



MELVINDALE HOUSING COMMISSION

August 20, 2018
Regular Meeting

Regular meeting of the Melvindale Housing Commission held on Monday, August 20, 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 3:01 p.m.

ROLL CALL:

Present: Ansley, Cotto, DeCaire, Herman and Suiter

Also present: Executive Director Cynthia Telfer, Property Manager Luz Guzman, Financial Assistant Lisa Dionisi, Nicole Jubenville and Lisa Kirk.

Pledge of Allegiance

I. Approval of Agenda

DeCaire moved to approve the agenda with the addition of Resolution 2018-015; *Ansley* seconded. Motion approved 5– 0 (Ansley, Cotto, DeCaire, Herman and Suiter)

II. Approval of Minutes

Ansley moved to approve the regular meeting minutes and the special Public Meeting Minutes of July 16, 2018; *DeCaire* seconded. Motion approved 5– 0 (Ansley, Cotto, DeCaire, Herman and Suiter)

III. New Business

Resolution 2018-013 To Approve Award of Pest Management Agreement

Ansley moved; *Cotto* seconded to approve resolution 2018-013. Telfer reviewed the procurement steps used to solicit bids for pest management services including checking references and confirming the lowest responsibility bidder was not limited or prohibited from participating in federally funded programs. Motion approved 5– 0 (Ansley, Cotto, DeCaire, Herman and Suiter)

Resolution 2018-014 To Support the Application of HOME Funds through Wayne County to Assist in the Renovation of Affordable Housing

DeCaire moved, *Cotto* seconded to approve resolution 2018-014 to support the Melvindale Housing Commission's application to Wayne County for HOME funds to support our LIHTC renovation project. Motion approved 5– 0 (Ansley, Cotto, DeCaire, Herman and Suiter)

Resolution 2018-015 Commitment to Project Base Housing Choice Vouchers

Ansley moved, *Suiter* seconded to approve resolution 2018-015 in support of its previously stated commitment to project base ten of its Housing Choice Vouchers at Coogan Terrace. The Michigan State Housing Development Authority in its "fifteen day letter" requested a written commitment for use of vouchers in the renovation project using Low Income Housing Tax Credits. 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

August Coogan Terrace Newsletter

Acknowledgment of HUD's congratulatory letter for the 2017 Fiscal Year Audit

VI. Public Commentary

- *Homer England* #501 – What kind of crazy changes are taking place? *Telfer* inquired what in particular was he speaking of. *England* replied he had heard the whole administration was being removed. *Telfer* explained that an earlier decision had been made to retain staff during, through and after the transition to Low Income Housing Tax Credits. Whereas the MHC would be the managing agent of Coogan Terrace, if we as a staff are not performing in accordance with the tax credit investor's expectations and/or IRS regulations for tax credits, we could be required to hire a management company to run Coogan Terrace.
- *Raymond Rivers* - #308 – Asked to clarify how vacant units and number of vouchers expected to be project based are related. *Telfer* explained they are not related. MHC submitted its RAD application to HUD with the commitment to convert 189 units to Project Based Rental Assistance. To retain affordable housing, the MHC committed to take ten of its vouchers from the HCV program and stick them on the ten units that would not be converted to PBRA.
- *Demetious Simmons* #717 – Asked if she needed to start packing. She was told some people got letters informing them they have to move. *Telfer* explained no one received such a letter. Letters that were sent out were sent to 47 random residents informing them of an RPCA inspection conducted by the Gill Group on August 14, 2018. All handicap (20) and twenty five percent of the remaining units were inspected.
- *Cynthia Telfer* – A resident had a very sick dog this week and the dog was eventually euthanized. The rumor circulating is that the dog died in the apartment and was buried on the property (Coogan Terrace). This is not true, it's unkind, the resident is mourning the loss of a beloved family member – cut it out.

VII. Announcements by Commissioner's

- Ansley – As soon as the office closes, people gather to talk and spread rumors. Tired of rumor mongering; where do people get these ideas
- Cotto – No announcements
- DeCaire – No announcements
- Suiter – I'm sorry I missed some meetings. I have spinal stenosis and I've had some accidents. But I'm here. Keep smiling. You live in a lovely place.
- Herman – This next year will be very stressful (with the renovation work); please do not pass on rumors. Be kind to the office staff and let them do their jobs.

VIII. Adjournment

DeCaire motioned, *Suiter* seconded to adjourn at 4:01 p.m.; seconded. Motioned passed unanimously.


C. Sue Herman, Board Chair


Cynthia C. Telfer, Executive Director