

MINUTES JANUARY 21, 2020

GRAND RAPIDS HOUSING COMMISSION

The regular meeting of the Grand Rapids Housing Commission was held on January 21, 2020 in the community room of Campau Commons at 821 Division South, Grand Rapids, Michigan. President Butler called the meeting to order at 6:18 p.m.

Roll Call: Present: Bunn, Butler, Miles, Steimle-App, Zylstra

Absent: None

The President declared a quorum present.

Also attending the meeting: Deputy Executive Director Hattie Tinney

MINUTES:

19-72 Commissioner Bunn, supported by Commissioner Zylstra, moved to approve the Minutes of the regular meeting of December 17, 2019.

Ayes: Bunn, Butler, Miles, Steimle-App, Zylstra

Nays: None

The President declared the motion carried.

RESOLUTIONS & MOTIONS:

1. The Director presented the Commission with a copy of the resolution approving the financial statements for period ending December 31, 2019.

19-73 The following resolution was introduced read in full and considered:

RESOLUTION APPROVING OPERATING

STATEMENT OF INCOME AND EXPENDITURES

WHEREAS, the Operating Statements of Income and Expenditures for the period ended

December 31, 2019 has been prepared for and submitted to the Grand Rapids Housing Commission; and

WHEREAS, the Housing Commission has reviewed the Statements; and

WHEREAS, the Housing Commission, in its review, has determined that the expenditures are necessary in the efficient and economical operation of the Housing Commission for the purpose of serving low income families.

NOW, THEREFORE, BE IT RESOLVED that the Operating Statement of Income and Expenditures for the period ended December 31, 2019 are in all respects approved.

Commissioner Bunn, supported by Commissioner Miles, moved adoption of the foregoing resolution.

Ayes: Bunn, Butler, Miles, Steimle-App, Zylstra

Nays: None

The President declared the motion carried.

2. The Director presented the Commission with a copy of the resolution approving single audit ending June 30, 2019.

19-74 The following resolution was introduced, read in full and considered:

RESOLUTION APPROVING SINGLE AUDIT

WHEREAS, the Grand Rapids Housing Commission contracted with the audit firm Plante Moran to conduct a Single Audit for the fiscal year ended June 30, 2019; and

WHEREAS, Plante Moran has completed their audit and issued a report for the Grand Rapids Housing Commission for the year ended June 30, 2019; and

WHEREAS, the Housing Commission has reviewed the report and has determined that the report fairly presents the federal grants received by the Grand Rapid Housing Commission

NOW, THEREFORE BE IT RESOLVED, that the Single Audit report for the Grand Rapids Housing Commission for the year ended June 30,2019 is in all respects approved.

Commissioner Miles, supported by Commissioner Bunn, moved adoption of the foregoing resolution.

Ayes: Bunn, Butler, Miles, Steimle-App, Zylstra

Nays: None

The President declared the motion carried.

3. The Director presented the Commission with a copy of the resolution approving amended 2015-2019 Five-Year Plan and 2019 Annual Plan.

19-75 The following resolution was introduced, read in full and considered:

RESOLUTION APPROVING GRAND RAPIDS HOUSING COMMISSION
AMENDED 2015-2019 FIVE-YEAR PLAN AND 2019 ANNUAL AGENCY PLAN

WHEREAS, the Grand Rapids Housing Commission has amended its 2015-2019 Five-Year Plan and 2019 Annual Agency Plan in compliance with the Quality Housing & Work Responsibility Act of 1998; and

WHEREAS, the Grand Rapids Housing Commission and the Grand Rapids Housing Commission Resident Advisory Board have reviewed the amended 2015-2019 Five-Year Plan and 2019 Annual Agency Plan; and

WHEREAS, the Grand Rapids Housing Commission held a public hearing on its amended 2015-2019 Five-Year Plan and 2019 Annual Agency Plan on January 21, 2020;

NOW, THEREFORE, BE IT RESOLVED that the Grand Rapids Housing Commission approves the amended 2015-2019 Five-Year Plan and 2019 Annual Agency Plan, and the President of the Housing Commission is hereby authorized and directed to execute said

Certification.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to execute the amended 2015-2019 Five-Year Plan and 2019 Annual Agency Plan documents for submission to HUD.

Commissioner Bunn, supported by Commissioner Steimle-App, moved adoption of the foregoing resolution.

Ayes: Bunn, Butler, Miles, Steimle-App, Zylstra

Nays: None

The President declared the motion carried.

4. The Director presented the Commission with a copy of the resolution approving draft 2020 Annual Agency Plan.

19-76 The following resolution was introduced, read in full and considered:

RESOLUTION APPROVING THE GRAND RAPIDS HOUSING COMMISSION
2020 ANNUAL AGENCY PLAN FOR FFY 2021, AND AUTHORIZATION
TO HOLD A PUBLIC HEARING ON THE PLAN

WHEREAS, the Department of Housing and Urban Development has established and implemented a nationwide process and timeline for developing PHA Annual Agency Plans and submitting these plans for public review; and

WHEREAS the Housing Commission has reviewed the strategies, goals and objectives proposed in the 2020 Annual Agency Plan for FFY 2021...

NOW, THEREFORE, BE IT RESOLVED that the Grand Rapids Housing Commission approves the Annual Agency Plan for the Fiscal Year ended June 30, 2021, and the Director of the Housing Commission is hereby authorized to hold a public

hearing regarding the Plan.

