

Minutes of the Ypsilanti Housing Commission

Thursday, June 7, 2017 – 9:00 a.m.

601 Armstrong Dr., Ypsilanti, MI 48197

Meeting called to order at 9:07pm by Commissioner Smith

ROLL CALL:

- | | |
|--------------------------------|-------------------|
| • Commissioner Frankenhauser | Present |
| • Commissioner Hollifield | Absent |
| • Commissioner Moore | Present |
| • Commissioner Palmer | Absent |
| • Commissioner Smith | Present |
| • Executive Director Z. Fosler | Present via phone |

APPROVAL OF AGENDA: R. Smith asked if there were any changes to be made to the agenda. A. Moore moved to approve the agenda as written, second by R. Smith.

Motion passed 3-0

APPROVAL OF MINUTES: R. Smith asked if there were any changes to be made to the meeting minutes of April 13, 2017. A. Moore moved to approve the minutes as written, second by R. Smith.

Motion passed 3-0

AUDIENCE PARTICIPATION: Kyle Hunter, a local resident, stated that he was present to observe proceedings.

CITY COUNCIL MEMBERS' COMMENTS AND QUESTIONS: None.

RESIDENT COUNCIL REPORT: None.

OLD BUSINESS:

- **YHC Youth Video Project Update:** A. Moore summarized progress on the project for the board and audience members. Z. Fosler suggested that a portion of the documentary be dedicated to Amos Washington, the first Executive Director of the YHC. R. Smith stated that she spoke with Mr. Washington's daughter, Beverly James, at the City Council meeting yesterday evening. R. Smith stated that she plans to meet with Ms. James in the coming weeks to discuss the possibility of her participation in the project.

R. Smith called for a brief recess, second by A. Moore

Motion passed: 3-0

Meeting called to order at 9:24am

NEW BUSINESS:

- **New YHC Website update:** Z. Fosler stated that the new YHC website (www.ypsilantihc.org) is up and running. He encouraged the board to look at the website and provide feedback.
- **NAHRO Summer Conference:** T. Hearn stated that all commissioners that expressed interest in attending the NAHRO Summer Conference have been registered.

Minutes of the Ypsilanti Housing Commission

Thursday, June 7, 2017 – 9:00 a.m.

601 Armstrong Dr., Ypsilanti, MI 48197

MONTHLY REPORTS:

- **Regulatory, Oversight, and Legal Actions:** None.
- **RAD Construction Update:** Z. Fosler distributed an updated construction schedule to the board. The schedule shows dates that completed buildings are expected to receive certificates of occupancy. New Parkridge currently has 12 completed buildings (24 completed units). All completed units have been occupied. Armstrong Dr. and Hilyard Robinson Way are scheduled to be paved within the month. Rohde Construction has been implementing measures to prevent the dust from unpaved roads from blowing throughout the community. Z. Fosler gave a tour of the site to EMU colleagues. Z. Fosler stated the project has taken on unexpected expenses due to water main work.
 - o **Solar Jobs Initiative:** Z. Fosler stated that the project did not receive the SunShot grant, a grant to cover the cost of training and compensating residents to install solar panels, but is still working with Chart House Energy on panel installation. It is unclear whether resident participation will be included in panel installation going forward. R. Smith asked if MichiganWorks! would be able to provide funding to cover resident training and compensation. A. Moore asked Z. Fosler to clarify the result of the SunShot grant application. Z. Fosler stated that it was his understanding that the City of Ypsilanti was awarded the opportunity to continue on to compete for \$1,000,000 in funding, but was not awarded any seed funding for the project, and therefore elected to not participate in the Solar Challenge.

A. Moore stated that resident involvement in panel installation was the most important aspect of obtaining the grant. A. Moore suggested that Chart House Energy put more effort into ensuring resident involvement or give the board an opportunity to review the implications of not having resident involvement. M. Jackson suggested that YHC meet with MichiganWorks! to discuss how the latter can fund the resident training under its out-of-school youth employment program. M. Jackson stated that the Family Employment Program can provide MichiganWorks! with demographics detailing the number of out-of-school youth residing in YHC properties. A. Moore suggested that YHC be the source of funding to make resident training a sustainable program for future residents. R. Smith asked Z. Fosler to examine discretionary funds and determine the feasibility of funding the initiative.

AMENDMENT TO AGENDA: A. Moore moved to amend the agenda to include an update on the Family Empowerment Program, second by H. Frankenhauser.

Motion passed 3-0.

