

**Ferndale Housing Commission Minutes  
of August 9, 2017**

A regular meeting of the Ferndale Housing Commission was held on Wednesday, August 9, 2017 at 5:04 pm in the Community Room at 415 Withington.

A. Roll Call

Present: DaSilva, Sutherland, Tartaglia, VanPoucker, and Heler

Absent: Bentley, excused

B. Approval of Agenda

Motion by DaSilva, seconded by Sutherland, be it resolved to approve the agenda as amended.

Ayes: All

Nays: None

Motion Passed.

C. Approval of Minutes

1. Regular Meeting of July 12, 2017

Motion by DaSilva, seconded by Tartaglia, be it resolved to approve the Minutes of July 12, 2017 as presented.

Ayes: All

Nays: None

Motion Passed.

2. Special Meeting of July 11, 2017

Motion by DaSilva, seconded by Sutherland, be it resolved to approve the Minutes of July 11, 2017 as presented.

Ayes: All

Nays: None

Motion Passed.

3. Correction to Feb 8, 2017 minutes – move to September meeting

D. Approval of Disbursements

Checks reviewed and signed by Heler.

Motion by DaSilva, seconded by Sutherland, be it resolved to approve the Disbursements as submitted.

Ayes: All

Nays: None  
Motion Passed.

Motion by Tartaglia, seconded by DaSilva, be it resolved to approve the HAP payment as submitted.

Ayes: All  
Nays: None  
Motion Passed.

Motion by Sutherland, seconded by Tartaglia, be it resolved to approve the Department Summary as submitted.

Ayes: All  
Nays: None  
Motion Passed.

D. Executive Director's Report

Work order log – completed 92% of routine work orders; average 3.3 days to complete. Revenue is high at 57%; expenses are low. Voucher – 47% on revenue budget; won't be able to grow our budget but we're on target. Auditor will be out week of 8/21. Planning a joint picnic event at Withington in September and hope to have Dr. Erin Marie Baker in attendance.

Allied Building Services – preliminary meeting scheduled. Maintenance staff has prioritized buildings. The committee has met with three qualified candidates for the part time HCV specialist. Plan to conduct final interview with 1, possibly 2 candidates before offering the position. Sutherland, Heler and VanPoucker visited Ann Arbor Housing Commission and toured some of their properties and discussed their RAD conversion. Website – almost ready for launch later this fall.

Motion by DaSilva, seconded by Tartaglia, be it resolved to accept the Director's report as presented.

Ayes: All  
Nays: None  
Motion Passed

E. New Business

1. Informational presentation by Full Circle

Presentation by Carl Kunda of Full Circle, a non-profit that manages affordable housing projects – seniors, disabilities, low income. They return 75% of the projects economics back to services. Tenant focused and driven. Milwaukee Avenue Apartments in Chicago is their new housing project. 100% of the units are accessible and offer amenities for disabled persons. 30 hours of dedicated case manager on site. Coordinate with their own service providers. Moving toward

regional model; affordable housing for high need population; west side in Kalamazoo; east side in Detroit. Met with CED and FHC.

Full Circle funds can leverage programs like Head Start, Section 8, etc. Milwaukee Avenue has a 15-year contract to provide dedicated manager with Over the Rainbow – Full Circle pays for 30 hours, Over the Rainbow pays remaining 10 hours.

Special projects targeting at youth, LGBTQ – Ruth Ellis Center for youth transitioning out of homelessness, foster homes. Working with them to do a 9% low interest housing LGBTQ/Senior housing. Ferndale is perfect because we're walkable and downtown.

## 2. Discussion of visit to Ann Arbor Housing Commission

VanPoucker and Sutherland visited on Friday. Ann Arbor converted their public housing to RAD – complete voucher program. More financial stability to move it over to Section 8. 18 sites, spent \$64 m, converted 365 units. We have 166 units requiring about \$30 mil over 30 years or \$500/unit per year. All the housing commission employees are city employees except for the Executive Director. Charge each other for items purchased. HR/IT handled by city. Jennifer Hall said in Ann Arbor it was a political hurdle, homeless, private development; big decisions but big opportunities; we don't have truly accessible units.

Big picture decision year 1; it's a long process; Jennifer shared recommendations; exciting but overwhelming and complex. Will require external expertise. Already talking with the city and Jordan Twardy for assistance and guidance.

Impressed with rehab, didn't leave anything out, buildings brought up to date. City is developing inclusive housing policy requiring them to contribute units if they're taking incentive. Last month Jennifer Hall presented affordable housing concept to Council to open discussions.

Claude – are you renovating apartments? VanPoucker - we don't know yet. Transfer/relocation – this takes years. Vision – we're proud of our buildings. RAD opens a whole new world.

Ann Arbor established a non-profit to own buildings. Corporation is the property owner and HUD provides the subsidy through Section 8.

Scattered sites – if we determine the best move is to eliminate scattered sites, we might want a building site and push the money into new units, maybe town houses. Next step is to put in preliminary application to RAD and get in line. HUD is getting out of public housing market. We still move forward with updates to existing buildings for next 1-2 years.

## 3. Discussion of FHC awards/recognition

Want to honor our residents and partners at an awards night.

4. Presentation of Resident Survey Results

36% response rate, a few more have since come in. 69% of respondents don't regularly attend activities. Value location; 95% rated they're satisfied with rent amounts. VanPoucker stated her challenge is communication to residents regarding work orders. Will distribute survey results to all the residents. Customer service is rated as excellent; need more robust strategy for communication; improving work order turn-around time.

5. Date for the board's strategic planning retreat  
October 28 at City Hall.

G. Old Business

Final approval of Maintenance Plan and Maintenance Charges

Motion by DaSilva, seconded by Sutherland, be it resolved to approve the Maintenance Plan and Fees as presented.

Ayes: All

Nays: None

Motion Passed.

H. Call to Residents' Committee Members.

Claude – can we have the garage light timer reset to 9:30 – currently coming on too late (around 11). VanPoucker will have it taken care of.

Reggie - Someone is using area behind garage as a bathroom – it's one of our residents. VanPoucker will investigate because it's a violation of resident's handbook. Black woman in a dress. Need secretary and general member position – can a former member come back on to board? In the interim, committee can make the decision until the next election.

Withington – garden is growing great. So is Autumn House.

I. Open Call/Call to Audience.

Reggie - Why doesn't Republic Parking issue tickets on private property? VanPoucker stated They can't enforce private lots but let her know and she'll tell them to move. There is new signage.

Claude – Emily reached out to city about no parking at FHC property.

J. Call to Commission.

Sutherland – can we give resident committee control of what goes into pop machines?  
VanPoucker stated that she is fine with that as are the committees.

Heler – St Clair Shores Housing Commission Executive Director charged with embezzling \$336,000. Our job is to oversee the Executive Director. We're responsible for the funds. This board is committed to oversight. It's up to us to make sure it never happens to us again.

K. Adjournment.

There being no further business, the meeting was adjourned at 6:30 p.m.

The next regular board meeting will take place on  
**Wednesday, September 13, 2017 at 5:00 p.m.** in the Community Room at 500 East Nine Mile.