

Minutes of the Ypsilanti Housing Commission

Tuesday, October 15, 2019 – 6:00 p.m.

831 Hilyard Robinson Way, Ypsilanti, MI 48197

Meeting called to order at 6:14pm by Commissioner Smith

ROLL CALL:

- Vacant
- Commissioner Brown Present
- Commissioner Frankenhauser Present
- Commissioner Palmer Absent
- Commissioner Smith Present

Others present:

- Executive Director/CEO Z. Fosler
- Tarah Hearn, YHC
- Kathy McCormick, Millennia
- Marquan Jackson, Family Empowerment Program

APPROVAL OF AGENDA: R. Smith asked if there were any changes to be made to the agenda. She moved to place the Hamilton Crossing update and Family Empowerment Program update to audience participation and approve the agenda, second by H. Frankenhauser.

Motion passed 3-0

APPROVAL OF MINUTES: R. Smith asked if there were any changes to be made to the meeting minutes of September 10, 2019. H. Frankenhauser moved to approve the minutes as written, second by R. Smith.

Motion passed 3-0

AUDIENCE PARTICIPATION:

- **Hamilton Crossing Update:** K. McCormick gave an update on Hamilton Crossing. She stated that Phase II has a new asset manager, and there will be a site visit on Oct. 25. Z. Fosler asked M. Jackson to send an FEP person. She stated that the site has received approval for a rent increase and all residents have been notified.
- **Family Empowerment Program Update:** M. Jackson gave an update on Family Empowerment Program activities. He stated that the Kresge Foundation has allocated \$30,000 of funding to supplement the social worker salary at Hamilton Crossing. The FEP has also been awarded \$100,00 from the Ann Arbor Area Community Foundation to pilot a program that trains residents to become community health workers for elderly residents. Blue Cross Blue Shield may be matching that amount. Second round interviews for full-time staff at Sauk Trail Pointe and New Parkridge are occurring next week. The FEP is in talks with the Corporation for Supportive Housing to explore bringing services for permanent supportive housing in-house. A mobile food pantry will be opening in the coming weeks at Towner and Hollow Creek to address resident food insecurity. Each site is hosting a Fall Harvest Party this year. M. Jackson encouraged board members to attend and engage with residents. R. Smith asked M. Jackson for a quantitative report on FEP activities. M. Jackson stated that he can forward the report that is sent to CSH periodically along with the results of a recent needs assessment. K. McCormick stated that she would like to implement a cleaning supplies pantry at Hamilton Crossing to provide residents with supplies that cannot be obtained using a bridge card. H. Frankenhauser asked if the FEP hosts fundraisers or drives. M. Jackson stated that the program does not host drives because there are so many competing organizations in the area. H. Frankenhauser stated that patients at Corner Health Center can access a food/supply pantry free of cost. Z. Fosler stated that a vendor could possibly sponsor a pantry at a YHC site. The United Way grant for the IDA program has been extended.

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CITY COUNCIL MEMBERS' COMMENTS AND QUESTIONS: None.

RESIDENT ASSOCIATION REPORT: M Jackson asked the board to provide a written summary of the outcomes that it expects from a resident association. R. Smith and H. Frankenhauser agreed to form a subcommittee about this topic. R. Smith stated that two major outcomes would be an increase in events that promote resident engagement and increased community advocacy.

OLD BUSINESS:

- **Vacant Board Position:** The board discussed filling the vacant board position and stated that they would like to have someone with an accounting/finance background.
- **Succession Plan:** Z. Fosler stated that he will follow up at the next meeting.
- **ED Workplan/Board Workplan:** Z. Fosler and R. Smith plan to meet to discuss.
- **Emergency Handbook:** Z. Fosler stated that the handbook draft is too dense to be functional. He stated that he has received info for the handbook from the Regional Property Manager. T. Hearn will work on updating the draft.

NEW BUSINESS:

- **New Meeting Day Discussion:** The board discussed meeting monthly on the second Monday in 2020. A resolution stating the planned meeting dates for 2020 will be presented at the December meeting.

MONTHLY REPORTS:

- **Regulatory, Oversight, & Legal Actions:** Z. Fosler stated that he has responded to an inquiry from a resident's attorney regarding a car accident that occurred adjacent to the property. He stated that he will keep the board updated as needed. The New Parkridge REAC score was passing and the site will not have another inspection for two years.
- **Development Update:** Z. Fosler stated that he is waiting for the City to release an RFP for 206-210 N. Washington. He also had a meeting with the President of St. Joseph's Hospital, Bill Manns, about a senior development partnership and the meeting went very well. Z. Fosler stated that he attended a NAHRO track about the intersection of housing and healthcare. He connected with a representative from a community healthcare worker program in Austin, TX and plans to speak further with him about how YHC & FEP can learn from his experience.
- **Security/Safety Update:** The board discussed taking on EMU Criminal Justice dept interns to review surveillance cameras.
- **Finance Reports:** The board reviewed and discussed financial reports and the finance cover sheet. The board also reviewed the eviction report. Z. Fosler will follow up with CCA about how the occupancy rate is calculated. Z. Fosler stated that ultimately, he would like to the report to calculate how many days an eviction takes to process after court filing.

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DIRECTOR'S REPORT:

- **County Housing Event:** The Washtenaw Housing Alliance is sponsoring an event called “Washtenaw County Evictions: Assessing Data Sources and Exploring Next Steps” and the board is welcome to attend.
- **Parkridge Cheerleading Program:** Anthony Williamson has asked for funding to support a cheerleading program at Parkridge. Z. Fosler has agreed to support the program, but has asked for a school attendance record of participants.
- **MI NAHRO:** Z. Fosler is the new President of Michigan NAHRO. R. Smith is a member of the MI NAHRO board and is the Vice President of Commissioners for NCRC NAHRO.

COMMISSIONER COMMENTS:

Commissioner Brown: She stated that she enjoyed the conference and she successfully completed the Commissioner Fundamentals course.

Commissioner Frankenhauser: She stated that she would like board members to report back to the full board when they attend conferences as a way of sharing knowledge gained. She also reminded the board to consider the institutional barriers that YHC residents face while processing evictions.

Commissioner Smith: She stated that she enjoyed the conference. She enjoys being around leadership that can make things happen and individuals that are passionate about what they do. She stated that as Vice President of NCRC NAHRO she would like to increase commissioner certifications, increase resident engagement in resident councils, and increase resident advocacy.

ADJOURN: H. Frankenhauser moved to adjourn, second by R. Smith. **Passed 3-0. Meeting adjourned at 7:46pm**

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 15, 2019.

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

Zachary D. Fosler, Executive Director & CEO