

**MEETING MINUTES**

**Jackson Affordable Housing Development Board**

June 7, 2022

Meeting was held at City Hall 161 W. Michigan Avenue,  
2<sup>nd</sup> Floor Council Chambers at 2:00 pm

MEMBERS PRESENT: Wendy Clow, Katima Dickenson, Jonathan Greene, Angelita Gunn, Shaunta Patton, Rachael Wingle

MEMBERS ABSENT: Kenneth Robinson, Laurie Ingram

STAFF PRESENT: Lena Gray-Grant Administrator

GUEST(S): Adam Smiddy, Greg Heller, Ali Mooney-Guidehouse

**1. CALL TO ORDER**

The meeting was called to order at 2:05 pm by Chairperson Clow.

**2. ADOPTION OF AGENDA**

Moved by Board Member Wingle, supported by Board Member Patton. *The motion passed unanimously.*

**3. APPROVAL OF MINUTES**

Moved by Board Member Greene, supported by Board Member Dickenson. *The motion passed unanimously.*

**4. PUBLIC COMMENT AND CORRESPONDENCE**

Dr. James Carpenter introduced himself and expressed interest in how the AHDB is structured and runs.

**5. CONSENT CALENDAR**

A. Meeting Change Date: Action was taken to change the date of the July 5 meeting to July 6 to account for the holiday weekend. Moved by Board Member Greene, supported by Board Member Dickenson. *The motion passed unanimously.*

**6. BUSINESS**

A. AHDB Bylaws

1. Bylaws were sent to Board Members to review for discussion and approval at June 6 meeting. No comments or changes received from Board Members. Board Member

Patton moved to adopt Bylaws, supported by Board Member Dickenson. ***The motion passed unanimously.***

2. The Bylaws address attendance requirements for the Board. Board Member Robinson has not been able to attend due to scheduling issues. Board Member Greene will reach out to Board member Robinson and the Mayor to discuss.

B. Housing Needs Assessment Presentation-Guidehouse

Greg Heller, Adam Smiddy and Ali Mooney attended from Guidehouse to give the Board an overview of the Housing Needs Assessment and first phase. The goal of the plan is to align scope of services that meets the needs of Jackson and Housing Board. Guidehouse will collaborate with efforts being done by the Choice Neighborhood group and other assessments currently being conducted in the community to avoid duplicating efforts in stakeholder outreach and input. Guidehouse will provide a report in late summer with trend forecasting-around need for Affordable housing for a more granular detail of what is needed as well as to identify national best practices that align with the needs of Jackson.

C. Presentation Follow-up/Next Steps

Guidehouse would like the Housing Board's input and seek feedback in the next couple of weeks as to who GH should engage for input. Guidehouse will reach out to Board Members to schedule individual interviews for feedback. Information gathering meetings are currently scheduled for Thursday, June 16 at Reed Manor and at the Farmer's Market on the 17<sup>th</sup> from 9am-2pm. Board Member Gunn mentioned the Continuum of Care wants to have agencies that work with homeless populations attend their next meeting on July 5 at 10 am to give input on gaps in service. She also suggested setting up a tent or going to Interfaith to reach people who are chronically homeless and talk to them about their perspective and gathering feedback from those impacted.

**7. BOARD MEMBER COMMENTS**

- A. Board Member Dickerson: Looking forward to next groups of meetings and information of what input is given from community. DDA meeting coming up and she will find out if a table can be set up there to gather more information. June MSHDA meeting on helping people thinking about becoming a landlord available. She will share info with the Board.
- B. Board Member Wingle: Looking forward to more information and hearing from citizens and stakeholders. State of Michigan is offering down payment assistance to first-time homebuyers. MSHDA has programming to help cover \$10,000 in first-time homebuyers in loan form.
- C. Board Member Patton: The Board is on the right track. Looking forward to what Guidehouse finds and that they are conducting a full housing assessment with no bias on what the community needs are.
- D. Board Member Gunn: Looking forward to collaboration and having a pulse on what everyone is doing and not duplicating services.

- E. Chairperson Clow: Refreshing in Continuum of Care meeting this morning that there is acknowledgment by members on being good stewards of all funds out there and not duplicating services.
8. ADJOURN:  
Board Member Patton moved to adjourn, supported by Board Member Dickerson. ***The motion passed unanimously.*** Meeting adjourned at 2:49 pm.