

MELVINDALE HOUSING COMMISSION

Regular Board Meeting
March 19, 2026

A meeting of the Melvindale Housing Commission Board was held on Thursday, March 19, 2026 at 10:00 a.m. in the Library of Coogan Terrace (3501 Oakwood Blvd., Melvindale, MI 48122).

Chair C. Sue Herman called the meeting to order at 10:02 a.m.

ROLL CALL: Sue Herman, Hector Cotto, Annette Taylor were present.

Also present: Staff- Cynthia C Telfer, Executive Director and Elizabeth Ray, Operations Manager

- I. Approval of Agenda
Cotto moved and *Taylor* seconded to approve the March 19, 2026 agenda.
Motion passed unanimously.
- II. Approval of Minutes
Taylor motioned to approve the Regular Meeting Minutes of February 19, 2026 and *Cotto* seconded. Motion to approve minutes passed unanimously.
- III. New Business –
 - a. Resolutions
 - 2026-005** To Approve Increased Inspection Fees Charged for HCV Program
Cotto motioned to approve resolution; *Taylor* seconded. Telfer explained inspection fees increased starting in January, therefore present charges of \$60 for third and subsequent inspections no longer meet the current cost of inspections to the Melvindale Housing Commission. Motion passed unanimously.
 - 2026-006** To Revise HCV Administrative Plan – Payment Standards
Herman motioned to approve resolution; *Cotto* seconded. HUD has been strongly encouraging PHA's to reduce subsidy expenses through a variety of methods including a reduction in the Payment Standards. By rescinding the previously approved "hold harmless" policy, clients may experience a reduced Payment Standard at the second annual recertification after a reduction.
Motion passed by majority: 2 Ayes – 1 Nay
- IV. Commission reports
Staff reviewed reports with Board.

V. Public Comment - None

VI. Announcements by Commissioners

- Taylor – Commended staff and Commissioners for their hard work. Ms. Taylor also reported she had recently attended a City Council meeting, during which she reported on recent achievements and improvements at Coogan Terrace.
- Herman – Noted staff and Commissioner’s are to be commended for their efforts.

VII. Adjournment – Motion by *Cotto*; seconded by *Taylor* at 11:30 a.m. Motion passed unanimously.



C. Sue Herman, Board Chair



Cynthia C Telfer, Executive Director