

**Ann Arbor Housing Commission  
November 18, 2009  
REGULAR BOARD MEETING  
MINUTES**

The meeting took place in the AAHC Conference Room, 727 Miller, Ann Arbor, MI 48103. Chairperson Alan Levy convened the meeting at 6:32 pm.

**ROLL CALL:**

Commissioners present: Alan Levy, James Jackson, Marta Manildi and Dwayne Seals and Deborah Gibson

Staff Present: Marge Novak, Nicholas Coquillard, Beth Yaroch, Nick Coquillard, Kevin Centala and Weneshia Brand

In Attendance: Joan Doughty, Katie Doyle, Joy Gaines, Sasha Platt, Tony Derezinski, Bonnie Billups

- I. **APPROVAL OF AGENDA** - The Agenda, Commissioner *Jackson* moved and Commissioner *Seals* supported. *Levy*: request to postpone New Business: Item C3 until December meeting; move New Business: Item C1 above New Business: Item B1. The agenda passed 5 Ayes 0 Nays.
  
- II. **PUBLIC COMMENTARY – Sasha Platt**: who identified himself as a Section 8 Participant,; stated that he experienced threatening behavior from neighbors, a former staff member of the apartment community, and an unauthorized tenant. Police reports were filed however, no justice has been received. Mr. Platt has followed required procedures to file complaints; asking for support from AAHC Section 8 Administration. He explained several incidents where attempted assaults occurred, and he expressed discontent with Avalon Housing for ignoring the issue.
  
- III. **APPROVAL OF MINUTES – October 21, 2009**: Motion by *Manildi*; second by *Gibson*. *Seals*: request to have statement clarified in New Business: Item A Resolution FY10-10. Minutes approved: 5-0

#### IV. NEW BUSINESS

##### A. Resolutions

**FY10-15: Resolution to Approve Change Order #4 to First Contracting Contract.** Motion by Gibson, and second by Seals. *Novak:* provides overview of change order: modification to existing contract; concrete and sewer work; item is also required to meet city standards; roof and flooring, plaster and bathroom work to be completed at various sites. The change order and admin fees will bring the total stimulus funds utilized to almost 100%. Passed 5-0

##### B. Discussions:

**1. Draft MOA – Housing for Youth Aging out of Foster Care.** *Levy:* initiated introductions. *Novak:* reminds the Commission that this concept was presented previously at March 2009 BD Mtg; AAHC requested supportive services be provided to enhance success of program; MOA is drafted for discussion; clarified that MOA is for PH program not Section 8 program; not a set-aside of units, but rather a preference for referral from an agency to bypass waitlist procedure and application; program would be a pilot with a capped number of participants. *Doyle:* there are ten organizations working with individuals who have aged out of foster care; a large majority of individuals become homeless; some individuals would be good Public Housing candidates. *Seals:* inquires of the potential accumulation of number of participants. *Doyle:* the number of participants becoming residents could increase overtime as housing is maintained. *Manildi:* inquires of initial capped number of participants. *Doyle:* for the pilot development, an annual total of three participants were negotiated considering all circumstances. *Manildi:* inquires of participants' characteristics. *Doyle:* these are youths not prepared to leave for college or work full-time, however need some support from Community Mental Health or Community Support and Treatment Services. *Gaines:* mentions possible needs of the individuals. *Gibson:* inquires of vacancy and availability of 1-bedroom units. *Manildi:* impact on waitlist. *Seals:* inquires of characteristic of waitlist; inquires of agency ability to justify need for preferential treatment. *Doyle:* mentions that the displaced youth is of a vulnerable population. *Gaines:* youth needs assistance but, are not completely dependent upon supportive services. *Seals:* inquires if agency would refer those individuals with severe mental health issues. *Gaines:* would not refer the most impaired. *Doyle:* housing will provide opportunity for participants to develop into productive adults. *Yaroch:* inquires if services will accompany participants. *Doyle:* responds yes and for one-year. *Yaroch:* the population's vulnerability will decrease if stable housing is provided. *Doyle:* the structure provided at Public Housing sites will be most beneficial to participants. *Seals:* suggests that pilot be site restricted. *Novak:* sites would be determined on a case-by-case basis; suggest the program be implemented as a PILOT for one-year and then re-evaluated; program much similar to Interfaith Hospitality Network pilot program. *Manildi:* inquires of the type of support services. *Doyle:* support will be superior; dedicated to success and provides examples of services. *Gibson:* inquires of life skills training for participant. *Doyle:* yes, life skills training is provided, safety planning and other training. *Gaines:* experience provides that client with stable housing make better choices. *Levy:*

