

Minutes of the Ypsilanti Housing Commission

Regular Meeting

January 12, 2026 – 6:00 p.m

New Parkridge, 831 Hilyard Robinson Way

L. Brown called the meeting to order at 6:07pm

ROLL CALL:

- Co-Chair Brown Absent
- Co-Chair Gillotti Present
- Commissioner Palmer Present (Left 7:24pm, Returned 7:52 pm)
- Commissioner Smith Present
- Commissioner Williams Present

Others Present

- D. Webster, YHC
- Z. Fosler, YHC
- Y. Dorsey
- D. Fausset
- C. Falcon

APPROVAL OF AGENDA: T. Palmer moved to approve the agenda, second by L. Williams. Motion passed 4-0.

APPROVAL OF MINUTES:

T. Gillotti asked if there were any changes to be made to the minutes from December 22, 2025. T. Palmer moved to approve the minutes, second by L. Williams. Motion passed, 4-0.

Mission Moment: M. Hammond shared a mission moment reflecting on a resident who, at the end of 2025, was frequently in crisis and receiving support from both KMG and FEP. In the past month, that same resident has begun volunteering at food pantries and has expressed interest in assisting with future events. This transition highlights how the Hamilton Crossing Resident Services Coordinator was able to connect with the resident and how the team continues to support individuals beyond moments of crisis. Staff presence during difficult times and in everyday interactions plays a crucial role. This story serves as a reminder of what's possible when a support system shows up consistently and genuinely.

Property Management update:

Hamilton Crossing I (HC1)

91% occupied, 6 vacant units. Progress has been made turning the vacant units, and they are in the process of being made ready for occupancy. Z. Fosler stated that he is currently working with the team to refine the aging report. C. Falcon stated that she sent the aging report that the software generated and plans to meet with Z. Fosler to create a more complete aging report for maintenance tracking.

Hamilton Crossing II (HC2)

95% Occupied, 4 Vacant units. T. Gillotti asked for an update on the unit that has been vacant for 194 days. Y. Dorsey responded that this unit is scheduled for move-in this week. Repairs are still needed in the remaining AAHC units, and once complete, staff will work with AAHC to get them approved. Z. Fosler added that this property is performing better than budgeted, which will help the overall financial standing.

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New Parkridge (NPR)

95% occupied, 4 vacant units. Y. Dorsey shared that she compiled all work orders by property and had the full maintenance team working with all hands on deck to address the backlog. The team started at NPR and will continue at the other sites. The entire team contributed, including working on a Saturday to help catch up.

Strong Future (SF)

99% occupied, 1 vacant unit. Y. Dorsey that property management and the FEP team will be collaborating to host monthly resident workshops which will begin soon across the communities. The goal is to hold at least one session per site each month. She also met with Parkridge Community Center and would like to partner more closely with them to develop additional resident programs.

Y. Dorsey informed the board that a new maintenance supervisor for New Parkridge and Strong has started and the new supervisor brings a wealth of experience.

FEP Quarterly Report:

FEP has continued applying for grant funding to sustain its operations but has not been successful with many recent applications. Several of the current grants funding the program are beginning to run low. M. Hammond stated that he recently had a fantastic site visit with the Corporation for Supportive Housing (CSH), a long-time funding partner of the FEP. At the meeting, M. Hammond was notified that FEP would receive an additional final payment, now that the ten-year Strong Families Fund grant term has now ended.

T. Gillotti asked how much it costs to run FEP each year. M. Hammond responded that it currently costs approximately \$389,000 annually to cover staffing, programs, supplies, and stipends. M. Hammond emphasized that FEP will need to lean on YHC for support more than ever and expressed a strong desire for the program to continue operating. M. Hammond has been discussing funding strategies with Z. Fosler and will continue working with him to identify and pursue new funding opportunities.

FEP has enough funding secured for the current year, but funding for calendar year 2027 is less certain. T. Gillotti asked if there is an estimate of how much funding needs to be raised in the next two years. M. Hammond informed the board that the full budget amount will need to be raised for 2027, as two major funding sources have ended.

Z. Fosler shared that some social service reserves at the properties will be available to help support FEP. These properties will continue contributing to the social services reserves going forward.

FEP has also started planning a resident workshop series in collaboration with KMG. M. Hammond expressed enthusiasm about this partnership and is looking forward to planning more programs. FEP has submitted proposals for various grants and recently hired a new Services Coordinator for NPR to support our Permanent Supportive Housing residents.

Old Business:

- **Workplan Update:** The board reviewed the workplan, made necessary updates, and prioritized various goals for this year. **R. Smith** moved to adopt the CY 2026 workplan, second by **L. Williams**. **CY 2026 Workplan adopted 4-0.**

Monthly Reports:

- **Regulatory, Oversight, & Legal Actions:** None.

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- **ED Evaluation Committee:** T. Gillotti sent out an email with instructions on how to complete the evaluation, including the deadline for Z. Fosler to submit his self-evaluation and the deadline for the board to complete their evaluations. Once all evaluations are received, the evaluation committee will tally the results, and Z. Fosler will be provided with an overall score from the board along with any comments.
- **Resident Council Update:** None.

Executive Director Report:

Hamilton Crossing Youth Gaming & Coding Center

Update: Happy Holidays and Happy New Year to the YHC Commissioners. My report this month is focused specifically on the Youth Gaming & Coding Center Project, as this is where the lion share of attention and efforts have been over the last month.

I’ll share more details during the board meeting on January 12, but I’m happy to report that all the necessary trades were locked in and committed to this project to bring us to fruition. I worked onsite at the Hamilton Crossing Clubhouse throughout December with our electrical and low-voltage contractors, skipping only Christmas Eve and Day and New Year’s Day.

We have a lot of hardware unboxing and setup to do still, and along with that will come the creation of procedures to ensure the safety and security of both our equipment and the youth that use it. Additionally, we’re working on compiling the various documents necessary for our closeout grant reporting, which is due to MSHDA on April 30.

Within the next few weeks, we expect to settle on a start date for Project Decoded and begin discussions for planning a grand opening of the new space.

ADJOURN: L. Williams moved to adjourn, second by **R. Smith**. **Passed 5-0. Meeting adjourned at 8:01 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 12, 2026.

	YEAS	NAYS	ABSENT
Commissioner Brown	_____	_____	_____
Commissioner Gillotti	_____	_____	_____
Commissioner Palmer	_____	_____	_____
Commissioner R. Smith	_____	_____	_____
Commissioner Williams	_____	_____	_____

Zachary D. Fosler, Executive Director & CEO