

MINUTES OF THE REGULAR
MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY
OF MICHIGAN CITY, INDIANA, HELD ON
THURSDAY, AUGUST 26, 2021

The Commissioners of the Housing Authority of the City of Michigan City, Indiana held a regular board meeting on Thursday, August 26, 2021 at 3:00 p.m. The meeting began at 3:00 p.m. and was held at the Michigan City Housing Authority, 621 East Michigan Boulevard, Michigan City, Indiana 46360 via Zoom. Attendees at this meeting included Chairperson Milton Malone (in person), Vice Chairperson Lester Norvell (in person), Commissioner Carla Mock, Commissioner Doretha Sanders-Malone, Commissioner Willie Lee, and Commissioner Kenneth Fly. Commissioner Jeff Deutch did not attend this meeting. Attorney Nelson Pichardo attended this meeting. Public attendees included ALCO-TV Representative Andre Steele (in person) and Rodney McCormick. Housing Authority employees included Executive Director Sharon Hutton, Finance TA Chris Vincent, Finance Manager Philana Dungey, Housing Choice Voucher (HCV) Housing Manager Kathy Howell, Property Manager Curtis Lewis, Office Assistant Blanche Meriweather, and Receptionist Finance Assistant Robin Fly.

CALL TO ORDER:

Pledge Allegiance

Silent Meditation

OLD BUSINESS:

Minutes: July 23, 2021

Chairperson Malone called for approval of the July 23, 2021 Board meeting minutes. Vice Chairperson Norvell motioned to approve the minutes as presented to the Board. Commissioner Sanders-Malone seconded the motion.

AYES

Milton Malone
Lester Norvell
Carla Mock
Doretha Sanders Malone
Willie Lee
Kenneth Fly

NAYS

CARRIED

Commissioner Jeff Deutch was not present at this meeting to vote.

NEW BUSINESS:

Board Approvals and Informational Updates

- **Resolution Number 2021-11**

Chairperson Malone called for approval of Resolution Number 2021-11 as presented to the Board. Executive Director Hutton explained to the Board that the Housing Authority has received the new payment standards and the new payment standards can increase up to 110 percent. She said that the Housing Authority established a 110 percent payment standard to take some of the rent burden off the applicants on the Section 8 program.

Executive Director Hutton said that previously the Housing Authority was at 107 percent payment standard, and then when she arrived the Housing Authority was at 100 percent payment standard. The Housing Authority payment standard went from 100 percent to 107 percent to 110 percent which is the maximum percent to take the rent burden off residents on the Section 8 program according to Executive Director Hutton. With no questions or comments, Vice Chairperson Norvell motioned approval of Resolution Number 2021-11. Commissioner Fly seconded the motion.

RESOLUTION NUMBER 2021-11

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF MICHIGAN CITY, INDIANA TO APPROVE THE NEW ANNUAL SCHEDULE OF PAYMENT STANDARDS AND FAIR MARKET RENTS AS ISSUED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WITH THE HOUSING AUTHORITY IMPLEMENTING A 110 PERCENT PAYMENT STANDARD EFFECTIVE OCTOBER 1, 2021.

AYES

Milton Malone
Lester Norvell
Carla Mock
Doretha Sanders Malone
Willie Lee
Kenneth Fly

NAYS

CARRIED

Commissioner Jeff Deutch was not present at this meeting to vote.

Reports

- **Finance Report**

Chairperson Malone called for discussion of the Finance Report as presented to the Board. Finance Manager Dungey said that in respects to finances everything is going in the right direction. She said that the Housing Authority's fiscal year end is near, and that accounts receivables is decreasing slowly but surely thanks to the community agency programs. The Housing Authority would like to see more tenants apply for the rental assistance program in order to decrease accounts receivable even further according to Finance Manager Dungey.

Chairperson Malone said that going in the right direction applies to the tenant account receivables and asked if there is anything else the Board should be made aware. In reply, Finance Manager Dungey said that she is in the process of reconciling all finance accounts on the PHA Web system.

Executive Director Hutton said that because it is near the end of the year, there will be write offs on vacated accounts which will be brought to the next Board meeting. In response to Chairperson Malone's inquiry about time of fiscal year end, Executive Director Hutton said that the Housing Authority's fiscal year is at the end of September 2021.