reiterates that the MOA is a draft; asks Commissioners to review the MOA and provide additional questions or concerns in expectation of a resolution in December. *Doyle*: refers to HUD RFP for Family Unification. *Gaines*: mentions the deadline is December 3, 2009.

### **C. Presentations**

- 1. Community Action Network (CAN) Joan Doughty** – *Levy*: mentions the expectations of the report to cover overall climate, relationship between CAN and the Commission, the impact of the economy on CANS mission and the people they service. *Doughty*: distributed a 10 minute CAN video of community activity highlighting Hikone. *Levy*: inquires of intended audience for the video. *Doughty*: general video made for everyone. Relationship with AAHC has improved dramatically, expresses gratitude for Beth Yaroch; also interacts with Nick regarding S8 participants. Describes the relationship between the Commission and CAN as a partnership in which they share a vision of dignity and respect for our residents. CAN is implementing an action plan to develop financial plans that improve money management and decreases risk of eviction among residents. Residents are responding well to the new implementation. Stimulus funding not likely to target low-income families who are not recently unemployed. Employment seems more difficult due to economy. United Way most likely will not distribute funds. Provides overview of new CAN Board Members; discussed declining funds and contingency plan to recoup funds. *Levy*: inquires of most common service requested of participants. *Doughty*: Green Baxter residents are more interested in secondary education. Hikone residents are more interested in education in financial management and budgeting. *Gibson*: inquires of children's education performance. *Doughty*: Community Development provides funding for "School Comes First" due to children's mid-year move-in it is hard to measure. No child at Green or Hikone has dropped out of school; regular follow-up is made with schools. King school has changed protocol that improves or includes participation of low-income children without labeling them. *Gibson*: inquires of participants reading level. *Doughty*: MEAP scores have improved dramatically; AAPS has purchased software program named "Fast Math" that has improved performance as well. *Gibson*: inquires of additional funds received from AAHC. *Doughty*: funds filled gap from Community Development funding reduction; also the number of volunteers has increased in numbers.
- 2. Peace Neighborhood Center (PNC) Bonnie Billups** – mentions staff changes; new hire of Kenya, Michael, Adonna, and Jennifer. Provides historical background of AAHC and Peace relationship; encourages residents to participate in events off site at the home office. Family Enrichment Program that enhances adult activities and participation. (Provides example of different programs.) South Maple residents are participating more often than in the past. Services for adults are held at North Maple, youth programs are held at South Maple. Programs are offered to participants four days a week at satellite

centers. Alternative programs are offered at home office; journalism, media and culinary courses. Staff advertises programs using door-to-door marketing. Programs are structured to enhance life skills and improve living situations to foster movement out of subsidized housing. Mentions situation that occurred with residents of North Maple; mediation was attempted and Muslim advocacy groups provided support to PNC to develop resolution. *Seals*: inquires of PNC location. *Billups*: describes. *Seals*: inquires of program transportation. *Billups*: utilizes its company-owned vehicles; PNC staff provide transportation for residents; participants receive monetary incentive to participate in various programs. *Novak*: inquires of South Maple loitering activity. *Billups*: provides historical overview of residents and their guests at S. Maple; annual events have improved some behaviors. Problems still remain, but have improved dramatically. *Billups*: funding from AAHC was combined with other funding which allowed for new staff and increased programming at satellite centers. *Gibson*: inquired of resident council. *Billups*: goal to have resident councils created by this coming summer; programs have been developed that ran successfully and were managed by residents. *Gibson*: inquires of participants' response of swine flu vaccine. *Billups*: no talk.

