

Minutes of the Ypsilanti Housing Commission

Wednesday May 18th, 2022 – 6:00 p.m.

New Parkridge, 831 Hilaryd Robinson Way

Meeting called to order at 6:06 pm by Chairperson R. Smith.

ROLL CALL:

- Commissioner Brown (Vice Chair) Present
- Commissioner Palmer Present (via Zoom)
- Commissioner Simmons Absent
- Commissioner Smith (Chair) Present
- Commissioner Williams Absent

Others Present:

- Executive Director/CEO Z. Fosler
- Deandre Webster, YHC
- Lisa League, KMG Prestige
- Alicia McMiller, 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 minutes as written, second by L. Brown **3-0**.

APPROVAL OF MINUTES: M. Simmons asked if there were any changes to be made to the meeting minutes of April 12th, 2022. L. Brown moved to approve the minutes as written, second by Commissioner, **3-0**.

AUDIENCE PARTICIPATION: None

CITY COUNCIL MEMBERS' COMMENTS AND QUESTIONS: None

OLD BUSINESS:

YHC Community Clean Up: Z Fosler stated that the clean-up was successful, but did not get as many volunteers as he hoped for. Ten volunteers came out and participated in the clean-up event. Garbage was collected and mulch was spread across the various residential sites. T. Palmer asked about mulching at the scattered sites and Z. Fosler stated that they could not work it into the schedule for this event, but we could probably arrange delivery to the scattered sites on a different day. Z. Fosler said that he was happy with the turnout for the first community clean-up in a few years. Z. Fosler stated that after the cleanup event was completed, he held a debrief with staff to get suggestions on better planning for the next community clean up.

NEW BUSINESS:

MN NAHRO Conference: Z. Fosler encouraged board members to take advantage of the professional development opportunities and to attend the various sessions. Z. Fosler reminded everyone to keep a record of ground transportation, luggage, and mileage for reimbursement.

FAMILY EMPOWERMENT PROGRAM UPDATE: None

PROPERTY MANAGEMENT UPDATE:

L. League stated that Alicia McMiller was hired and recently started as the new manager at New Parkridge. L. League stated that at the KMG recognition event, Maintenance Technician Terry Bailey won maintenance tech of the year. L. League stated that Pat Gaston, assistant manager at New Parkridge, was nominated for assistant property manager of the year, and David Faussett at Hamilton Crossing was also nominated for maintenance tech of the year.

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L. League stated that KMG is close to having an entire management staff, L. League stated that they recently offered the administrative assistant for Hamilton Crossing to a candidate. L. League stated she is currently waiting to get a response back. Lisa League states that there is a vacancy for the leasing consultant position at New Parkridge and the position will be posted within the next week.

A. McMiller stated there are currently twelve vacancies at New Parkridge. She is in the process of turning units and will be able to set move-in dates for supportive housing in the following weeks. Lisa stated that Strong Housing set a goal of being 100% occupied by the end of summer. Recertifications at Strong Housing have been caught up, and previously there were twenty recertifications past due. Management has since gotten that number down to one. L. League stated that the management at Hamilton Crossing has also been working on getting the number of recertifications down.

MONTHLY REPORTS:

- **Regulatory, Oversight, and Legal Actions: None**
- **Development Update: None**

- **Financial Reports:** R smith expressed concerns about current vacancies. Z. Fosler stated that current property management is working hard to get caught up and fill units, but stated that he shares her concern. Z Fosler stated that the YHC meets weekly with property management to address current vacancies.

- **Facility and Security Update:** Z. Fosler stated that a special board meeting would take place on May 19th at 10:00 am to discuss community violence intervention strategies. Various community partners will present violence recommendations and will also use this meeting to address violence and loitering issues across various sites.

Z Fosler stated there was an incident involving a unit and a SWAT raid; Z. Fosler noted that he would provide more information when he receives the police report.

DIRECTOR'S REPORT:

- **HPNA Meeting:**
 - Z. Fosler attended the Heritage Park Neighborhood Association meeting. Various community residents expressed concerns about prohibited charcoal grills. Property insurance will not allow residents to have charcoal grills. Z. Fosler stated that he is looking at alternative solutions to address resident grilling concerns.
 - Z. Fosler stated that he responded to attendee concerns with stray dogs roaming the neighborhood and Parkridge Park. Z. Fosler informed them of current policies around emotional support animals and explained that we have no authority when the animal issue persists outside of YHC properties.

- **Problem-Oriented Policing Conference:**
 - Z. Fosler stated that he attended the reducing police calls to apartment complexes session at the conference. They discussed ideas and emphasized establishing relationships between property management and police.

- **YHC Community Clean Up**

- **Washtenaw County Board of Commissioner Meeting**
 - Z. Fosler stated that he spoke at the board of commissioners meeting to support the resolution for the Community Violence Intervention Team.

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Wednesday May 18th, 2022 – 6:00 p.m.

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- **Financial Audit**
 - YHC completed its financial audit, Z. Fosler stated that he anticipates a clean audit. Harry Zulauf, fee account for YHC, flew into the YHC from Virginia to prepare for the audit. Z. Fosler stated he and the accountant are planning to upgrade to a more sustainable finance and check cutting software.
- **Summer Works**
 - Fourteen interviews were conducted with prospective interns and anticipated receiving seven interns for the summer. Z. Fosler stated that he was recently informed that he would only receive two interns for the summer.
- **MI NAHRO Conference**
 - Z. Fosler stated that he presented at the Michigan NAHRO conference and staff from the Family Empowerment Program. Z. Fosler that the FEP staff did a fantastic job and that they had one of the highest attended sessions.
- **RAD Photo Essay**
 - Z. Fosler stated that the YHC is participating in the HUD-funded RAD photo essay project with the Cloudburst group. Z. Fosler noted that this project will be teen-led with an emphasis on telling the stories of residents.
- **Board Retreat**
 - Z. Fosler stated that he met with R. Smith to begin planning the board retreat. Z. Fosler stated that he plans on contacting the NEW Center and finding a facilitator for the retreat.

COMMISSIONER COMMENTS:

- **Commissioner Brown:** None
- **Commissioner Palmer:** Welcomed Deandre to the board and wished everyone a good time at the NAHRO Conference.
- **Commissioner Smith:** R. Smith said it was nice seeing everyone and that she is looking forward to the conference. She stated she was involved in the resident council with FEP and encourages participation from fellow board members. She expressed she was proud of the FEP and their presentation at the MI NAHRO conference.

ADJOURN: T. Palmer moved to adjourn, second by L. Brown, **Passed 3-0. Meeting adjourned at 7:11 pm**

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 **May 18th, 2022.**

	YEAS	NAYS	ABSENT
Commissioner Brown	_____	_____	_____
Commissioner Palmer	_____	_____	_____
Commissioner Smith	_____	_____	_____
Commissioner Simmons	_____	_____	_____
Commissioner Williams	_____	_____	_____

Zachary D. Fosler, Executive Director & CEO