate units under RAD that will not receive Low Income Housing Tax Credit funding. *G. Black* asked how someone's income would be determined if they have both a pension and a job under the proposed temporary

compliance provision HUD is allowing due to sequestration? *J. Hall* reported that the temporary compliance rule only applies to household's that only have a fixed-income as a revenue source. There would be no change for households that work.

Amended By-Laws to the Ann Arbor Housing Development Corporation

J. Hall explained that the change to the by-laws mirrors the board changes that were adopted at March 2013 board meeting, appointing the AAHC board, the Executive Director and an open position to the AAHDC board.

B. Resolutions:

FY 13-18 To Amend By-Laws to the Ann Arbor Housing Development Corporation

Manildi moved and *Black* seconded.

Motion Approved 4-0 (Black, Geer, Greden, Manildi - yes. 0 - no)

FY 13-19 To Approve Revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP) Chapter 6 & 7 - Temporary Compliance Assistance Due to Sequestration

Geer moved and *Manildi* seconded.

Motion Approved 4-0 (Black, Geer, Greden, Manildi - yes. 0 - no)

FY 13-20 To Approve Revisions to the Administrative Plan Chapters - Temporary Compliance Assistance Due to Sequestration

Black moved and *Manildi* seconded.

Motion Approved 4-0 (Black, Geer, Greden, Manildi - yes. 0 - no)

V. COMMISSION REPORTS

Executive Director Report

VI. ADDITIONAL PUBLIC COMMENTARY – limited to 5 min./person

VII. ADJOURNMENT

Black moved and *Geer* seconded.

Motion Approved 4-0 (Black, Geer, Greden, Manildi - yes. 0 - no)

Adjourned –7:15 p.m.