

Minutes of the Ypsilanti Housing Commission

Tuesday, October 9, 2018 – 6:00 p.m.

831 Hilyard Robinson Way, Ypsilanti, MI 48197

Meeting called to order at 6:06pm by Commissioner Smith

ROLL CALL:

- Vacant
- Commissioner Frankenhauser Absent
- Commissioner Moore Present
- Commissioner Palmer Present
- Commissioner Smith Present
- Executive Director/CEO Z. Fosler Present
- Tarah Hearn, YHC Present

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 amended, second by T. Palmer.

Motion passed 3-0

APPROVAL OF MINUTES: R. Smith asked if there were any changes to be made to the meeting minutes of September 11, 2018. A. Moore moved to approve the minutes as written, second by T. Palmer.

Motion passed 3-0

AUDIENCE PARTICIPATION: T.C. Collins was invited to the meeting by T. Palmer to speak about his gardening education work in the community. Mr. Collins runs a garden center out of Chappelle Elementary that specializes in teaching young children about gardening and planting. He stated that there is a significant need in the community for this type of programming. He has taught gardening to children in Ann Arbor Public Schools for six years. He also did programming with the Boys and Girls Club until they withdrew from the City. He stated that his goal is to promote the legacy of farming and growing to future generations. Z. Fosler stated that he agrees there is a need and encouraged Mr. Collins to meet with Marquan Jackson from the Family Empowerment Program to coordinate engagement with residents.

R. Smith called for a brief recess.

Motion passed 4-0. Meeting recessed at 6:29 pm. Meeting reconvened at 6:39 pm.

CITY COUNCIL MEMBERS' COMMENTS AND QUESTIONS: None.

RESIDENT ASSOCIATION REPORT: T. Palmer stated that she has spoken to two residents who are eager to participate in planning resident events. R. Smith asked who oversees planning holiday activities and encouraged residents to get involved in the planning process. Z. Fosler stated that FEP works closely with property management to plan activities at each site. R. Smith asked if the YHC has planned any activities to promote voter registration. Z. Fosler stated that he has suggested to property management to register residents to vote upon move-in. He will follow up and report back to the board.

OLD BUSINESS: None

NEW BUSINESS:

- **Ferndale Housing Commission Visit October 18:** Z. Fosler stated that the Executive Director of Ferndale Housing Commission is bringing 50 residents and other officials to tour New Parkridge. The visitors will have the opportunity to tour units and participate in a Q/A panel with New Parkridge residents and staff to learn more about the RAD conversion process. He encouraged the board to attend.

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MONTHLY REPORTS:

- **Regulatory, Oversight, and Legal Actions:** Z. Fosler stated that the YHC is still in the processing of obtaining a lawyer.
- **Development Update:** Z. Fosler stated that new railing is being installed in front of the YHC office. He stated that he is scheduled to meet with the Pastor of Second Baptist Church to discuss partnering to develop a senior property on the church's land. He stated that he needs to do research on church/housing partnerships and will follow up with the board.
- **Security/Safety Update:** A. Moore stated that Z. Fosler is supposed to provide the board with a summary of any interactions with law enforcement on the property. Z. Fosler stated that he will email reports to the board. R. Smith asked if anything significant has happened. Z. Fosler stated that there have been domestics onsite. A. Moore stated that the goal of supportive services should be to get ahead of these issues to prevent evictions and police interactions. R. Smith asked if the crime rate on the property has decreased or increased. Z. Fosler stated that CSH is already tracking criminal activity as part of the Strong Families Fund. He will follow up with CSH to get the data. R. Smith asked about how VAWA (Violence Against Women Act) impacts YHC residents. Z. Fosler stated that he will follow up with a report to the board at the next meeting. R. Smith asked if surveillance cameras are working properly. Z. Fosler stated that the surveillance team is working on labeling all cameras and creating virtual maps to increase the ease of use for property management.
- **Financial Reports:** Z. Fosler and the Board reviewed and discussed financial reports and the monthly finance cover sheet. A. Moore asked why the year-to-date revenue for Hamilton Crossing Phase II is so low. Z. Fosler stated that he will follow up and report back to the board. A. Moore asked for an update on rent collection at Deborah Strong Housing. Z. Fosler stated that he attended a meeting between Cinnaire, YHC tax credit syndicator, and property management to discuss delinquency reports. During this meeting, property management stated that some residents were not properly notified about rent increases and some residents have not come into the office to sign recertification documents. A. Moore stated that property management should bring on extra help. Z. Fosler stated that property management has hired temps and T. Hearn will be assisting for a few days. T. Palmer stated that it takes too many appointments for residents to finalize recertification paperwork and the paperwork is not always processed correctly. Z. Fosler thanked T. Palmer for her feedback. A. Moore stated that there should be a financial plan for the recent utility rate increase.

DIRECTOR'S REPORT:

- **MSDHA Visit November 7:** Z. Fosler stated that the Executive Director of MSHDA will be visiting with officials from Jackson Housing Commission. The board is invited to attend.
- **Board Facilitation with NEW Center:** Z. Fosler stated that the board facilitation planning call has been postponed. T. Hearn will follow up with new dates/times.
- **Board Commissioner Appointment:** Z. Fosler stated that he and Anthony Williamson attended the last City Council meeting in support of Loviesa Brown being appointed to the board. He stated that her appointment will be voted on during the next meeting and 5 of 7 votes are needed for the appointment to go through.
- **Vital Seniors Grant:** Z. Fosler stated that the Family Empowerment Program is in the running to receive a grant to support senior programming. He encouraged the board to vote for FEP in the competition.

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- **NAHRO Poster Contest Winner:** Z. Fosler recognized Tazjianna Davis as the regional winner of this year's "What Home Means to Me" poster contest. This is her third consecutive year winning.

COMMISSIONER COMMENTS:

Commissioner Moore: She thanked Mayor Edmonds for facilitating recent repairs to the YHC office parking lot. She also thanked Zac for sending a letter to the City Manager. She also attended the My Brother's Keeper community dinner. The organization is aiming to get 50 men of color to mentor youth. She asked if YHC residents can be invited to become mentors.

Commissioner Palmer: She stated that she was happy to participate in FEP's video PSA supporting the Vital Seniors Grant competition. She also thanked Mr. Collins for attending the meeting.

Commissioner Smith: She stated that Ypsi Proud is holding a meeting this week and she plans to attend. She stated that residents should be encouraged to get involved. She also attended Corner Health Center's fundraiser. She is looking forward to the conference and the YHC continues to do great things.

ADJOURN: A. Moore moved to adjourn, second by T. Palmer. **Passed 3-0. Meeting adjourned at 7:32pm**

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 October 9, 2018.

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

Zachary D. Fosler, Executive Director