

Minutes of the Ypsilanti Housing Commission

Monday, August 5, 2019 – 6:00 p.m.

831 Hilyard Robinson Way, Ypsilanti, MI 48197

Meeting called to order at 6:06pm by Commissioner Smith

ROLL CALL:

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

Others present:

- Executive Director/CEO Z. Fosler
- Tarah Hearn, YHC
- Muhammad Gaillard, Family Empowerment Program

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

Motion passed 3-0

APPROVAL OF MINUTES: R. Smith asked if there were any changes to be made to the meeting minutes of June 11, 2019 and June 27, 2019. H. Frankenhauser moved to approve the minutes as written, second by L. Brown.

Motion passed 3-0

AUDIENCE PARTICIPATION: M. Gaillard gave a presentation on a solar panel installation initiative at New Parkridge. M. Gaillard stated that many residents at New Parkridge expressed difficulty with paying electric utility bills. He began working with Solar Ypsi to brainstorm solutions to empower residents and came across the Michigan Energy Assistance Program grant, a \$50 million statewide grant aimed toward assisting low-income households with energy efficiency. His proposal will request \$1 million to hire and train residents to equip 100 YHC households with solar panels as well as to hire a grant administrator to manage the initiative. M. Gaillard stated that a few of the goals of the initiative are to employ residents, help residents improve energy efficiency, and improve the safety and image of New Parkridge and the surrounding community. H. Frankenhauser asked how solar panels will make the community safer. M. Gaillard stated that the community becomes safer when residents are employed or otherwise engaged in community efforts. The solar panel initiative will provide a great opportunity for both employment and community engagement. The deadline to apply for this grant is August 19. The YHC would be responsible for managing and distributing the funds. Z. Fosler stated that he loves the idea but he is concerned whether New Parkridge will be able to obtain tax credits through this initiative since the site has them already. Z. Fosler asked if the application requires any sort of board approval and if so, that information should be forwarded asap so that the board can decide on approval.

CITY COUNCIL MEMBERS' COMMENTS AND QUESTIONS: None.

RESIDENT ASSOCIATION REPORT: Z. Fosler stated that he met with City Council member Lois Richardson and she is interested in forming a resident council at New Parkridge.

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MONTHLY REPORTS:

- **Regulatory, Oversight, & Legal Actions:** None
- **Development Update:** Z. Fosler stated that the City of Ypsilanti has purchased a building at 206 N. Washington. He has spoken with the City Manager, City Planner, and a representative from Chesapeake Community Advisors about the possibility of acquisition. He stated that historic tax credits may be an option for financing or a market-rate deal to support the YHC's long-term budget is an option.
- **Security/Safety Update:** Z. Fosler summarized recent incidents that took place at New Parkridge for the board. A shooting incident occurred on Hilyard Robinson Way on the afternoon of June 26 and on Armstrong Dr. on the afternoon of July 11. In response to the June 26 incident, the YHC switched security companies and provided an armed guard onsite through the weekend prior and the weekend after the Fourth of July holiday. Property management has implemented stricter parking enforcement. Every guest of a resident is required to obtain a guest pass from the property management office that is good for 24 hours. Council Member Lois Richardson hosted a community meeting at Parkridge Community Center on July 1 to address this incident and others that have occurred on the southside of Ypsilanti. The YPD, WCSO, EMU PD, City Council members, Washtenaw County officials, residents, and community members were in attendance. In response to the July 11 incident, a resident meeting was held at New Parkridge on July 18. Z. Fosler met with Representative Ronnie Peterson on July 22 and attended Mayor Bashert's Gun Violence Town Hall on July 23. Property management has 4 evictions in process as a result of both incidents and staff has encouraged residents to share any information they have with the police. R. Smith asked if there has been any major property damage. Z. Fosler stated that there has been damage to windows and siding. Z. Fosler stated that the negative MLive coverage concerning window replacement has been addressed and moving forward, each site will have windows in stock for immediate replacement should other incidents occur. Z. Fosler stated that he is working with Holman Surveillance to install more cameras and improve existing camera coverage onsite. R. Smith stated that a partnership with the EMU Criminal Justice Program may be beneficial to the YHC because students are always looking for security internships to gain experience. This could help cut down on the cost of security coverage through property management.

Speed bumps and stop signs have been installed on Armstrong Dr. and Z. Fosler is working with KMG and Millennia to get speed bumps installed along Hilyard Robinson Way and Hamilton St.

- **Finance Reports:** The board reviewed and discussed financial reports and the finance cover sheet. H. Frankenhauser stated that the eviction report could be clearer. Z. Fosler stated that he will work on the format of the report with property management and T. Hearn. Z. Fosler stated that the YHC has contributed funding as a gap filler for the salary of a Family Empowerment Program employee. This funding was obtained by drawing from the Hamilton Crossing social services reserve.

DIRECTOR'S REPORT: Covered in Development and Safety/Security Updates

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COMMISSIONER COMMENTS:

Commissioner Brown: She said it was a great meeting.

Commissioner Frankenhauser: She said that the board needs to work on filling the vacant position.

Commissioner Smith: She stated that we should place the vacant board position as a standing item on the agenda until the position is filled. She also stated that the board should vote on a new Vice Chair at the next meeting. She also stated that other board members need to be authorized to sign checks. Z. Fosler stated that he will work on getting board members signature authorization.

ADJOURN: L. Brown moved to adjourn, second by H. Frankenhauser. **Passed 3-0. Meeting adjourned at 7:15pm**

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 August 5, 2019.

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

Zachary D. Fosler, Executive Director