

Jackson Housing Commission

Annual Meeting

April 26, 2017

12:00pm

The Jackson Housing Commission Board of Commissioners held an Annual Meeting on April 26, 2017 in the Reed Manor Board Room. Vice-President Woods called the meeting to order at 12:05pm. Upon roll call the following commissioners were present: Michelle Woods, Gerald Montgomery, James Stark, and Caroline Parker: President Pultz-Orthaus was absent.

Also present were:

Laurie Ingram, Executive Director
Shari Boyce, Section 8 Director
Chelsea Bryant, Executive Secretary
Tremachel Johnson, Finance Director

17-04-26-001 WELCOME

Laurie Ingram welcomed those in attendance.

17-04-26-002 PUBLIC COMMENTS

Members of the public were present but no comments were made.

17-04-26-003 NOMINATION OF OFFICERS

Commissioner Montgomery nominated Michelle Pultz-Orthaus for President. Commissioner Parker **SECONDED** and upon roll call vote, the results were as follows:

AYES: M. Woods, G. Montgomery, J. Stark, C. Parker

NAYS: None

ABSTAIN: None

ABSENT: M. Pultz-Orthaus

Commissioner Stark nominated Michelle Woods for Vice-President. Commissioner Montgomery **SECONDED** and upon roll call vote, the results were as follows:

AYES: G. Montgomery, J. Stark, C. Parker

NAYS: None

ABSTAIN: M. Woods

ABSENT: M. Pultz-Orthaus

Jackson Housing Commission Officers 2017-2018

President

Michelle Pultz-Orthaus

Vice-President

Michelle Woods

17-04-26-04 ANNUAL REPORT

Ms. Ingram provided an extensive overview of the 2016 Annual Report. In doing, so she discussed key demographic information critical to addressing housing needs and filling gaps in supportive services offered to residents.

Some noteworthy accomplishments were reviewed:

- The series of conversations with HUD which led to JHC being released from Zero Threshold status, allowing the agency to make expenditures with minimal HUD oversight
- A partnership with Motivation Inc., the nation's leading expert on Section 3 to help draft, implement, and monitor JHC's Section 3 Policy, as well as provide training for vendors and residents
- A partnership with the Department of Health and Human Services that established dates where residents met with workers on site to complete applications for various DHHS services and address personal affairs
- Compassionate Ministries implemented several programs for residents on-site
- An all staff Bridges Out of Poverty Training instrumental in improving staff's interactions with the tenant population, was held for two days at the JHC
- A grant to establish a Youth Leadership Council for young residents at Chalet Terrace and Shahan Blackstone North was awarded to the JHC by the Jackson Community Foundation
- A partnership with Community Action Agency, providing part-time on-site case management services to support residents and address challenges affecting housing
- An Energy Performance Contract (EPC) with Honeywell guaranteed to improve energy efficiency and reduce utility cost

Opportunities for Funding Diversification and Additional Programing

- A recent grant award from the United Way of Jackson will allow the employment of a full-time case manager
- The JHC has partnered with area organizations to complete a Health Improvement Grant as part of the State Innovation Model (SIM) with the intent to reduce emergency health care utilization and make additional health care services available to residents on-site

JHC Increased Community Involvement and Representation

- Continuum of Care
- Health Improvement Organization
- Jackson Housing Alliance
- Financial Stability Alliance
- Substance Abuse Coalition

Also reviewed were the outcomes of the JHC 2017 Tenant Survey:

According to the responses from 102 residents, general resident satisfaction improved from last year. However, thirty-percent of residents expressed feelings of concern for safety despite that Jackson Police Department data revealed that the number actual police responses to Reed Manor were very insignificant. However, such findings inform that staff must continuously work to cultivate a safe environment for residents, as well as improve the perceptions and images of all JHC properties.

Survey responses also revealed that residents feel that they are treated with respect. Also, as many residents expressed that staff is approachable, knowledgeable and more accessible than reported in last year's survey. Most importantly, respondents overwhelmingly praised maintenance staff on their interactions with residents.

Moving Forward

Ms. Ingram stated that she wants to engage the board and staff in a formal strategic planning process during the upcoming fiscal year, with the focus of integrating more services, community advocacy and support for the housing needs in the City of Jackson.

Commissioner Montgomery **MOVED** to adjourn the Annual Meeting. Commissioner Parker **SECONDED**. All members of the board were in favor of adjournment.

The Annual Meeting on April 26, 2017 adjourned at 1:04pm.

Respectfully submitted,

Laurie Ingram, MBA, PHM
Executive Director

ATTESTED: _____
Michelle Pultz-Orthaus, President