



## MELVINDALE HOUSING COMMISSION

### Regular Board Meeting September 19, 2022

A regular meeting of the Melvindale Housing Commission Board was held on Monday, September 19, 2022 at 3:00 p.m. in the Community Room of Coogan Terrace.

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

ROLL CALL: Carmen Cotto, Hector Cotto, Janette Decaire, Annette Taylor and C. Sue Herman were present.

Also present: Staff— Cynthia C. Telfer, Executive Director; Elizabeth Dionisi, Operations Manager; Angela Foote, Property Manager and Ashley Lewis, Rental Assistance Manager

#### Pledge of Allegiance

I. Approval of Agenda

*Decaire* moved to approve the agenda; *Taylor* seconded. Motion passed unanimously (5-0).

II. Approval of Minutes

*C. Cotto* moved to approve minutes from June 20, 2022; *Decaire* seconded. Motion passed unanimously (5-0).

III. New Business

**Resolution 2022-007 To Adopt Updated Utility Allowances for HCV program**

*Decaire* moved; *Taylor* seconded. Telfer presented information regarding the annual review of utility allowances and the proposed increase per unit type.

Motion passed unanimously to approve updating the utility allowances as presented.

**Resolution 2022-008 To Adopt Local Preference of Domestic Violence for the Housing Choice Voucher program**

*Taylor* moved; *C. Cotto* seconded. Telfer explained HUD had recently awarded MHC Fair Share Vouchers, encouraging all PHA's to adopt a preference for domestic violence and/or homelessness applicants. Since FYI already has a component of homelessness

to the applicants, staff recommend only adopting a preference for domestic violence. Discussion ensued.

Motion passed unanimously to approve adopting a preference for survivors of domestic violence.

#### **Resolution 2022-009 To Increase Payment Standards**

*Decaire* moved; *H. Cotto* seconded. Telfer reviewed her memorandum regarding increased Fair Market Rents and the relationship they have with Payment Standards (used to calculate subsidy). With the significant increase in FMR's effective October 1, 2022, Melvindale must increase their Payment Standards to meet regulations. Discussion ensued.

Motion passed unanimously to increase Payment Standards as presented.

#### IV. Commission Reports

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

#### V. Communication – Coogan Terrace September newsletter

#### VI. Public Commentary – None

#### VII. Announcements by Commissioner's

- Taylor – Reading program held this year was excellent; loved the conflict resolution skill information included in newsletter; games are back.
- Decaire – Thursday is the first day of fall.
- C. Cotto – No announcements
- H. Cotto – No announcements
- Herman – No announcements

Adjournment 4:15 p.m.– *Decaire* moved to adjourn; *Taylor* seconded. Passed unanimously.

### **Public Hearing**

Commissioner Herman opened the public meeting at 4:16 p.m.

Telfer reviewed Melvindale Housing Commission's annual plan for the Housing Choice Voucher program. No changes to plan elements, progress report on goals was reviewed.

Public comment (Johnny Nicholson): rents have increased significantly, difficult to use the voucher.

**Resolution 2022-010 To Accept MHC's FY2023 Annual Plan for Submission to HUD**

*Taylor* moved; *Decaire* seconded. Motion passed unanimously.

Adjournment 4:36 p.m. - *Taylor* moved; *Decaire* seconded – passed unanimously



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C. Sue Herman, Board Chair



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Cynthia C Telfer, Executive Director