



MELVINDALE HOUSING COMMISSION

Regular Board Meeting September 21, 2020

A regular meeting of the Melvindale Housing Commission Board was held on September 21, 2020 at 3:00 p.m. the community room of Coogan Terrace.

Board Chair C. Sue Herman called the meeting to order at 3:00 p.m.

ROLL CALL: Ansley, Decaire and C. Sue Herman were present

Commissioner *Decaire* moved to excuse the absence of Hector and Carmen Cotto; Commissioner Ansley seconded – Motion approved unanimously.

Also present: Staff – Cynthia C. Telfer, Executive Director; Elizabeth Dionisi, Financial Assistant; Sheri Hall, Property Manager; Veronica Echevarria, Rental Assistance Manager; and Allison Walker, Resource Coordinator

I. Approval of Agenda

Ansley moved to approve the agenda with the additional resolution; *Decaire* seconded.

Motion approved 3– 0 (Ansley, Decaire, and Herman)

II. Approval of Minutes

Working Session August 13, 2020

Decaire moved to approve the working session minutes from August 13, 2020; *Ansley* seconded. Motion approved 3 – 0 (Ansley, Decaire, and Herman)

June 15, 2020 Regular Meeting minutes

Decaire moved to approve the regular meeting minutes from August 18, 2020; *Ansley* seconded. Motion approved 3 – 0 (Ansley, Decaire, and Herman)

III. New Business

Resolution 2020-13 To Approve Revised Payment Standards (HCV)

Ansley moved to approve; *Decaire* seconded. Telfer reviewed provided a brief overview of the changes.

Motion approved 3 – 0 (Ansley, Decaire, and Herman)

Resolution 2020-14 To Approve Utility Allowance Schedule (HCV)

Decaire moved to approve; *Ansley* seconded. Telfer briefly reviewed new allowances. Motion approved 3 – 0 (Ansley, Decaire, and Herman)

Resolution 2020-15 To Approve Revision of Tenant Selection Plan

Ansley moved to approve; *Decaire* seconded. Telfer reviewed provided a brief overview of the changes.

Motion approved 3 – 0 (Ansley, Decaire, and Herman)

Resolution 2020-16 To Approve Revised House Rules

Decaire moved to approve; *Ansley* seconded. Telfer briefly reviewed revisions.

Motion approved 3 – 0 (Ansley, Decaire, and Herman)

IV. Commission Reports

Staff reviewed reports – Board accepted and noted they would be placed on file.

V. Communication

- a. Coogan Terrace Newsletter

VI. Public Commentary

Bev Kemp #326 – inquired whether they (residents) would get a copy of the new house rules.

Ester Davis #410 – loves her apartment; people, area, staff .. it feels like a home. Background in armed security.

Annette Taylor #117 – is taking classes, wants to establish a tenant council, looks to explore ways to create a resident retention strategy. There was a tragedy and a resident (not trained in crisis intervention) handled it well. Garbage cans removed from the receiving room; when it gets colder will they be returned. Dogs around the barbeque area, is that a good idea? Civility – we try to give everyone respect, can we ask that some staff members do that in return?

Commissioner Herman replied, these concerns need to be brought to the property manager. It's much better to bring them to management than sharing them here.

Taylor responded that tenants are afraid to come and talk about their issues (with management), because they might get evicted.

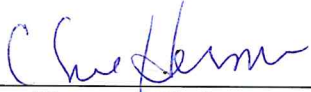
VII. Announcements by Commissioner's

- **Ansley** – Lobby is lovely and benches by the elevators are very nice.
- **Decaire** – Thank you to the staff who do extra-ordinary work. Tomorrow is the first day of fall.
- **Herman** – We are having an election in November – provided information from the City Clerk on Election Workers, paid, training and a long work day.

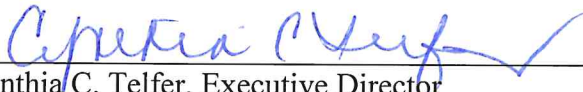
VIII. Adjournment

Ansley motioned; *Decaire* seconded to adjourn at 4:12 p.m.

Motion passed unanimously.



C. Sue Herman, Chair



Cynthia C. Telfer, Executive Director