

Minutes of July 13, 2022

Commissioner Henry called the meeting to order at 5:30 p.m. Mr. Fleming called the roll.

PRESENT AT ROLL CALL: Commissioners Emma Henry, Don Sober, Loria Hall, and Heather Taylor was absent, Ashlee Barker

STAFF:

Kim Shirey	Marcus Hardy
Jennifer Burnette	Hugh Gibbs
Sam Spadafore – Contractor	Davion Gaskin

Guests: None

Public Comment: limit 3 minutes per person

William Lawrence: 517 Lansing – concerns about who people report to, income adjustments, and what people will be paying for rent. People not being able to make budgets and get the right adjustment information whether it is from LHC or Michigan Asset Group. Strongly urges to take more time with this deal to be able to answer questions and be sure there is no change in their status, so people are not unhoused. Please give it more time.

Don Dean: Westminster Church Member – Realized that COVID has caused a lot of issues with everything, the lockdown, and everything but is it wise to sell these houses to a company that is across the nation? For low-income people who have limited ability to get on the internet or call and have their complaints heard by someone in Lansing that actually cares. Thinks it's a bad idea all-around. Those that have no vested interest in Lansing. Spoke of his support for Advent House and being the only 7-day shelter. Need to find a place for homeless people and low-income people to be.

Jerry Norris: Fledge – Agrees that vote should be delayed, and more time should be spent thinking this through. It's not fair. Residents need protection. Appreciate the unhoused comment. We are selling our future when we sell these homes. We put out equity and our resources into the hands of someone out of state. Stated SK RFP reflected minimal time, and other companies took a lot more time, but the price was half. It was clear it is about money. Selling opportunity. 200 fewer houses that could be potential homeowners in the City of Lansing. Fewer houses for grassroots organizations could be used to fulfill their mission. Other companies talked about investing in human capital even though they are from California loved



that idea. Invest in our people, lift them up, and turn into a community that says come here we are innovative, we are confident, and we can solve your problem for you. We have a chance to flip this scenario. Believes in 5 years we are going to be paying for it again.

Erica Lynn: The Village Lansing – Lifelong Lansing Resident. Much of what is on my mind is for the body to take a pause on this. Lots of concerns are being raised. Concentrated poverty and to say this is not going to impact the residents is disingenuous it's alarming. How do we know this today? It will, we just don't know how it will affect our community in 5 to 10 years. LHC as an entity and the Board there is accountability to assess this impact. Take the time and resources that were not done upfront and take that time now and determine the impact.

Michael Lynn: The Village Lansing – Echoing all the comments prior. Wants to focus on the hypothetical. Also does a podcast that focuses on other issues in the city. Came on the radar several years ago as it was brought to City Council as a transfer, and there would be no major impact and there would be no change. No questions were able to be asked when this was presented to the City Council. Removing the human aspect of people who are struggling day to day just to live. He shared a story of his personal financial status that didn't allow him to purchase a home. The human aspect and the dangers that provides. When it came up two years ago it seems like they wanted people out of the neighborhoods so we can sell these houses. Referenced Cabrini Green, and all apartment amps. To sell these homes off to a private investor is what is going to happen. Take the time to not get bamboozled again and think of the human aspect and placing people where they don't want to live.

Toya Montgomery: LaRoy Froh Tenant – 4-29-22 had a sewer issue in which the neighbor's sewer was backing up into her basement along with two gas leaks. Had two companies at her house for 10 hours, decontaminated the air, and clean it up. it has been about 2.5 years due to wet and mold. Got the run around from management. Have been denied a 3 bedroom and a voucher despite her circumstances. Wants a safe place to be. All she wants is a voucher not sure why she keeps getting denied. Wants some change. Wants to be able to get in contact with someone and wants off-site. Here to make a change for her kids and the community.

