



MELVINDALE HOUSING COMMISSION

Regular Meeting

November 19, 2018

Regular meeting of the Melvindale Housing Commission held on Monday, November 19, 2018 at 3:00 p.m. in the Community Room of Coogan Terrace, 3501 Oakwood Blvd., Melvindale, MI 48122.

Chairperson Sue Herman called the meeting to order at 3:00 p.m.

ROLL CALL:

Present: Ansley, Cotto, DeCaire, Herman and Suiter

Also present: Staff – Cynthia C. Telfer, Executive Director; Nicole Jubenville, Property Manager, Alycia Owens, Rental Assistance Manager and Allison Walker, ROSS Coordinator.

Pledge of Allegiance

I. Approval of Agenda

DeCaire moved to approve the agenda; *Ansley* seconded.

Motion approved 5 – 0 (Ansley, Cotto, DeCaire, Herman and Suiter)

Approval of Minutes

Cotto moved to approve the meeting minutes of October 15, 2018; *Ansley* seconded.

Motion approved 5 – 0 (Ansley, Cotto, DeCaire, Herman and Suiter)

III. New Business

Resolution 2018-020 To Approve Adoption of FY 2019 PH Budget

Suiter moved to approve resolution; *Ansley* supported.

Telfer explained the highly estimated nature of the budgets before the Board due to anticipated closing through RAD in early 2019. Currently vacated units are affecting income and will continue to do so throughout 2019. Rehabilitation subsidy will be available for vacated units, but loss of tenant rents is still expected to drive down income. Subsidy levels for 2019 are currently unknown. Anticipated expenses may be slightly less than projected as a result of renovation work that will replace major systems, reducing repair costs. The 2019 budget as annualized is expected to result in a reduction to agency reserves; however closing early in the year will likely skew the current projections. Discussion with our partners have also suggested we may re-occupy a few units that will not be needed as vacancies going into rehabilitation.

Motion approved 5 – 0 (Ansley, Cotto, DeCaire, Herman and Suiter)

Resolution 2018-021 To Approve Adoption of FY 2019 HCV Budget

Suiter moved to approve resolution; *Ansley* supported.

Telfer briefly reviewed the Housing Choice Voucher budget, which also is expected to result in a reduction in program reserves. Mainstream Voucher's have been issued, however no lease ups have occurred. Based on information provided from HUD it does not appear that administrative fees come with this voucher allocation. At best, improved leasing and project basing ten vouchers at Coogan Terrace will increase administrative income through more fees earned.

Motion approved 5 – 0 (Ansley, Cotto, DeCaire, Herman and Suiter)

IV. Commission Reports

Staff reviewed their reports and Chair Herman directed that they be placed on file.

V. Communications

November 2018 Newsletter

VI. Public Commentary

- Patricia Harmon #216 – People are smoking in #214. Ms. Harmon was referred to building management.
- Annette Taylor #117 – commended various staff for work done; welcomed new staff. Tenants are looking forward to the renovation. Let's encourage participation in the literacy program and encourage residents to keep their apartments clean.
- Martin Millhorn # 516 – Melvindale Housing Commission is in violation of separation of church and state by allowing Bible Study in the community room. Can't have church in a federally owned building. He wants to watch the Michigan v OSU football game on Saturday and plans to do so even if the Bible Study is occurring in the community room. Mr. Millhorn was referred to building management.
- Sandy Hornok #404 – She and her husband rent the community room for Bible Study every Saturday from 1:00 – 3:00 p.m. The event is open to all interested participants and not limited to any particular religion. They have a constitutional right to meet and have been following all the rules established by the Melvindale Housing Commission.

VII. Announcements by Commissioner's

- Ansley – Happy Thanksgiving; nephew is frying a turkey and she's interested in seeing how that will taste.
- Cotto – Happy Thanksgiving; happy November birthdays.
- DeCaire – Ditto (to Cotto's comments); be kind to your neighbors.
- Suiter – Make the most of your November birthday's and Happy Thanksgiving.
- Herman – Happy Thanksgiving; enjoy the cookies and don't forget the Kiwanis Christmas Dinner in the Community Room on December 13, 2018.

IX. Adjournment

DeCaire motioned, *Ansley* seconded to adjourn at 4:21 p.m.; seconded. Motioned passed unanimously.



C. Sue Herman, Board Chair



Cynthia C. Telfer, Executive Director