

**Northville Housing Commission
Special Meeting Minutes
Wednesday, April 30, 2014
6 p.m.**

Commissioner Nehs called the special Housing Commission meeting to order at 6 p.m.

ROLL CALL: Present: Commissioners Nehs, Deneau, Catallo, Kipke and Schultz; Director Necelis; Administrative Assistant Ziemba

Absent/Excused: Maintenance Manager Welbes

Commissioner Nehs said the citizen comments portion of the meeting would be moved to the front of the agenda in order to allow comments prior to a vote on the proposed dwelling lease changes.

AGENDA: It was moved by Commissioner Deneau and supported by Commissioner Schultz to approve the agenda as presented.

Carried unanimously

CITIZEN COMMENTS: Several residents inquired about who has the right to evict. Commissioner Nehs said it take a lot of consideration. First would be the housing director, secondly, the Housing Commission, then the city and the city attorney. Commissioner Catallo said it would be on a case-by-case basis. A resident asked if a doctor was brought in to evaluate cases. Commissioner Nehs said there could be multiple reasons for termination (eviction) other than medical. The determination would be ongoing and depend on circumstances. Commissioner Catallo said it also would depend on the nature of the medical issue. Commissioner Nehs said a lot of language in the lease is generic because it would be difficult to anticipate all the issues. One resident said the changes seemed to be sudden. Commissioner Nehs said the existing language was not specific enough and that the revisions were under consideration for about a year and a half. She added that the office did receive comments on the proposed revisions; the issue that received the most comments was the no-smoking revision. The city attorney recommended updating safety issues, such as the admission and termination policies. A resident commented that some of the equipment in the exercise room either didn't work or was unsafe. Door signage for those residents on oxygen also was mentioned. Commissioner Nehs repeated that the proposed lease language was generic because of the many issues that could be encountered. Another resident wanted to know what independent living was. Commissioner Nehs mentioned that we have been criticized for allowing admittance to people who did not meet independent living conditions and that's why the language revisions were proposed, in order to strengthen the lease. The old provision to grandfather in residents who smoked under the no-smoking policy of 2008 also was criticized. Commissioner Catallo said the commission had the right to change the policy. Commissioner Kipke said the majority of written comments he saw that were submitted to the office appreciated the no-smoking change. Commissioner Nehs mentioned she's received complaints from residents who smoke but are not grandfathered under the old policy. They told her that as long as some residents were allowed to smoke, they were going to smoke, as well. One resident said she thought residents who moved in after 2008 didn't understand the grandfather policy. Commissioner Nehs said the commission has been advised it has the right to adjust the policy. Another resident said that as Allen Terrace is owned by the city, the city has the right to establish a no-smoking policy. Another resident asked how policies would be enforced on weekends. Commissioner Nehs said maybe the changes would encourage people who never complained before to be more watchful and notify the office. Some residents thought this sounded like "big brother," which Commissioner Nehs denied. (Crosstalk about bullet points from attorney about the changes.) Commissioner Nehs asked for commissioner comments. Commissioner Catallo said she thought policies would be more clearly defined and that for many residents, most of the changes may not apply to them. Commissioner Deneau said he thought the changes would make the building a lot safer.

It was moved by Commissioner Kipke and supported by Commissioner Schultz approve the changes to the existing lease as presented.

Carried unanimously

It was motioned to adjourn by Commissioner Kipke and supported by Commissioner Schultz.

Time of adjournment: 6:55 p.m.

Respectfully submitted:

Barbara Ziemba