- **Family Empowerment Program update:** Marquan Jackson, Director of the Family Empowerment Program, gave an update on the program. M. Jackson stated that FEP has been meeting with Avalon Housing, the provider for permanent supportive housing services at New Parkridge, to discuss how the two organizations will work together to provide the highest quality of services for residents. FEP staff hosted a community dinner in response to a criminal incident that took place at Sauk Trail Pointe two weeks ago. The dinner provided a safe space for residents to express their concerns about the safety of the community. The Family Empowerment Program has completed year one of the Strong Families Fund cycle. Staff is working to compile baseline metrics to determine a sustainable pay-for-performance model. Going forward, the program will focus on developing services for elderly residents aging in place, developing childcare services, and determining alternative metrics of success besides employment. A. Moore stated that she will connect M. Jackson to a colleague who focuses on preventive health services. R. Smith stated that Michigan DHHS Pathways to Potential is working on a collaboration with Washtenaw County to create a childcare internship/licensing program. R. Smith suggested that local childcare providers can participate in this program to serve resident mothers.

Minutes of the Ypsilanti Housing Commission

Thursday, June 7, 2017 – 9:00 a.m.

601 Armstrong Dr., Ypsilanti, MI 48197

- **Financial Reports:** Z. Fosler and the board reviewed and discussed financial reports. Z. Fosler stated that cashflow from Hamilton Crossing Phase I and Phase II in addition to a developer fee installment should be deposited by the end of the month. A. Moore asked when the current fiscal year ends. Z. Fosler stated that the end of the fiscal year was changed from June 2016 to December 2016 by resolution, but HUD has not provided a response concerning the change. Z. Fosler is working with the YHC accountant to submit a six-month audit to HUD. R. Smith asked if YHC is ready for an audit if the fiscal year change is denied by HUD. Z. Fosler stated that the YHC will be ready to complete an audit. R. Smith asked when a six-month audit would be due to HUD. Z. Fosler stated that the audit due date would be within nine months after the end of the fiscal year.

DIRECTOR'S REPORT:

- **City Council Meeting:** Z. Fosler attended the June 6th City Council meeting to give a general update on YHC activities and respond to questions raised by council members at a recent meeting. Z. Fosler stated that Councilperson Richardson raised the concern of naming a New Parkridge building after Amos Washington. Z. Fosler informed Richardson that the board has been discussing this topic. R. Smith spoke with Mr. Washington's daughter, Beverly James, at the meeting and plans to meet with her soon. Z. Fosler also announced the YHC Youth Video Project to the council and community.

COMMISSIONER COMMENTS:

Commissioner Frankenhauser: "I'm happy to be here."

Commissioner Moore: "I'd like welcome Comm. Frankenhauser to the board. I really appreciate you joining and look forward to having your contribution. This is a board I joined in 2012-13 when it was starting the path to recovery. Now that we've got our infrastructure in place, we're looking at the holistic support we can provide. That's really new for us. We were spending a lot of time getting ourselves out of hot water, now that's done and over with. Kudos to Zac, Vicki, Rohde, and the whole team. Also, a holistic look at the most at-risk places in our community is extremely timely because it sounds like the elderly population is at risk of losing housing."

Commissioner Smith: "Welcome Commissioner Frankenhauser. We're glad to have you here. We need to invite City Council on a tour of our properties. Sometime in the future we need to have a tour for citizens. I would like for Zac to periodically attend City Council meetings, maybe on a quarterly basis. Also, send them a report bimonthly to keep them abreast formally on YHC activities. There is a need to start looking at our next project. There are a lot of residents in Ypsilanti who are low-income and housing is scarce. I'd like to thank Commissioner Moore, Zac, and Tarah for working so hard on the Youth Video Project."

ADJOURN: A. Moore moved to adjourn, second by H. Frankenhauser. **Passed 3-0. Meeting adjourned at 10:18am**

Minutes of the Ypsilanti Housing Commission

Thursday, June 7, 2017 – 9:00 a.m.

601 Armstrong Dr., Ypsilanti, MI 48197

THEREFORE, BE IT RESOLVED:

The Ypsilanti Housing Commission and its Board of Commissioners, of the City of Ypsilanti, Michigan, hereby authorize the Executive Director to sign the approved Board of Commissioners minutes of June 7, 2017.

	YEAS	NAYS	ABSENT
Commissioner Frankenhauser	_____	_____	_____
Commissioner Hollifield	_____	_____	_____
Commissioner Moore	_____	_____	_____
Commissioner Palmer	_____	_____	_____
Commissioner Smith	_____	_____	_____

Zachary D. Fosler, Executive Director