Commissioner Butler supported by Commissioner Miles, moved adoption of the foregoing resolution.

Ayes: Bunn, Butler, Miles, Steimle-App, Zylstra

Nays: None

The President declared the motion carried.

5. The Director presented the Commission with a copy of the resolution designating Antoine Court site for Low Income Housing

19-77 The following resolution was introduced, read in full and considered:

RESOLUTION OF THE GRAND RAPIDS HOUSING COMMISSION DESIGNATING 901
DIVISION AVENUE SOUTH AS A SITE FOR LOW INCOME HOUSING

WHEREAS, Section 7, Act 18, of the Public Acts of 1993 (Ex Sess) empowers the local Housing Commission to designate in what areas it is necessary to provide housing for families of low income; and,

WHEREAS, there exists a substantial need in the Grand Rapids area for housing of low and moderate income persons; and,

WHEREAS, strong interest exists in the development of the vacant excess parcel of land which was formerly the site of a portion of the Campau Commons Low-Income Public Housing Development, said development having been demolished in 2006; and,

WHEREAS, the Director is submitting a site plan dated December 3rd, 2019, prepared by Isaac V. Norris and Associates, P.C. for approval by the Grand Rapids Housing Commission.

NOW, THEREFORE, BE IT RESOLVED by the Grand Rapids Housing Commission

that the parcel of land more particularly described in Attachment A to this resolution be and are hereby designated as the site for low income housing.

Commissioner Bunn, supported by Commissioner Miles, moved adoption of the foregoing resolution.

Ayes: Bunn, Butler, Miles, Steimle-App, Zylstra

Nays: None

The President declared the motion carried.

6. The Director presented the Commission with a copy of the resolution approving HUD Asset Repositioning Conversion Plan

19-78 The following resolution was introduced, read in full and considered:

RESOLUTION APPROVING GRAND RAPIDS HOUSING COMMISSION'S HUD ASSET
REPOSITIONING PLAN AND SUBMISSION OF REMOVAL APPLICATION TO HUD
SPECIAL APPLICATIONS CENTER (SAC)

WHEREAS, the Grand Rapids Housing Commission (the "Housing Commission") is desirous of removing of all of the remaining public housing units within its portfolio by means of submitting specific Demolition/Disposition Applications to the U.S. Department of Housing and Urban Development (HUD) Special Applications Center (SAC) available to Public Housing Authorities under the various repositioning strategies available to public housing agencies (PHAs); and,

WHEREAS, the Housing Commission has developed its HUD Asset Repositioning Plan ("Plan") for the conversion of the remaining public housing units within its portfolio; and,

WHEREAS, the "Plan" has been presented to, and received comments from, the residents affect by the removal of the remaining public housing units at meetings of the residents held on

November 14, 2019 and subsequently presented to, and requested comments from, the Resident Advisory Board at its meeting held on December 10, 2019; and,

WHEREAS, the “Plan” has been submitted to the City of Grand Rapids City Manager, Mr. Mark Washington, and written letters of support for the “Plan” have been received from the City Manager.

NOW, THEREFORE, BE IT RESOLVED that the Housing Commission approves the Grand Rapids Housing Commissions HUD Asset Repositioning Plan; and,

BE IT FURTHER RESOLVED that the Executive Director of the Housing Commission, Carlos A. Sanchez, is authorized to prepare and submit the required HUD Asset Repositioning applications, and all other required documents, to the HUD Special Applications Center for each of the repositioning strategies which are presented under the GRHC’s HUD Asset Repositioning Plan.

Commissioner Bunn, supported by Commissioner Zylstra, moved adoption of the foregoing resolution.

Ayes: Bunn, Butler, Miles, Steimle-App, Zylstra

Nays: None

The President declared the motion carried.

DIRECTOR’S REPORT

1. Vacancy Report for December 2019

Adams Park	3
Campau Commons	2
Scattered Site I-V	0
Public Hsg. Total	5

Creston Plaza	1
Homeown Rental	0
Hope Community	5
Leonard Terrace	2
Oakdale	0
Mt. Mercy	2
Ransom Tower	0
Sheldon Apts.	2
Overall Total	17

2. The Director presented the Commission with a copy of the Section 8 Status Report for December. The final percentage for 2019 is 99.6%.

3. The Director presented the Commission with a copy of the Personnel Report for December 2019.

4. The Director informed the Commission of upcoming conferences and trainings that are available. The Director requested authorization to send one (1) staff member and one (1) Commissioner to the NAHRO Legislative Conference in Washington DC from March 28- April 1, 2020.

19-79 Commissioner Bunn, supported by Commissioner Zylstra, moved to authorize the director to send one (1) staff members and one (1) Commissioner to the to the NAHRO Legislative Conference in Washington DC from March 28 to April 1, 2020.

Ayes: Bunn, Butler, Miles, Steimle-App, Zylstra

Nays: None

The President declared the motion carried.

OLD/NEW BUSINESS

The Director informed the Commission that representatives from the Detroit HUD office visited Campau Commons to discuss the possibility of the Grand Rapids Housing Commission creating an EnVision Center at that location. An official announcement will not be made by HUD until March of this year.

19-80 There being no further business to come before the Commission, it was moved by Commissioner Zylstra supported by Commissioner Miles to adjourn.

Ayes: Bunn, Butler, Miles, Steimle-App, Zylstra

Nays: None

The President declared the meeting adjourned at 6:48 pm.

Carlos A. Sanchez

Executive Director/Secretary