



Minutes of July 11, 2018

A REGULAR MEETING of the Ferndale Housing Commission was held at 5:02 pm in the Community Room at 500 E Nine Mile Road.

A. Roll Call

Present: Jennifer Bentley, Donnie Johnson, Reggie Sutherland, Deanna Tartaglia, Jeannie Davis, and Heather VanPoucker motion to excuse Bentley – Sutherland, Tartaglia, passed
Absent: None

B. Approval of Agenda

Motion by Commissioner Tartaglia, seconded by Sutherland, be it resolved to approve the Agenda as presented.
Ayes: All
Nays: None
Motion Passed.

C. Approval of Minutes

i. Regular Meeting of June 13, 2018

Motion by Commissioner Davis, seconded by Sutherland, be it resolved to approve the minutes of June 13, 2018, as amended. Correction to item H, 5, add \$0 to CDBG – s/b \$10,000.
Ayes: All
Nays: None
Abstain: Tartaglia
Motion Passed.

C. Approval of Financial Report

Expenditures – utilities high from winter, rest is on track

Motion by Commissioner Tartaglia, seconded by Davis, be it resolved to approve the Financial as presented.
Ayes: All
Nays: None
Motion Passed.

E. Approval of Disbursements

Review of invoices completed by Sutherland

Motion by Commissioner Tartaglia, seconded by Sutherland, be it resolved to approve the Disbursements as presented.

Ayes: All

Nays: None

Motion Passed.

F. Executive Director's Report

Operational

Vacancies: 2 vacancies, 2 offline – mold remediation

Violations: 8 violation/10 delinquent but 6 are paid, 2 evictions, average = 8

Financial Report: - reconciled, the audit report for August will be onsite next month

Activities:

Maintenance: 64 received, 60 completed; 2+ days to complete

Notice going out on Friday, applications accepted beginning on 30th; will be available online through the website, at each location, in office, email, fax also. Also doing direct and target outreach (about 50 organizations) to reach those that would be eligible; also advertising with MI Chronicle, also with local outlets, door to door at resident meetings. Applications open Monday – Friday, lottery, no need to rush if you apply in that window, it's a lottery. Then will draw does 600 randomly drawn by software and added to list in the order selected. Live, work, elderly, disabled and any current wait list people. Will provide 2-3 yr wait list.

RAD update – 5 important things to know; explore HUD website for additional information; allows public housing agencies to (see HVP notes) 26 billion of backlogged investment needs; pilot project started in 2012; reopened this year and extended; new appropriations; January 3, 2018 applications are open and we're invited to apply because we've been on the waiting list; met with resident groups in June/July and scattered site houses; provided extensive packet of information to all residents; challenge- haven't applied but some of the important questions on resident's minds are not available yet. Don't know if it will be approved but every reason to anticipate it will. It's a permanent and long-term commitment to affordable housing; by law must be renewed; 30% of income to housing; strong protection of resident rights; RAD maintains stewardship of properties. FHC has 166 assisted units, if we go through the conversion process we will have 166 assisted units. Will continue assistance to current residents. Have reached out to past advocacy groups outside of FHC, to keep information available to residents. Have talked about securing a Social Worker for support, advocacy and assistance for residents. Residents must understand why we're doing this and will make sure information is available. If the application is approved, we have 1 year to put together all the details. Step one is Capital needs assessment; required to let residents know what is happening. Different amenities are welcome, this should be the housing of choice, not the last choice. Design charrette to work on particulars will include public outreach as well. The process includes environmental review, rehabbing, green infrastructure.

Personnel update – handout from urban institute – urban.org – underscores work we’re doing. Hi lited impact of the recession of home ownership with African Americans; will develop policy recommendations. VanPoucker identified some that she will take to the city; landlord to participate in Section 8 to incentivize; to ensure participation by the landlord in a positive way; detailed reports available on the website.

Motion by Commissioner Tartaglia, seconded by Sutherland be it resolved to approve the Executive Director’s Report as presented.

Ayes: All

Nays: None

Motion Passed.

G. New Business

1. Approval of mid-year write-offs

Twice per year we do write-offs, obligatory accounting function. Amount of \$27,671.95, biggest number is homes with significant damage when tenants departed; eviction takes a while by design. Want to give them due process; do not accept rent during that process; 2 of the homes were on a flat rent, market rate; rest are on income base. This number is higher than typical, but a few units driving it; partnering with Health Human Services to make sure they had a place to move and took a bit longer to give them time.

Moved by Sutherland, seconded by Tartaglia be it resolved to approve the mid-year write-offs in the amount of \$27,671.95 as presented.

Ayes: All

Nays: None

Motion passed.

H. Old Business (None)

I. Call to Resident’s Committee Members

Autumn House – Bingo on Wednesday; a garden in back; luncheons planned.