Dr. Burnett: Fledge Foundation – Thank you for responding to the request of information. The information was very useful. Update on our own research. Went out door knocking. Knocked on 12 doors, and 9 of them opened. 7 completed a survey. 5 had yet to receive a phone call. Concerned if everyone has been reached yet regarding purchasing their home. It's not the sale so much that she is against, what she is upset about is the RFP process. There was a lack of clarity on how to obtain the information necessary to complete an RFP. When asked for the proposals there was an absence of Derek Knox's proposal, his organization who should have

been given the opportunity to purchase a handful of homes. Postponing the vote last week was an amazing thing. It showed a small group of people who care about their city can have an impact when they show up and do the work. Hope you will reconsider this deal at this time, so everyone is given the opportunity to purchase their home, so everyone has the information so local organizations have a chance to submit a proposal. Keep the money here in Lansing where it belongs.

Patricia Spitzley: City Council Member – Mainly here to provide support. You all have a difficult decision tonight. Knows we have done our homework. Understands as being a member of the City Council. Shared personal examples of families living in scattered sites and affordable housing. Understands the issues they deal with. Important to her to focus on what you have done so far. An amazing job of RAD at all 4 complexes, this had been promised by prior executive directors with pages and pages of inspection reports. Being kicked out of meetings 3200 S. Washington. We know and we understand, and we remember when you guys were not doing what you were supposed to do with clean safe affordable housing. Here in support of you.

Nancy Malo: Eastside Neighborhood Association – Here listening to this lady talking about the mold and the conditions. Mold is toxic. No one should have to live under those types of conditions. Hope you are listening to what is being said. This affects our entire community. We are here to support neighbors regardless of where they are at in our city. When you are dealing with landlords and property owners, they are making a living on human lives. No human should have to live in these conditions.

Rashi Jamaar – Not here to support you guys. Here regarding the conditions, these people are living in. They are worse than a third-world country. This is a community. Who are the bad characters? Spoke of death at LaRoy Froh due to a fire several years ago. Spoke of conditions, cockroaches, mold, and doors that don't close. Where are the millions of dollars the federal government gives you to fix these properties? Instead of the Mayor and City Council holding you accountable they are praising you for your accomplishments. There are local organizations that if you had given them the opportunity to apply would be better. But yet you went with someone out of state who does not care about the community. Not here to offer praise.

Derrick Knox: Advancement Cooperation/Poor Peoples Campaign – We are one of the organizations that applied. We have a receipt. Never received any information on the next steps. Reached out directly. We recognize we have an issue locally and nationwide when it comes to racial equity within housing. HUD has an equity housing plan. None of that was

followed. To be ignored was a disrespect. Was never given the opportunity to discuss it. No one took the steps to see if minority groups were included. There were no steps taken to work with the residents or the minority groups in this city. At the very least, you should take a step back and reset and do things the right way and work with the residents and the community.

Shannon Norris: Fledge Foundation - Has been knocking on doors. Showed pictures to the room. Someone lived in their house for 22 years and never had new paint. People say you don't care. Making decisions without seeing all the data. The thought of anyone pushing this vote through that doesn't want you to sell to an out-of-state entity. Thank you for supplying the RFP. It is obvious it is about the money. The one you didn't select had wrap-around services. Residents on Comfort Street indicate they do not know what is going on. Spoke of work orders left in a resident's home. Trying to sell it off to make a profit, you are trying to manage it again. Invited Board to the Fledge.

Norma Bauer: Lansing Resident - City taxpayer and wants to know where her taxes are going. Doesn't think the board is full of evil people as she has served on Boards. But yet here we are discussing issues of housing. Are you out of money? Is there a relation between you and the fixers? Mikey Foundation would do it. Does even know if it is legal to sell a property if it is not up to code? What is the problem? If they were brought up to code, they would be worth more. There are lots of non-profits that are willing to help. How are these developers going to make money buying substantial housing? The only way to raise the rents.

Lisa Sadler: Waverly Place Resident - Underwent a RAD conversion. In Jan the subfloor in the bathroom was given away. Had a pipe open over her new washing machine. Called Michigan Asset Group who is the management. Did not get a callback. Called after hours. Got LHC maintenance who had to tell management the bathroom needed to be redone. Received an electrical shock from her washing machine and the leak. Once again called the management who did not answer. Was put in a hotel. Doesn't feel the hotel knew exactly how many people were really in the room. Every day management asked her to ask for an extension. They did put in a new place after a week. There were water issues in the basement. There is a light in the kitchen that is holding water. The microwave has been replaced twice.

