



MELVINDALE HOUSING COMMISSION

July 17, 2017

Regular Meeting

Regular meeting of the Melvindale Housing Commission held on Monday, July 17, 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: Cotto, DeCaire, Herman, Suiter and Williams

Also present: Executive Director Cynthia Telfer, Financial Assistant Lisa Dionisi, ROSS Coordinator Eric Temple, and Occupancy Specialist Nicole Jubenville.

Pledge of Allegiance

I. Approval of Agenda

Suiter moved to approve the agenda; *DeCaire* seconded. Motion approved 5 – 0 (Cotto, DeCaire, Herman, Suiter and Williams)

II. Approval of Minutes

DeCaire moved to approve regular meeting minutes of June 19, 2017; *Cotto* seconded. Motion approved 5 – 0 (Cotto, DeCaire, Herman, Suiter and Williams)

Williams moved to approve the special meeting minutes of July 6, 2017; *DeCaire* seconded. Motion approved 5 – 0 (Cotto, DeCaire, Herman, Suiter and Williams)

III. New Business

a. Resolutions

Resolution 2017-014 To Approve Revision to the HCV Utility Allowance

Williams moved; *DeCaire* seconded to approve the proposed revision to Utility Allowances for the Housing Choice Voucher program. Telfer summarized the SEMAP requirement to review utility rates and allowances on an annual basis with the requirement to revise when a rate increased ten percent or more. In this case there were modest (less than ten percent) changes to the electricity and gas rates, however a recent SEMAP confirmatory review suggested HUD would be requiring a catastrophic change in the method used by most PHA's in calculating water/sewer allowances. The proposed allowances uses a blended rate of water/sewer charges from twenty one municipalities within the voucher jurisdiction. The effect actually reduces the allowance by \$25 per bedroom size.

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

Resolution 2017-016 To Approve New HCV Preference

Suiter moved; *Cotto* seconded to approve the proposed new local preference for admission in the Housing Choice Voucher program. Telfer explained the Office of Inspector General contacted program staff to ask if the agency would accept a person from the Witness Relocation program. Although the Administrative Plan does address targeted funding and the possibility that vouchers might be issued to persons not on the waiting list, establishing a specific preference for this category seemed easier to explain and defend when the Detroit Field Office audits.

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 – July 2017

VI. Public Commentary

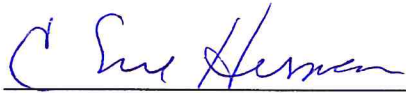
- Angela Kessey - #116 stated that she was wondering about visitors with dogs – have they been vaccinated? One good thing is that there hasn't been as much dog poop to pick up recently. Ms. Kessey also wondered if all animals must be neutered.
- C. Telfer addressed the question/comment that this forum is actually not the right place for these concerns – they need to be brought to Luz Guzman's attention or Eric Temple in Ms. Guzman's absence. The Pet Policy prohibits "visiting" pets in the building. If guests are bringing pets into the building, management needs to be apprised of the date and time so that a confirmation through the cameras can be done. Residents who have been visited by their guests and a pet will be notified of the pet policy violation. In answer to the question as to whether pets must be spade or neutered, the answer is "no", all animals must be licensed and up-to-date with their inoculations.
- Annette Taylor - #117 – Ms. Taylor observed the building is looking more beautiful, complemented staff, expressed support for the RAD program, noted fellow residents seem to be getting along better and warned residents using the computer lab to log out of their sessions entirely. In using the computers Ms. Taylor observed some computer activities residents seemed to have been involved in that could be scams.

VII. Announcements by Commissioner's

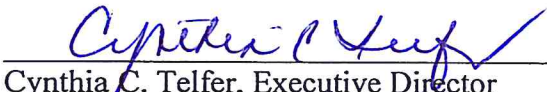
- DeCaire – Wishes people with birthday's and anniversary's a great month. Reminded residents of the "can you hear me" scam.
- Williams – Ms. Taylor is correct, don't believe everything you see on the computer – watch out for telephone scams (i.e., IRS calls).
- Suiter – It's good to see smiling faces. Thank you to this lovely lady who runs a tight ship. I recently went to Ireland with my children and their spouses – it was lovely; I recommend the trip to anyone who can go.
- Herman – Staff are whole-hearted in what they do – none of them are paid enough. Safety Town will be held in two weeks for ages four to six. The program is two hours in length with children learning about issues of safety.

VIII. Adjournment

Williams motioned to adjourn at 4:00 p.m.; *Suiter* seconded. Motioned passed unanimously.



C. Sue Herman, Board Chair



Cynthia C. Telfer, Executive Director