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REGULAR MEETING MINUTES OF SEPTEMBER 11, 2019

A. Roll Call

Meeting called to order at 6:36 p.m.

Present: Bentley, Sutherland, Wiltse

Johnson excused

B. Approval of Agenda

Motion by Commissioner Sutherland to approve the agenda as presented, seconded by Wiltse.

Ayes: All Nays: None Motion Passed.

C. Approval of Minutes (sign approved minutes)

Motion by Commissioner Sutherland to approve the Regular Meeting Minutes of August 14, 2019 as presented, seconded by Wiltse.

Ayes: All Nays: None Motion Passed.

D. Approval of Disbursements

Commissioner Sutherland reviewed the invoices and counter signed the checks.

Motion by Commissioner Wiltse to approve the HAP Expenses, Vendor Payments, and Payroll as presented, seconded by Sutherland.

Ayes: All Nays: None Motion Passed.

E. Approval of Financial Report

Executive Director Van Poucker presented a summary of the financial statements for the Public Housing and Housing Choice Voucher programs and reported that the Fee Accountant had reconciled all bank, savings, and investment accounts.

Motion by Commissioner Sutherland to approve the Financials ended July 31, 2019 as presented, seconded by Wiltse.

Ayes: All Nays: None Motion Passed.

F. Executive Director's Report

Executive Director Van Poucker presented a report of the August operational activities including new admissions, vacancies, violations/evictions, delinquencies, work order completion, purchasing/maintenance activities, resident activities, and staff training and activities.

Motion by Commissioner Wiltse to approve the Executive Director's report as presented, seconded by Sutherland.

Ayes: All Nays: None Motion Passed.



G. New Business

i. 2020 Fair Market Rents

Executive Director Van Poucker that new HUD FMRs had been released and in compliance with the PHA Administrative Plan, the board was required to review our payment standards. She recommended slight increase to our payment standards to remain in line with FMRs, setting our standards at 100% of the FMR. She noted our success rate and time-to-lease metrics demonstrated a very challenging rental market in Southeast Michigan and noted we may, in the future, need to consider a request for exception payment standards in certain markets, particularly Ferndale/Oakland County.

Motion by Commissioner Wiltse to approve the payment standards as presented, seconded by Sutherland.

Ayes: All Nays: None Motion Passed.

ii. 2019 Resident Survey Results

Executive Director Van Poucker reported the results of the biennial resident survey, noting the low response rate (22%). Commissioner Bentley suggested that a response incentive be incorporated next time to encourage better participation. Commissioner Wiltse concurred suggesting a raffle for respondents with a prize, perhaps a gift certificate to a local restaurant or store. Van Poucker noted that location was an overwhelming "like" about living here, and underscores the importance of retaining our current properties. She also noted that transportation was a key "need" identified by residents, and that there was very strong interest in health-related enrichment activities. Commissioner Bentley suggested contacting Cross Fit HCS, which offers free community outreach. Van Poucker indicated she was working with the Social Worker and resident groups to see that the results of the survey guides planning activities for residents.

H. Old Business

i. Weapons Policy: Table until next month

I. Call to Residents' Committee Members.

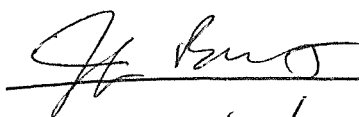
Claude Washington reported for the Autumn House Resident Committee, indicating that they were holding a resident meeting to get input on activities and see what interested people. He also reported more people were beginning to participate and that there are less conflicts among neighbors, things seem to be improving.

J. Open Call/Call to Audience. NONE

K. Call to Commission. NONE

L. Adjournment at 6:59

The next meeting of the board is scheduled for **Wednesday October 9, 2019, at 6:30 p.m.**
in the Community Room at 415 Withington.

X 
10/15/19