

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

Monday, October 14, 2024 at 8:00 am

MINUTES

Present: Joshua Lunger, Brittany Beckman, Courtney Christensen, Louis Berra, James Peacock

Absent: None

Staff: Gustavo Perez, Ashley Huey, Stephen Stratton, Emily Stroka

1. Call to Order and Roll Call for Quorum

a. Commissioner Lunger called the meeting to order at 8:03 am

2. Approval of September 19, 2024 Meeting Minutes:

Motion by: Commissioner Christensen
Supported by: Commissioner Beckman
Motion passed

3. Approval of Today's Agenda:

Motion by: Commissioner Christensen
Supported by: Commissioner Beckman
Motion passed

4. Public Comment: None

5. Communications: None

6. Action Items

Resolution to Adopt the 2025 Family Self-Sufficiency Grant
Motion by: Commissioner Christensen
Supported by: Commissioner Beckman
Ayes: All
Nays: None
Motion passed

Resolution to Approve Appropriation of 2024 Fraud Recovery Funds

Motion by: Commissioner Beckman
Supported by: Commissioner Berra
Ayes: All
Nays: None
Motion passed

Resolution to Amend the 2024 Housing Choice Voucher Budget

Motion by: Commissioner Christensen

Supported by: Commissioner Berra

Ayes: All

Nays: None

Motion passed

Resolution to Adopt the 2025 Housing Choice Voucher Budget

Motion by: Commissioner Berra

Supported by: Commissioner Christensen

Ayes: All

Nays: None

Motion passed

7. Report of the President: None

8. Report of the Director:

- a. Gustavo updated the board on the status of the transfer request materials, noting that all documents have been submitted and that they are now awaiting final approval from HUD. An updated resolution from MSHDA was received last month, and Gustavo outlined the communication strategy that will be implemented once they receive notice to proceed. If the schedule remains on track, the transition is anticipated to take effect in January 2025; however, if there are delays, the transfer date may be pushed to July 2025. To ensure a smooth transition, the team has engaged with the County's communications department and MSHDA to prepare necessary information. Additionally, Gustavo reported that the HCV team is preparing for an audit scheduled for this month, exploring options for file transfers, whether digitally or in physical copies. Stephen commented that this audit is expected to be the last external audit for the program. Gustavo also addressed the VA's request for HUD VASH vouchers to be handled by a specific MSHDA team experienced in this area, noting that currently only HUD VASH vouchers are being issued. Clients actively searching for housing have a limited timeframe of 120 days to secure a rental; if they are unsuccessful, they must request a 30-day extension for extenuating circumstances. Furthermore, Gustavo shared insights from a recent meeting with Commissioner Lungert and County Administrator Al Vanderberg regarding the future direction of the Housing Commission. There are funding opportunities available for housing initiatives, and the department plans to engage in community efforts to retain housing stock.

9. Financial Report:

- a. Stephen noted that there was not a financial report prepared for the interim meeting. The financial report will be discussed at the regular November meeting.

10. Old Business: None

11. New Business:

- a. The department has been informed by HUD that the Housing Commission is required to submit a 5-year plan. A public hearing on this plan will be held at next month's meeting, during which the board will vote on its approval.

12. Adjournment:

Meeting adjourned at 8:25 am

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