J. Open Call/Call to Audience

Cassandra Wilburn – Section 8 like a lottery; what about that don’t get put in a lottery. Tartaglia, they don’t get put on the list. They’re not just applying to us, probably have a social worker helping them and apply to various agencies. VanPoucker – we’re not able to handle emergency needs but we have a resource list of HHS.

Emergency housing sounds like a shelter; VanPoucker – that’s not what we do; working on bringing on Soc Worker; will have staff available onsite to help fill out applications, come to the office to use a laptop or online application or paper application.

Sherry Stevens – tenant – it's not necessary for us to complete Section 8. VanPoucker – we have 2 programs, Public Housing and Section 8. That's opening. There are 136 on the Section 8 waiting list. Everyone here is available to fill out an application. You can remain on public housing and RAD conversion. There is no change in assistance. If you're interested in Section 8, go ahead and apply.

Urban.org- what is a long-term contract and how long; VanPoucker – depends on the initial term of the contract – long term by law must be renewed; keen interest to make sure affordable housing is preserved and increased. If we proceed with RAD, it's in the packet – you don't need to reapply.

Tartaglia – RAD you don't reapply; S8 lottery has nothing to do with RAD
VanPoucker – need to repopulate waiting list

In the packet – flat rent you have a choice; calculate on income or on flat rent formula (currently 1 family on flat rent).

Maintenance – we're still doing routine maintenance; we have a CAN for paint/carpet. We planned that when we were under the assumption RAD would not be funded; will have to look at the capital plan; want to have a comprehensive understanding of all the needs in this building; how is plumbing, wholesale upgrade, boiler life, etc. Need CAN to see how this can be done; our CIP was a band-aid.

Relocating process – in this area? H VanPoucker VP – our requirement is to house in the community, need to get solid information and will have information at the next meeting.

Johnson – will try to keep geographically close because of medical needs, etc. Cannot throw anyone out.

Sherry Stevens – you're confusing us; Section 8 – don't approach us about it because it doesn't apply to us.

VanPoucker – our goal is to provide you with housing options.

Stevens – if I don't want to come back here; after 1 year you can go mobile.

Male - Applied for section 8; turned out to be registration date, missed deadline; got Autumn House instead of Section 8; if I don't want to leave my unit or facility, guaranteed Section 8 housing; what about our deposit; where do I go with hearing issues, disability, and dog?

VanPoucker – if RAD application is approved, we have one year to answer specific questions; apologize this is causing anxiety; don't have detailed answers; we will accommodate your needs and work with you; understand the difficulty.

Tartaglia – went to RAD conference with VanPoucker – this process is not short, will not get anywhere right away. VanPoucker – we have one year to make a detailed plan; then we decide what we're going to do.

Tartaglia – this is a long process, at least two years before we discuss. This process is going to be worth it; this will be a place people will want to live.

Lish – saw tenants being displaced; RAD programs 15-20 years with 1 renewal; is there the same type of loopholes? Can the developer flip? If you choose a for-profit developer?

VanPoucker – it's unclear. Haven't finished the application.

Lish – look at the federal audit of this program. There are no accountability measures.

Tartaglia – talked to Ann Arbor, Ypsi, Lansing, and Reggie talked to residents; can't imagine approval of a document that would not protect affordable housing

Johnson – talk to RAD subcommittee

David – we're here because tenants wanted us here; RAD is the plan, reconsider that position, talk to residents who aren't happy with RAD; 1214 Griswold, many of same promises and none of them are in that building; there is no one in building who was in public housing before; concern is based on wrong starting point. It's bad, this building will eventually be owned by a private company.

Residents – how may have unresolved maintenance issues? If we're neglecting a building over 15 years, of course, it needs to be wiped clean. It's intentional. Right to return logistics. Doesn't seem realistic or reasonable. People want guarantees in writing. They have formed a tenant's union.

Johnson – we need solutions and we're open to hearing them. Need to find millions of dollars in investments to improve public housing. How can this commission find the resources to make the improvement we need. Not sold on RAD but sold in developing first-class housing.

Tartaglia – come to a subcommittee meeting and tell us what they've done and how.

Bob – eviction defense – will share that information; the right of return is a red flag; if you tear down a building where are people going for a couple of years? You're not recognizing that or speaking to that. This is a plan to defund public housing. Are you on the side of the people being attacked or on the side of Trump/Carson?

Do we prioritize residents with pets to live in Withington West?

What happens to security deposits if they have to move temporarily?

Board: We are able to stop progress on RAD anytime during the planning process if we find it does not serve our organizational best interests or residents' best interests; Van Poucker will send information confirming our ability to cease the process any time prior to formal closing of the transaction.

Johnson: The board is charging the Executive Director to conduct additional meetings with residents to inform and reassure

K. Call to Commission

L. Adjournment.

There being no further business, be it resolved the meeting adjourned at 7:20 p.m.

The next REGULAR MEETING of the board is scheduled for Wednesday, August 8, 2018, at 5:00 p.m. in the Community Room at Withington West, 415 Withington.

SIGNED: *J. Bentes* DATE: 8/8/18