Shanita Moore: Resident Waverly Place - Lives at Waverly. The problem is not with the repairs; the issue is with the rent and processing. Under eviction due to the way, they are calculating rent portions of her daughter who is a substitute teacher. Michigan Asset Management stated that was given a discount over the months. Never asked for a discount. Been paying what she was told to pay. Been retro-signing papers back to 10/1. Doesn't know who management to us. Call LHC they say you need to talk to Michigan Asset Group. When I



call the office, I am told I need to talk to the manager who is never there because she manages several sites. Letters say LHC sometimes and sometimes say MAG.

Sheri Pruitt: Village of Lansing/ Angelo's Gift - Was on Section 8 for several years which allowed her to raise her kids in a healthy environment. The things going on right now are ridiculous. People do not know what resources are available. They are not made aware of things going on. People still have not been contacted about the sale and what is going on. Why are we as a community not encouraged to participate? Would be happy to donate her time to get these families into habitable homes. Had to come and advocate for the people who cannot advocate for themselves. We all know this is all about the money.

Michael Lynn Spoke again. He spoke of the fire at LaRoy Froh several years ago in which two people died. Who is happy about this? This is an obvious money grab. This is not for us we do not want this.

The Executive Director read a letter from past board president Ryan Robinson. Also provided a highlight to the Board of where we were and how we got to where we are today.

Family Self Sufficiency Presentation (FSS) Provided by Kelli Hurley

The program is currently going through a rebranding changing it to the HCV Advantage Program. The most recent graduate of FFS started the program in April of 2016 with zero income. Has worked diligently over the years to obtain her GED, and to gain and maintain employment. She is graduating from the FSS program with a check for 32,000 and she is also graduating from the Housing Choice Voucher Program due to her ability to maintain employment at a wage that does not require rental assistance. She is looking to purchase her first home as well.

FSS is a case management program that is elective. The participants complete a needs assessment to determine where they wish to focus and change their barriers. All participant's goals look different, but the end result is self-sufficiency.

Action Items:

- Resolution 1338 – approval to submit an application for the disposition of 235 units of scattered site public housing.

Commissioner Hall moved and Commissioner Barker seconded a motion to approve Resolution 1338 approval to submit an application. Roll call was taken, Commissioner Henry yea, Commissioner Baker yea, Commissioner Hall yea. Commissioner Sober nay, Commissioner Taylor nay. Motion passes.



- Resolution 1339 – approval to grant 235 project-based vouchers to SK Michigan Real Estate Development

Commissioner Baker moved and Commissioner Henry seconded a motion to approve Resolution 1339 approval to grant 235 Project Based Vouchers to SK MI Real Estate Development. Roll call was taken, Commissioner Henry yea, Commissioner Baker yea, Commissioner Hall yea. Commissioner Sober nay, Commissioner Taylor nay. Motion passes.

Informational Items:

LHC internship - Established an internship program a year or so ago in order to bring in maintenance individuals and the maintenance staff has mentored young individuals. In particular to mentor young adults of color. Under the direction of Sr. Maintenance person Hugh Gibbs and other staff we developed this program, we adjusted the union contract to establish this position, which has never been a position before. Davion is our first individual to participate in this position and has recently been offered a full-time position.

Executive Directors Comments:

Habitat for Humanity Dedication a week from Saturday will provide information to all board members. We have 2 more homes that we are working with Habitat in the future as well. A meeting with Habitat for Humanity to brainstorm how to develop continued homeownership partnerships.

The next meeting will bring to the board two other development deals with a possible October submission to the LITC application process, and one is April of 2023 as well. More details will be made to the board at a later date.

Discussion Items:

Other Items: None

Other Activities: none

Other Items: none

President's Comments:

Other Business:

Adjournment: The meeting was adjourned at 7:10 p.m.


_____ Date 8/22/22
Emma Henry Board Chair


_____ Date 9-2-22
Doug Fleming, Acting Secretary