

**GRAND RAPIDS HOUSING COMMISSION
2009 AGENCY PLAN**

**RESIDENT ADVISORY BOARD COMMENTS
ATTACHMENT E**

Grand Rapids Housing Commission Resident Advisory Board (RAB) members raised several issues related to the 2009 Annual Agency Plan during an RAB meeting held on March 12, 2009, at the Grand Rapids Housing Commission administrative offices (see complete meeting minutes at the end of this attachment):

1. RAB member question on the replacement and/or repairs of concrete at Campau Commons Apartments. It was noted that repairs were made in 2008 and subsequent repairs are again necessary.
2. RAB member comments regarding drainage problems that result in unusual ponding during heavy rains on the public streets within Campau Commons Apartments.
3. RAB member comment regarding drainage problems at Creston Plaza Apartments.

GRHC Analysis/decisions regarding the issues cited above:

1. The GRHC has established that the broken concrete at Campau Commons is due to improper installation of handrails into supporting concrete by the original contractor. GRHC staff are working with the contractor to ensure that handrails are properly reinstalled and that any unsafe or inappropriate conditions are remedied.
2. The GRHC has established that the drainage issues at Campau Commons are on public streets and, therefore, it is the responsibility of the City of Grand Rapids to make the repairs/improvements that will alleviate the ponding problem. GRHC

staff are working with the City of Grand Rapids Streets and Sanitation Department to address this issue.

3. The GRHC has established that the drainage issues at Creston Plaza are on public streets and, therefore, it is the responsibility of the City of Grand Rapids to make the repairs/improvements that will alleviate flooding caused by improper drainage. GRHC staff are working with the City of Grand Rapids Streets and Sanitation Department to address this issue.

MINUTES OF MARCH 12, 2009

RESIDENT ADVISORY BOARD

The meeting of the Resident Advisory Board was held on March 12, 2009 in the conference room of the administrative building, 1420 Fuller, S.E., Grand Rapids, Michigan. The Chair called the meeting to order at 5:35 p.m.

Roll Call: Present: Lavita Brown, Angela Bunn, Willis Oteto, Sharon Penning,
Jacqueline Williams, Virgie Young

Absent: Brenda Pratt, Joyce Stricker

Also attending the meeting were Carlos Sanchez, Hattie Tinney, Michael Weaver, and Terry Stratton of ransom Tower.

MINUTES:

Lavita Brown, supported by Jackie Williams moved to approve the Minutes of December 16, 2008.

Ayes: Angela Bunn, Willis Oteto, Sharon Penning, Virgie Young

Nays: None

The Chair declared the motion carried.

STAFF REPORT:

1. Carlos Sanchez, Executive Director, updated the Board on upcoming Capital Funding initiatives resulting from formula and competitive grants related to the Public Housing developments. The improvements were outlined in various handouts with the majority of funding being allocated to the Adams Park Apartments.

2. Carlos Sanchez, Executive Director, advised the Board of the outcome of the HOPE VI grant application debriefing. This debriefing involved Housing

Commission and U.S. Department of Housing and Urban Development staff persons reviewing the application and its resulting scores.

3. Carlos Sanchez, Executive Director reviewed the draft of the Annual Plan with the Board. This plan involves only the Low Income Public Housing programs and is required by HUD for the Housing Commission to receive its annual appropriation of grant funds. Comments from the Board were fielded and included:

- Question on the replacement and/or repairs of concrete at the Campau Commons site. It was noted that repairs were made in 2008 and subsequent repairs are again necessary. This is due to improper installation of handrails into supporting concrete, breaking, and causing unsafe or inappropriate conditions.
- Comments regarding drainage problems that result in unusual ponding during heavy rains on the public streets within the Campau Commons site. This is the responsibility of the City of Grand Rapids to repair and the Housing Commission will continue to pursue adequate resolution to the problem.
- Question regarding the drainage problems at the Creston Plaza development. It was also noted that the area of concern was a public street and that this was the responsibility of the City of Grand Rapids to make repairs. The Housing Commission will continue to seek remedies from the City for this problem.

4. Carlos Sanchez, Executive Director, advised the Board of the changes in the Ransom Tower Pet Policy. The changes made related to the pet deposit and the ability to pay the installment in installments until the required balance is paid in full.

These changes were required by the U.S. Department of Housing and Urban Development.

STAFF UPDATES:

Hattie Tinney, Director of Housing Management, brought the Board up to date on the collaborations with Network 180 and the resulting grant funds that afforded one (1) additional Resident Services Specialist and after hours, on-site security services. This collaboration will more adequately serve the special needs of our disabled residents and will continue to broaden in scope over time.

OLD/NEW BUSINESS:

1. Sharon Penning discussed a number of issues at the Mt. Mercy Apartments. These included inability of some residents to adequately care for their pets, the inadequate and improperly used handicapped parking spaces at Mt. Mercy Phase II, the need for the Housing Commission to provide a bike rack at Mt. Mercy Phase II, the necessity to change the signage on the old freight elevator to eliminate confusion as to what use it is permitted for, and concerns resulting from a roof leak at the 1511 Bridge Street building. Staff will investigate her concerns and undertake appropriate action.

2. Jackie Williams requested clarification regarding cyclical painting for Ransom Tower residents. Staff had indicated that they had begun work to chart cyclical painting needs and will report back at the next Resident Advisory Board meeting.

There being no further business to come before the Board, Lavita Brown supported by Virgie Young moved to adjourn the meeting at 7:00 p.m.

Chair

