

## KENT COUNTY HOUSING COMMISSION

121 Martin Luther King Jr St SE, Suite 110  
Grand Rapids, MI 49507  
Phone: (616)632-7950



# **Kent County Housing Commission Board Meeting**

Thursday, March 28, 2024 at 8:30 am

## **AGENDA**

1. Call to Order and Roll Call for Quorum
2. Review and Approval of Minutes, January 25, 2023 --- *Action Item*
3. Reading and Approval of Meeting Agenda --- *Action Item*
4. Public Comment
5. Communications
6. Action Items
  - a. Resolution to Adopt 2023 HCV Special Administrative Fees
7. Report of the President
8. Report of the Director
  - a. Program Updates
9. Financial Report – Stephen Stratton
10. Old Business
  - a. Bylaws
11. New Business
12. Adjournment

**Next scheduled Kent County Housing Commission Board meeting  
May 16, 2024 at 8:30 am**

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Thursday, March 28, 2024 at 8:30 am

## MINUTES

**Present:** Joshua Lunger, Louis Berra, Courtney Christensen, James Peacock III (arrived at 8:42)

**Absent:** None

**Staff:** Gustavo Perez, Ashley Huey, Stephen Stratton, Jen Kozlowski, Emily Stroka, Queyonna Hunt, Kimberlee Reinking

### 1. Call to Order and Roll Call for Quorum

- a. Commissioner Lunger called the meeting to order at 8:33 am

### 2. Approval of January 25, 2024 Meeting Minutes:

Motion by: Commissioner Christensen

Supported by: Commissioner Berra

Motion passed

### 3. Approval of Today's Agenda:

Motion by: Commissioner Berra

Supported by: Commissioner Christensen

Motion passed

### 4. Public Comment: None

### 5. Communications: None

### 6. Action Items

Resolution to Adopt 2023 HCV Special Administrative Fees

Motion by: Commissioner Christensen

Supported by: Commissioner Berra

Ayes: Commissioner Lunger, Commissioner Christensen, Commissioner Berra

Nays: None

Motion passed

### 7. Report of the President: None

## **8. Report of the Director:**

Gustavo informed the Board that the Grand Rapids Housing Commission (GRHC) has offered to absorb our vouchers from the HCV program. The Kent County Administration and Fiscal department want to pursue this opportunity. Gustavo and team have hesitations about a transition and are not in favor of going forward with it. If the transition does happen, they are not yet clear on how that process will be handled as far as board approvals, etc. This is not the first time this has been asked. It is in no way a reflection of how the Kent County Housing Commission is operating. The team is doing a great job and we have a good relationship with HUD. The program is just not able to financially sustain itself. The team has provided stories and data to share with the Board of Commissioners, so they are able to make an informed decision. Gustavo and Stephen have been working to find positions in other program areas so none of the staff lose their jobs if this proposition moves forward. Commissioner Lunger expressed his concern for what happens to our clients and our staff. He thinks this opportunity is a good one, but that we need to understand what this means for the people who receive the services we provide. Gustavo reiterated that he is working to gather all the relevant information and that conversations would continue with GRHC and the Michigan State Housing Development Authority (MSHDA), as they could also potentially absorb our vouchers. Commissioner Peacock expressed his concern for whether GRHC has the capacity to handle our vouchers because they seem to be struggling to manage the ones they already have. Gustavo responded that GRHC said they could take on the additional vouchers. The HCV team said their apprehension is because they have heard from some landlords that they will not work with the GRHC, which could put some clients at risk of losing their housing. The HCV team then provided the Board with additional programming updates. They recently met with HUD and were informed that they are using 99% of their budget authority. HUD commended their work but advised they may not want to issue all of their vouchers. The team also shared that our earned administrative fees have gone up thousands of dollars.

## **9. Financial Report:**

Stephen Stratton presented the financial report to the Commissioners and explained the various line items and what they mean for the program. He noted that there although there is a great need for a supervisor, the current funding would not be able to support that position long term. Stephen also expressed the challenges the fiscal team experiences with HUD and getting the correct funding amounts in a timely manner. The Commissioners asked Stephen to explain in greater detail why the program is not sustainable and why the Administration is looking to transfer the vouchers. He explained that the way the County largely subsidizes the Housing Commission is with cost allocation. The HCV program had not been paying the full cost allocation and would not be able to. Gustavo also noted that over the last 30 years there wasn't a push to grow or expand the program into public housing for example with brick and mortar buildings, which would have made the program more sustainable.

**10. Old Business:** The previous chair was looking at updating the bylaws. Commissioner Lunger will reach out to get the most recent version for the Commissioners to review.

**11. New Business:** Gustavo and Commissioner Lunger shared some brief updates about their trip to Houston to meet with officials about the city's homelessness response system. Commissioner Lunger said they are working on compiling all the information into a report and will share that with everyone.

**12. Adjournment:**

Meeting adjourned at 9:29 am

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