

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, September 19, 2024 at 8:30 am

MINUTES

Present: Joshua Lunger, Louis Berra, James Peacock

Absent: Brittany Beckman, Courtney Christensen

Staff: Gustavo Perez, Ashley Huey, Bobby O'Connor, Emily Stroka

1. Call to Order and Roll Call for Quorum

- a. Commissioner Lunger called the meeting to order at 8:41 am

2. Approval of July 18, 2024 Meeting Minutes:

Motion by: Commissioner Peacock
Supported by: Commissioner Berra
Motion passed

3. Approval of Today's Agenda:

Motion by: Commissioner Peacock
Supported by: Commissioner Berra
Motion passed

4. Public Comment: None

5. Communications: None

6. Report of the President: None

7. Report of the Director:

- a. Gustavo reported that discussions are ongoing with partner agencies regarding the transfer of vouchers to a new entity, with HUD and MSHDA involved in these conversations. We are currently awaiting a letter from the VA to HUD; all necessary documents have been submitted from our side. MSHDA is scheduled to meet today to obtain the required approvals. If all submissions are completed by the end of this month, the transfer is anticipated to occur in January 2025; if not, the timeline may extend to July 2025. Emily and Queyonna are actively working to maintain the program during this transition period, and MSHDA is committed to ensuring a smooth transition. The VA has expressed concerns regarding which office at MSHDA will oversee the administration of the VASH vouchers. Notifications to landlords and voucher holders will be dispatched once all approvals are secured, and an FAQ and communication plan have already been prepared. A

five-year plan is still in development, with the intention to transfer the vouchers noted. A public hearing on this five-year plan is scheduled for our November meeting. An annual plan has already been submitted, and we also need to complete our SEMAP (Standardized Performance Evaluation System) audit, which is due on November 29. This internal audit must be completed before submission to HUD. Our organization has also been selected for a single audit. Lunger inquired about the financial implications if approvals do not come through today, particularly regarding our ability to sustain operations through July. Gustavo clarified that while we would still have access to grants, staffing could become a challenge. Currently, the program has ceased issuing vouchers except for HUD VASH, which is self-sustaining. Finally, Gustavo discussed his conversation with County Administrator Al Vanderberg about the future of the Housing Commission post-vouchers, noting that there may be opportunities to expand our efforts in the housing sector and that additional grants could be available to support ongoing work in this area.

8. Financial Report:

- a. Bobby O'Connor presented the financial report, noting that there have been no significant changes since the last update. Gustavo inquired about the negative balance in certain areas, explaining that we had been operating at a loss while waiting for HUD to send payments. He emphasized the importance of ensuring that we are made whole before the transfer takes place.

9. Old Business: None

10. New Business: None

11. Adjournment:

Meeting adjourned at 8:57 am

**Next scheduled Kent County Housing Commission Board meeting
November 21, 2024 at 8:30 am**