3. **Public Housing West and East (Kevin Centala and Beth Yaroch)** – *Centala*: mentions construction work at various sites: parking lot resurfacing; concrete replacement, roof improvements; estimated 70% work completed. Overall contractor performance is good; maintenance staff is working well with contractor, residents are expressing gratitude of maintenance performance. Supportive Service is available and provided by Community Support and Treatment Services (CSTS); staff assists with various requests particularly with disabled individuals. Dispute resolution counselors have been assisting with various situations. Coat and Can Food drive, game night and other activities have been scheduled or occurred. *Levy*: inquires of vacancies. *Centala*: 10% vacancy; working with Brigette Burke to streamline processes; Nick has been working with Gayle to improve processes. *Novak*: Weneshia will take responsibility to manage the waitlist process. *Centala*: expresses gratitude of staff, supervisors, and co-workers. *Novak*: expresses vast number of resident issues that were lingering at Centala's welcoming. *Gibson*: expresses residents' appreciation and enthusiasm of new staff.  
*Yaroch*: mentions extensive foundation and concrete needs at various sites; expresses concerns of expiring life spans for hot water heaters, furnaces, and plumbing. REAC scores affected the morale of maintenance staff however, attempting to reinforce staff morale by rotating responsibility and providing encouragement. Unit turns have been somewhat delayed due to callouts and emergencies. Mentions recent case where CSTS assisted with a lease addendum, an example of building bridges with community resources. *Manildi*: requested clarification of lease manipulation. *Yaroch*: modifying lease addendum to encourage continued housing by complying with recommendations. *Gibson*: mentions importance of supportive service.

V. **COMMISSION STAFF REPORTS**

- A. Interim Executive Director – *Novak*: mentioned two HUD field office visits scheduled: SEMAP; and REAC scoring review and Stimulus review. November Section 8 Housing Choice Voucher payment was under funded by \$400k in error which is expected to be corrected shortly; expect to have \$400k remaining in Section 8 Housing Assistance Payments reserve at year-end. *Levy*: inquires why the unaudited financials were rejected. *Novak*: categorizing of several items and general follow-up questions, document was resubmitted, no response has been received. REAC – maintenance addressed all work orders requested by private UPCS inspector; REAC inspector was thorough, this year’s scores were lower than last year’s score. The four areas are units, common area, site and systems. Site scored zero, systems scored lower than last year, units was comparable to last year, and common areas scored higher than last year. AAHC challenged the scores. All the REAC information will be reviewed and considered in the five year planning process. *Levy*: suggest asking the inspector for a discount for the second year service. *Seals*: inquires if fire and sprinkler inspectors were paid. *Novak*: yes. *Manildi*: inquires if we have lawyer. *Novak*: utilize both the City Attorney and the contracted attorney. *Levy*: inquires if the inspectors were notified in writing of their deficiencies. *Novak*: no, however both have returned and addressed deficiencies at no cost.
- B. Financial Manager – as submitted; no comments or questions.
- C. Interim Section 8 Report – as submitted; no comments or questions
- D. Interim PH-West – as submitted; no comments or questions.
- E. Interim PH-East – as submitted; no comments or questions.
- F. Security Reports – as submitted; no comments or questions.

VI. **ADDITIONAL PUBLIC COMMENTARY** : *None*

VII. **ADJOURNMENT**: at 9:10 Motion by Jackson; supported by Seals. Approved: 3-0.

---

Alan Levy, Chair

---

Marge Novak, Interim Recording Secretary