



MELVINDALE HOUSING COMMISSION

Regular Board Meeting April 18, 2024

A meeting of the Melvindale Housing Commission Board was held on Thursday, April 18, 2024 at 3:00 p.m., in the community room of Coogan Terrace (3501 Oakwood Blvd., Melvindale, MI 48122).

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

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

Also present: Staff— Cynthia C. Telfer, Executive Director; Elizabeth Dionisi, Operations Manager; and Linda Wilcox, Property Manager.

Commissioner *Decaire* moved to approve the absence of *C. Cotto*; Herman seconded. Motion passed unanimously.

- I. Approval of Agenda
H. Cotto moved to approve the agenda; *Decaire* seconded. Motion passed unanimously (4-0).
- II. Approval of Minutes
Taylor moved to approve February 26, 2024 minutes; *H. Cotto* seconded. Motion passed unanimously (4-0).
- III. New Business

Resolution 2024-004 Adoption of Revised Tenant Selection Plan for Coogan Terrace

Decaire moved to approve; *Taylor* seconded. A brief review of the changes was presented. Motion passed unanimously (4-0).

Resolution 2024-005 To Re-establish Agency Jurisdiction for its Housing Choice Voucher program

Taylor moved to approve; *Decaire* seconded. Telfer described the Small Area Fair Market Rents that MHC will be required to use beginning January 1, 2025 and the

impact of having multiple jurisdictions. Because SAFMR's are based on zip codes, the number of zip codes to implement this requirement will be very labor intensive and expected to result in errors. Reducing the jurisdiction to Wayne will help to ameliorate the anticipated problems. Motion passed unanimously (4-0).

Resolution 2024-006 To Adopt New Monthly Board Meeting Dates

Decaire moved to approve; *H. Cotto* seconded. Motion passed unanimously (4-0).

IV. Commission Reports

Telfer and Dionisi reviewed staff reports. A copy of the recent Melvindale Housing Commission audit were provided to the board with a notation that no findings were issued.


V. Public Commentary –

- Beverly Kemp # 326 – Thank you for all your prayers. I've been very sickly.

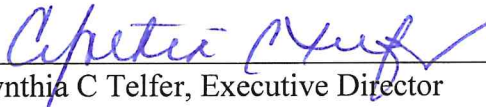
VI. Announcements by Commissioner's

- Cotto - My lovely wife is doing better
- Taylor – Welcome back Cindy; we're glad you recuperated well. Kudos to the staff who held it down in your absence. Prayers help.
- Decaire – High School is doing a play again – Little Shop of Horrors.

H. Cotto motioned to adjourn at 4:45 p.m. *Taylor* seconded. Motion passed unanimously.



C. Sue Herman, Board Chair



Cynthia C Telfer, Executive Director