

## Minutes of the Ypsilanti Housing Commission

Monday, March 9, 2020 – 6:00 p.m.

831 Hilyard Robinson Way, Ypsilanti, MI 48197

Meeting called to order at 6:08pm by Commissioner Smith

### ROLL CALL:

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

### Others present:

- Executive Director/CEO Z. Fosler
- David Soule, KMG Prestige
- Lisa League, KMG Prestige

**APPROVAL OF AGENDA:** R. Smith asked if there were any changes to be made to the agenda. T. Palmer moved to approve the agenda as written, second by H. Frankenhauser.

**Motion passed 4-0**

**APPROVAL OF MINUTES:** R. Smith asked if there were any changes to be made to the meeting minutes of February 10, 2020. H. Frankenhauser moved to approve the minutes as written, second by T. Palmer.

**Motion passed 4-0**

**AUDIENCE PARTICIPATION:** David Soule and Lisa League gave an update on Deborah Strong Housing and New Parkridge. Lisa stated that the HUD REAC score for DSH is 82C, an improvement from last year. Y. Azzaro asked for clarification on the difference between actual and projected health/safety violations. D. Soule stated that the projected violations are an estimate created from the sample of units that are inspected. Z. Fosler asked for an update on cash flow at New Parkridge. L. League stated that a spending freeze has been implemented at New Parkridge and staff are not allowed to purchase office/maintenance supplied without permission. D. Soule stated that many of the cash flow issues were due to the timing of the incidents that occurred over the summer. He stated that the property will be caught up on accounts payable within 3-4 months. Z. Fosler stated that funds that normally go into the social service reserve have been redirected to assist the property with accounts payable. Deposits into the reserve will resume once cash flow issues have been resolved. Y. Azzaro asked what services the social service reserve covers. Z. Fosler stated that the reserve covers supportive services for the 22 permanent supportive housing units at New Parkridge. L. League stated that she is working on purging the waitlist at DSH. T. Palmer asked what will happen to people that are already on the waitlist once new applications are accepted. D. Soule stated that everyone currently on the waitlist will remain on the list.

**CITY COUNCIL MEMBERS' COMMENTS AND QUESTIONS:** None.

**RESIDENT ASSOCIATION REPORT:** T. Palmer stated that the first resident association meeting for Sauk Trail Pointe will be on Thursday. Y. Azzaro stated that she will try to attend this meeting. She also stated that she can assist with fliers, etc.

### NEW BUSINESS:

- **YHC Office Update:** Z. Fosler stated that Charles Peterson has started working out of the YHC office with his youth team again. He stated that Charles came to him with a proposal for a professional videogame streaming group to share the space. The group would also focus on youth employment. Z. Fosler stated that the group will

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give him a formal proposal to share with the board at the next meeting. Y. Azzaro stated that the YHC should reach out to Hero Nation (Ypsilanti Comic Con) and connect them to Charles' team.

### MONTHLY REPORTS:

- **Regulatory, Oversight, & Legal Actions:** None.
- **Development Update:** Z. Fosler stated that he is waiting for the City to release the RFP for 206/210 N. Washington. Z. Fosler stated that he will meet with the County to explore using environmental assessment funding to evaluate the St. Joe's property. R. Smith asked for an update on YHC office development. Z. Fosler shared a map from CCA that shows the ideal places to develop in the City and the YHC office is not an ideal area. H. Frankenhauser asked if the YHC can use funds from its reserve for development. Z. Fosler stated that the YHC can leverage a larger scale property by using tax credit funds, but the YHC reserve can be used for anything that supports the YHC mission.
- **Security/Safety Update:** Z. Fosler stated that the cameras at New Parkridge should be completely repaired and up and running within two weeks. R. Smith asked how Broadmoor Security is performing. Z. Fosler stated that he KMG has not had any recent issues that he is aware of.
- **Finance Reports:** The board reviewed and discussed financial reports and the finance cover sheet. Z. Fosler stated that New Parkridge had 5 vacant units. H. Frankenhauser asked if property management keeps data on why people are moving out. Z. Fosler stated that he will follow up with property management. R. Smith asked if the maintenance tech at New Parkridge needs assistance to keep up with unit turns, grounds, etc. Z. Fosler stated that the maintenance team is fully staffed. He stated that KMG can pull staff in from other properties temporarily if assistance is needed. H. Frankenhauser asked Z. Fosler if he has looked into financial training opportunities for the board. Z. Fosler stated that he can ask if CCA can send someone to present at a meeting.

### DIRECTOR'S REPORT

- **Legislative NAHRO Conference:** Z. Fosler stated that he and R. Smith are attending the NAHRO conference in Washington D.C to advocate for affordable housing with senators and representatives.
- **NCRC NAHRO Conference:** Z. Fosler stated that he and most of the board are attending the regional NAHRO conference in Chicago in April.
- **YMCA Annual Fundraising:** Z. Fosler stated that he is working on the annual fundraising campaign for the YMCA as a board member and as a member of the Ypsilanti fundraising committee.
- **PSH Partner Transition:** Z. Fosler stated that he is working on the logistics of transferring partnership for PSH services from Avalon to the Family Empowerment Program. He is working on a letter that demonstrates to MSHDA that New Parkridge would have received tax credits if FEP was the PSH partner instead of Avalon. H. Frankenhauser asked if the harm-reduction model will still be followed under a new partner. Z. Fosler stated that the housing-first model will still be followed but the level of harm-reduction focus is still being determined.
- **FEP Report:** Z. Fosler stated that Mark Hammond has completed a very informative FEP-Hamilton Crossing report that he will forward to the board. Z. Fosler asked Mark to complete a similar report for the other YHC properties.

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**COMMISSIONER COMMENTS:**

Commissioner Azzaro: She stated that her organization Y-FI (Ypsi Fidelity) plans to open an experiential art museum during the summer of 2020 in the former Willow Run administrative wing. The organization works with high school students and focuses on creating performance art throughout the community.

Commissioner Frankenhauser: She stated that the organization that she works for, Michigan Center for Youth Justice, recently assisted in raising the age of juvenile jurisdiction in the State from 17 to 18. The organization has a merchandise fundraising event coming up in March and a benefit concert with Thornetta Davis coming up in May.

Commissioner Palmer: She stated that she is excited for the resident association meeting and she is thankful for board members' assistance.

Commissioner Smith: She stated that she is attending the legislative conference with Z. Fosler and she looks forward to the board attending the regional conference in April. She is also grateful to have a board that is invested in community work.

**ADJOURN:** Y. Azzaro moved to adjourn, second by T. Palmer. **Passed 4-0. Meeting adjourned at 7:16pm**

**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 March 9, 2020.

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

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Zachary D. Fosler, Executive Director & CEO