

Minutes of the Ypsilanti Housing Commission
Thursday, January 28, 2016 – 6:00 p.m.
601 Armstrong Dr., Ypsilanti, MI 48197

Meeting called to order at 6:01 P.M. by Commissioner Smith.

ROLL CALL:

- Chairperson R. Smith Present
- Vice Chairperson A. Moore Present
- Commissioner T. Boone Present
- Commissioner V. Brannon Present
- Commissioner C. Hollifield Absent
- Executive Director Z. Fosler 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, second by T. Boone.

Motion passed 4-0.

APPROVAL OF MINUTES: R. Smith asked if there were any changes to be made to the meeting minutes of December 17, 2015. A. Moore moved to approve the minutes as presented, second by T. Boone.

Motion passed 4-0.

AUDIENCE PARTICIPATION: Audience members introduced themselves as:

Clifford Williams, 1004 Monroe, just wanted to come and observe a meeting
Rachel, Social Work student at U of M and intern at SOS Community Services
Jerome Cry, 1008 Monroe, also wanted to come in and observe a meeting
Emily, U of M Social Work student attending as a part of a class
Lindsay, U of M Student and intern at Community Mental Health
Julie Ann, U of M Student and attending for a class

Addressing the audience, R. Smith gave an overview of the purpose of the housing commission and what generally happens at board meetings. Clifford Williams asked about the status of starting a tenant council back up. T. Boone gave some background on planning to start the tenant council again. T. Boone and Z. Fosler agree to get together and discuss it and bring it back to the residents.

At R. Smith's request, Z. Fosler gave the audience an overview of the ongoing redevelopment of the YHC's public housing units. A. Moore recommended that the students in the audience read Washtenaw County's recently conducted Equity Study.

CITY COUNCIL MEMBERS' COMMENTS AND QUESTIONS: None present.

RESIDENT COUNCIL REPORT: Nothing to add beyond what was discussed during audience participation.

OLD BUSINESS:

- **Administrative Support for Executive Director:** A. Moore asked Z. Fosler for an update on him getting some administrative support. Z. Fosler responded that he had recently obtained a position description from the WHA that he thinks more closely reflects the kind of help he is looking for.

NEW BUSINESS:

- **CY2016 YHC Health Insurance Plan:** Z. Fosler gave an overview of changes to the City of Ypsilanti's health insurance plans, which the YHC participates in. A new option is being offered to employees that uses includes the use of Health Savings Accounts (HSAs). The new plan is a high deductible plan (\$4,000), but the City is contributing \$3,250 to an HSA for an employee with family coverage. Overall, it is projected that this plan will save money for both the employer and employee. Under the other plan, the employer was paying up to \$8,000 in deductible for family coverage.

The Board reviewed the policy documents for both plans. Z. Fosler asked for approval to adopt the \$3,250 payment for employees on the Simply Blue Health Plan.

V. Brannon made a motion to authorize adopting the Blue Cross Blue Shield Simply Blue Plan and to contribute \$3,250 to HSAs of employees with family coverage that enroll in the plan.

Motion passed 4-0.

MONTHLY REPORTS:

- **Regulatory, Oversight, and Legal Actions:** Nothing to report.
- **RAD:** For the benefit of the audience, Z. Fosler gave some background on the Section 106 review of the Parkridge Homes site and the history of the site. Z. Fosler informed the Board that the State Historic Preservation Office (SHPO) has agreed to allow the demolition of Parkridge Homes to move forward. A memorandum of agreement will need to be put in place that details how the YHC will preserve the history of the site and tell the story to the public. Z. Fosler informed the Board that the YHC would be pursuing a \$25,000 grant from the Michigan Humanities Council to fund the research of Parkridge and creation of an exhibit.

A. Moore expressed an interest in somehow memorializing the name of the Parkridge Homes architect, Hilyard Robinson.

- **Financial Reports:** Z. Fosler asked the Board if they were satisfied with the top-level YHC financial statements, or whether they still wanted the property statements. The consensus was that they would still like to receive the property statements, as well. Z. Fosler asked if the Board would be interested in switching to reviewing financial statements every other month. The consensus was that they would still like to receive monthly statements.

The Board reviewed the financial statements. Z. Fosler discussed how the Parkridge site is operating at a loss, but that the YHC is aware of it and monitoring it. There are sufficient capital fund reserves that can be pulled into operations to fund the loss. It is a short-term strategy until the project closes on financing.

A. Moore commented on the favorable net income at Strong Housing. A. Moore asked about when capital funds would be drawn down, as discussed previously, to help support Parkridge Homes in its final few months before closing. Z. Fosler stated that he is working through a HUD environmental review process, then will be able to draw down funds. Z. Fosler discussed a problem with drawing down operating funds for public housing due to a change in the HUD staff person that reviews the request, but that he is working through it.

- **Hamilton Crossing:** Z. Fosler provided an update on staffing at Hamilton Crossing and the forthcoming hiring of a new property manager.

DIRECTOR'S REPORT:

- **WEMU Interview:** I was interviewed by a reporter from WEMU about the forthcoming demolition of the Parkridge Homes site. The reporter also interviewed Lolitha O'Day, a long-time resident of the site.
- **Vacation:** I will be on vacation from February 18 through March 1.

The Board decided to cancel the February meeting, which would have taken place on February 25.

COMMISSIONER COMMENTS:

- Commissioner Boone (summarized): Would like to get a copy of a chart that describes the chain of command at the YHC that includes the different properties. Z. Fosler stated that he had distributed one at an earlier meeting and would send T. Boone a copy. It was also discussed that having a flowchart that would help residents understand the new organizational structure would be helpful, as well.
- Commissioner Brannon: Glad to see so many people at this meeting, especially the residents. We are thrilled to have you here. Once the resident council starts again, we would love to have you here telling us what we can be doing better. So, don't be shy to come back.
- Commissioner Moore: Great to have people visiting. Don't be shy. We don't know what we don't know. Especially young students, you're out and about looking at stuff, so let us know what you see. Zac is very

responsive and very curious and eager to learn about best practices so please keep in touch. Thank you very much for you good hard work. Keep it up. Loving the new fee accountant!

- Commissioner Smith: I was very excited to see so many people here and I hope you've learned a lot. We're very open if you have questions for us after the meeting, or Zac, he'd be happy to chat with you. A lot of good things are happening at this little housing commission. We're doing some things that larger housing authorities aren't doing. We're involved in some pilot programs that are only happening here. You came at a great time. We have come a long way. I am happy that you came and I am happy to see almost a full board here. Zac, keep up the good work.

ADJOURN: V. Brannon moved to adjourn, second by T. Boone. **Passed 3-0. Meeting adjourned at 6:49 p.m.**

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 January 28, 2016.

	YEAS	NAYS	ABSENT
Commissioner Smith	_____	_____	_____
Commissioner Moore	_____	_____	_____
Commissioner Boone	_____	_____	_____
Commissioner Brannon	_____	_____	_____
Commissioner Hollifield	_____	_____	_____

Zachary D. Fosler, Executive Director