



MELVINDALE HOUSING COMMISSION

February 27, 2017

Regular Meeting

Regular meeting of the Melvindale Housing Commission held on Monday, February 27, 2017 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: DeCaire, Herman, Suiter, Williams
Williams moved; Suiter seconded to approve Cotto's absence due to illness.
Motion approved 4 -0

Commissioner Cotto arrived at 3:10 p.m.

Also present: Executive Director Cynthia Telfer, Property Manager Luz Guzman, Resource Coordinator Eric Temple, Financial Assistant Lisa Dionisi, and Occupancy Specialist Nicole Jubenville.

Pledge of Allegiance

I. Approval of Agenda

DeCaire moved to approve the agenda; *Williams* seconded. Motion approved 4 – 0
(DeCaire, Herman, Suiter, and Williams)

II. Approval of Minutes

Williams moved to approve regular meeting minutes of January 23, 2017 and special meeting of February 8, 2017. *DeCaire* seconded. Motion approved 4 – 0
(DeCaire, Herman, Suiter, and Williams)

III. New Business

- (a) Resolutions
2017-003 To Approve ACOP Revision – Emergency Transfers under VAWA

Suiter moved to approve; *Williams* seconded.
Telfer explained the federal requirement to adopt an emergency transfer plan for any resident claiming to be a victim of domestic violence, dating violence, sexual assault or stalking as provided under HUD regulations. Notices regarding applicant/participant protections were mailed to each public housing applicant. Participants will be provided with notice at the next recertification.

Motion approved 4 – 0 (DeCaire, Herman, Suiter, and Williams)

2017-004 To Approve HCV Administrative Plan Revision – Emergency Transfers under VAWA

DeCaire moved to approve; *Suiter* seconded.

Telfer explained the policy identical to the one adopted for public housing. This allows a participant to relocate if they indicate they are a victim of domestic violence, dating violence, sexual assault or stalking, which could break the lease and the MHC would not be able to explain the circumstances due to confidentiality provisions in the law. VAWA also allows a landlord to bifurcate the lease and evict the perpetrator if that individual is a party to the lease. Notices regarding applicant/participant protections will be mailed to applicants during the next update and provided to participants with the annual recertification.

Motion approved 5 -0 (Cotto, DeCaire, Suiter, and Williams)

2017-005 To Approve the FY 2016 SEMAP Certification Submission

Williams moved to approve; *DeCaire* seconded.

Telfer briefly reviewed each SEMAP indicator and the expectation that we will score a low “standard performer” score. The Detroit Field Office will have to visit to confirm the certification.

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

IV. Commission Reports

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

V. Communications

Coogan Terrace Newsletter – February 2017

VI. Public Commentary

Arnold Kitay #107- Speaking of Eradico, thinks they do a fine job. Had his unit heat treated and two weeks later he found bed bugs. Ordered a mattress cover and bed bug traps from Florida and hasn't seen bed bugs since. Believes Eradico does a fine job for what they do, but they only do enough to keep having to come back.

Vincent Taranto #409 - I have to be out tomorrow but need a couple of extra days. (Court ordered eviction.)

Donald Wartley #407 - I am the new cleaner – I think the cleaning policies need to be enforced. There's damage to the walls and the elevators from wheelchairs, people need to keep their doors clean.

Elaine Filipowski #322 - There's too many dogs in the building. Doo doo was left on the third floor by the elevator on Saturday about 6:00 p.m. People don't pick up after their dogs outside either.

VII. Announcements by Commissioner's

Cotto - Wishes everyone well

DeCaire – A second pantry has been opened up at Dix and Outer Drive by the Church. It will be open the last Thursday of each month from 10:00 a.m. to 1:00 p.m. Photo ID and proof of income will be required. Happy birthday's and anniversary's.

Williams – We're getting into spring. Let's all get along. Noticed people taking carts back to the store. Thank you.

Suiter - It's nice to be here. I think things are going well. There will always be a bump in the road. If we all practice patience – it is a virtue, you know? Good work staff; you go above and beyond.

Herman – Kiwanis will be at Coogan Terrace on March 9, 2017 for St. Patrick's Day. I am proud of the staff; thank you (to Wartley) for keeping the building clean. Please be sure to report issues to the office so they can be addressed.

VIII. Adjournment

Williams motioned to adjourn at 4:04; *Suiter* seconded. Motioned passed unanimously.



C. Sue Herman, Board Chair



Cynthia C. Telfer, Executive Director