

## Minutes of the Ypsilanti Housing Commission

Tuesday, October 13, 2020 – 6:00 p.m.

Virtual Meeting

<https://zoom.us/j/94358791545>

Meeting ID: 943 5879 1545

**Meeting called to order** at 6:05pm by Commissioner Smith

### ROLL CALL:

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

### Others present:

- Executive Director/CEO Z. Fosler
- Tarah Hearn, YHC

**APPROVAL OF AGENDA:** R. Smith asked if there were any changes to be made to the agenda. Y. Azzaro moved to remove the finance workshop from this month's agenda and place on next month's agenda, second by T. Palmer.

**Motion passed 4-0**

**APPROVAL OF MINUTES:** R. Smith asked if there were any changes to be made to the meeting minutes of September 14, 2020 and September 29, 2020. R. Smith stated that H. Frankenhauser called the special (Sept 29) meeting to order. Y. Azzaro moved to approve the minutes as amended, second by R. Smith.

**Motion passed 4-0**

**AUDIENCE PARTICIPATION:** None.

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

**RESIDENT REPORT:** T. Palmer stated that resident association activities should be tabled until the pandemic is over. R. Smith suggested that strategic planning for the resident association should continue. Y. Azzaro stated that engagement should continue at some level so that residents don't feel isolated and suggested placing channels for communication in the newsletter. Z. Fosler stated that the Family Empowerment Program's focus is to engage with residents. Z. Fosler stated that while he absolutely welcomes resident input at meetings, he also does not want to encourage bypassing FEP or property management to voice complaints.

**PROPERT MANAGEMENT UPDATES:** No property management representatives attended the meeting.

### OLD BUSINESS:

- **New Parkridge Safety Concerns:** Z. Fosler stated that property management has been towing cars and there have been no issues during business hours. Z. Fosler stated that he has been in continued communication with Melvin Parson, the resident who attended the last board meeting. Z. Fosler has also spoken with YPD Police Chief. The Chief has encouraged officers to focus on loitering and traffic at New Parkridge and to issue trespass tickets. YPD can trespass unauthorized individuals without property management consent. Z. Fosler stated that loitering has decreased and all resident parking spaces will be marked "permit parking only." Z. Fosler stated that the Interrupters may be a useful organization to reach out to in the future. Z. Fosler stated that the security company has expressed concerns about towing cars due to threats from loiterers. He discussed a new towing strategy called Smart Park.

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### MONTHLY REPORTS:

- **Regulatory, Oversight, & Legal Actions:** None.
- **Development Update:** Z. Fosler stated that he will be following up with the City on recent development leads. Z. Fosler stated that he plans to inquire about the property at the corner of Harriet and First Ave.
- **Facilities & Security Update:** Covered in New Parkridge Safety Concerns
- **Finance Reports:** The board reviewed and discussed financial reports and the finance cover sheet. Z. Fosler stated that the YHC hasn't received cashflow distributions for Strong Future LDHA yet, but they should be arriving shortly. Z. Fosler asked T. Hearns to add an overview of cashflow distributions to the financial workshop agenda. Y. Azzaro asked if COVID-19 has affected vacancies. Z. Fosler stated that the Family Empowerment Program has been super effective in connecting families with rental assistance. Z. Fosler stated that he has instructed property management to waive late fees through the end of the year.

### DIRECTOR'S REPORT:

- **Fire at Sauk Trail Pointe:** Z. Fosler stated that a fire occurred within a unit at Sauk Trail Pointe. There were no injuries and the property plans to file an insurance claim. The cause of the fire was a negligent resident, and property management will move to evict. The resident was recently approved for a Section 8 voucher and is in the process of moving. The Red Cross has been assisting the family with resources in the meantime.
- **Staffing Changes:** Z. Fosler stated that KMG is in the process of hiring a new community manager for Deborah Strong Housing. Millennia is also in the process of hiring a community manager for Hamilton Crossing because the previous manager resigned. Hamilton Crossing's regional manger will be working out of that office in the meantime.

### COMMISSIONER COMMENTS:

Commissioner Azzaro: She thanked Z. Fosler for his updates.

Commissioner Brown: No comment

Commissioner Palmer: No comment

Commissioner Smith: She stated that she's glad the board and administration are working to make residents feel safer. She stated that she appreciates everyone hanging in there.

**ADJOURN:** Y. Azzaro moved to adjourn, second by T. Palmer. **Passed 4-0. Meeting adjourned at 6:46pm**

**Minutes of the Ypsilanti Housing Commission**

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**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 October 13, 2020.

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

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Zachary D. Fosler, Executive Director & CEO