

A G E N D A

**REGULAR MEETING OF THE MIDLAND CITY HOUSING COMMISSION
MONDAY, SEPTEMBER 11, 2023 AT 3:00 P.M.
COUNCIL OVERFLOW, CITY HALL, MIDLAND, MICHIGAN**

1. Call to Order
2. Roll Call
3. Approval of the Minutes
 - a. **Special Meeting – June 30, 2023**
4. Senior Housing Reports
 - a. **Riverside Place**
 - b. **Washington Woods**
5. Presentation from Housing Forward
6. Commissioner Updates on 2023-25 Goals
7. Communications
8. Items for Next Agenda – December 4, 2023
9. Adjournment

MINUTES

**SPECIAL MEETING OF THE MIDLAND CITY HOUSING COMMISSION
FRIDAY, JUNE 30, 2023 AT 4:00 P.M.
COUNCIL OVERFLOW, CITY HALL, MIDLAND, MICHIGAN**

1. Chair Mortensen called the meeting to order at 4:00 p.m.

2. **Roll Call**

PRESENT: King, Mortensen, and Walker

ABSENT: Garchow and Moten

OTHERS PRESENT: Jacob Kain, Director of Planning & Community Development; and Ryan Smith, Community Development Planner.

3. **Approval of Minutes**

King moved to approve the minutes of June 5, 2023. Walker seconded.

Motion carried 3-0.

4. **2023-2024 CDBG Budget Amendment**

Kain reviewed the need for a 2023-2024 CDBG Budget amendment due to higher than anticipated program income, higher project costs, and a reallocation of project funding. The excess program income amounts to \$24,675. After the bid opening for the Central Park Accessibility Project, the total project cost is anticipated to increase from the currently budgeted \$156,399 to \$180,000. Midland County Habitat is also requesting that their \$60,000 allocation for property acquisition be transferred to home repair.

King moved to recommend that City Council approve the 2023-2024 budget amendment 1-B as discussed and presented by City staff. Walker seconded. Motion approved 3-0.

King moved to recommend that City Council approve the 2023-2024 budget amendment 2-B as discussed and presented by City staff. Walker seconded. Motion approved 3-0.

5. **Communications – None.**

6. **Items for Next Agenda – September 11, 2023**

7. **Adjournment**

The meeting was adjourned by Chair Mortensen at 4:15 p.m.

Respectfully submitted,



Jacob Kain, AICP
Director of Planning & Community Development

Housing Commission Report
September 2023
Senior Housing Report
Riverside Place

Maintenance/Building:

Flood Mitigation: Currently, the City of Midland has HUD dollars earmarked for flood mitigation at Riverside. We went out to bid for engineering services for the design of a flood mitigation berm along the south section of the rear parking lot. A part of this project will be the redesign of the parking lot to accommodate the new flood mitigation berm. As part of any HUD project, there is the requirement of conducting an environmental study and that process has begun through the City's Grant Coordinator. That study has been completed and has been approved by HUD along with City Council approval of the selected Engineering firm, William A. Kibby and Associates.

Occupancy Report: We only have 1 studio to lease at this time!

- 150 Apartments
- 52 Discounted Rent apartments leased
- 93 Market Rent apartments leased

05 Vacant Apartments Total (1 Guest Studio, 1 Studio, 1 bed Model Room, and 2 standard one-bedroom, 0 large one-bedrooms and 0 two-bedrooms)

Current Occupancy: 97% (using 150 apartments)

Move-OUTS:		Move- INS:	
June:	2	June:	1
Jul:	0	Jul:	0
Aug:	2	Aug:	2

Current Wait List:

Market:	127
Non-Market:	055

Applications (March-May):

Market:	11
Discount:	10

Tours:

June:	13
July:	08
Aug:	15

Nursing Coordinator Report, by Michel Hupfer:

Data collected for this quarter as follows:

New resident orientations/revisits: 6

Clinic Visits: 584

Apartment Visits: 89

Family Conferences: 7

- Exercise class 2X per week
- SVSU Nursing Students will be returning!
- SVSU Professor of Occupational Therapy volunteered and taught six week Tai Chi program for residents
- On-site podiatrist continues seeing an average of 30 residents per month
- Seminars:
 - MyMidMichigan Diabetes Education Center: Vanessa, diabetes nurse educator, provided an informative program on managing diabetes.

Our move-in process has changed for the nursing department. We are no longer doing assessments per Fair Housing Law before a resident moves in. Because we are Independent Living, the Michigan Department of Civil Rights has asked us to no longer do assessments. This is to protect us from discrimination accusations and ensures we are not denying applicants based on disability. This means that we don't learn much about our residents before they move in. This is actually increasing the need for our nurses as residents move in with needs we are not aware of. Hence, the clinic visits and apartment visits will be going up as time will be spent with the residents after they move in, instead of before move-in. It has been rough and move-ins are not as seamless as before. It is harder to help a resident start out successfully, but we are navigating the best we can and looking for new best practices to help the resident transition as soon as possible after move-in with the right care coordination.

Activity Coordinator Report, by Eileen Surbrook:

Summary (Activities): Eileen has exceeded expectations with activities for residents. She is gifted, talented and a natural planner, organizer and very creative. She gives her heart and hard work to the Riverside Place residents. We are so grateful she is part of our Riverside Place family.

- June
 - Added garden club
 - Added an art club
 - Added a Genealogy club
 - In house picnic
 - Crafts with Judy
 - Crafts with Eileen
 - Ladies Tea
 - Flower arranging class

- History of Midland
- Calligraphy club
- Music
 - Leland Thompson
 - Larry Wood
 - Pine Grove Collective - dance
 - Sweet Friends & Music
- July
 - Added 4 week MSU nutrition program
 - Added Riverside Hymn Sing
 - Added Patio/Balcony Walk
 - Participated in Mini on Main
 - Loon's outing with Washington woods
 - McLean Preservation Program
 - Crafts with Jan
 - Free Saturday Meal Deal – Nate's Cart
 - Riverside garden open house
 - Chit Chat with Eileen
 - Learn to paint with Christy
 - Participated in Midland Summer Sales
 - Music
 - Larry Wood
 - Wildfire
 - High Fidelity – dance
 - The String Thing
 - The Kowalski Brothers Polka Band – dance
- August
 - Added The Riverside 8 Ball Pool League
 - Added Riverside Talent Show
 - Current events with Mike Kelly
 - Painting with Scott
 - Ladies' Tea
 - Riverside Bingo
 - Meet and Greet/ Birthday Bash
 - Saturday Meal Deal – Bob Evans
 - Centerpieces with Eileen
 - Fiesta Picnic
 - Grace A. Dow Library seminar
 - Music
 - Randy & Larry
 - Sweet Friends and Music - dance
 - Wesley Music School Recital
 - Chelsea Mae

- George Fee
- Ryan & Mr. E.

Along with the above activities we continue to enjoy, coffee social every other Friday, Men's coffee every other Friday, Grange Bingo, corn hole, Busy Bees, Bocce Ball, Pool League, Riverside Writers, Bible study religious visitors, shuffleboard and card playing.

Respectfully submitted,

Kim Samborn

Senior Housing Manager