- **Director's Report**

Chairperson Malone called for Director's Report. Executive Director Hutton informed the Board that the Housing Authority is moving in the right direction and that the receivables are decreasing, which is needed for the Housing Authority's PHAS scores. She encouraged the residents to continue to apply for funding at the emergency rental assistance program.

Executive Director Hutton said that if residents have a cell phone, he or she should dial 211 and ask for a case manager who will assist with applying for funding. The emergency rental assistance program is helping out residents, and according to Executive Director Hutton, thanks should go out to those residents who have participated in the program. She encouraged other residents to participate.

Executive Director Hutton said that the Housing Authority is headed toward its fiscal year end (September 2021) and is closing out finance books. She said that the Housing Authority is also working on the new budget for fiscal year 2022.

Chairperson Malone asked about the waiting list and asked if the list is now open. In response, Executive Director Hutton informed the Board that the Housing Authority open the public housing waiting list, not the Section 8 waiting list, on Monday, August 23, 2021. She said that Housing Authority's goal was for 2,000 applicants and because the Housing Authority did not reach that goal, the waiting list will remain open at City Hall's website (emichigancity.com). Residents should go to www.emichigancity.com/201/Housing-Authority and then there will be link to apply for housing according to Executive Director Hutton. She said the waiting list will remain open until the goal of 1500 applicants has been met.

Chairperson Malone asked when the Section 8 waiting list will open. Executive Director Hutton said that the Section 8 waiting list will open sometime next month and will be published in the newspaper and on the website.

- **MCHA's Attorney Report**

Chairperson Malone called for the Attorney Report. Attorney Pichardo said that because the eviction moratorium is still in place, the Housing Authority is not moving forward with rent evictions. He said that the Housing Authority is taking very seriously any criminal activity or drug use or anything regarding tenants and units in accordance with lease agreements and HUD regulations. The Housing Authority will not tolerate any such behavior for which such evictions are being sought according to Attorney Pichardo.

Other Business

Chairperson Malone called for any other business to be presented to the Board. He asked if the MCAS is at Lakeland Estates providing training to residents. Executive Director Hutton said that MCAS has set aside Wednesdays.

Public Comment (3-minute limit)

Chairperson Malone called for public comment.

ADJOURNMENT:

Chairperson Malone called for adjournment of the regular Board meeting. Vice Chairperson Norvell motioned to adjourn the meeting. Commissioner Sanders-Malone seconded the motion. The meeting adjourned at approximately 3:20 p.m.

AYES

Milton Malone
Lester Norvell
Carla Mock
Doretha Sanders Malone
Willie Lee
Kenneth Fly

NAYS

CARRIED

Commissioner Jeff Deutch was not present at this meeting to vote.

Milton H. Malone
Milton Malone, MCHA Chairperson

Sharon Hutton
Sharon Hutton, MCHA Executive Director

ATTEST:

RESOLUTION NUMBER 2021-11

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF MICHIGAN CITY, INDIANA TO APPROVE THE NEW ANNUAL SCHEDULE OF PAYMENT STANDARDS AND FAIR MARKET RENTS AS ISSUED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WITH THE HOUSING AUTHORITY IMPLEMENTING A 110 PERCENT PAYMENT STANDARD EFFECTIVE OCTOBER 1, 2021.

WHEREAS, on an annual basis the United States Department of Housing and Urban Development (HUD) issues an update of its Schedule of Payments and Fair Market Rents (FMR), and

WHEREAS, the Housing Authority of the City of Michigan City has increased from 107 percent to 110 percent payment standard of the FMR as referenced in the attached Exhibit A.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Michigan City, Indiana approved the schedule of Payment Standards and Fair Market Rents effective October 1, 2021 with the Housing Authority enacting 110 percent payment standard.

Adopted this 26th of August 2021.

Resolution moved by: Vice Chairman Lester Norvell

Resolution seconded by: Commissioner Kenneth Fly


Milton Malone, Board Chairman

ATTEST:



621 East Michigan Blvd • Michigan City, In. • 46360

EXHIBIT A

SCHEDULE OF PAYMENT STANDARDS AND FAIR MARKET RENTS

Effective October 1, 2021

(Initial Move ins, Annual Recertifications & Transfers)

Number of Bedrooms	Payment Standards 110%	Flat Rents 90%	Fair Market Rents
0	\$589	\$482	\$535
1	\$692	\$566	\$629
2	\$873	\$715	\$794
3	\$1,152	\$942	\$1,047
4	\$1,253	\$1025	\$1,139
5	\$1,441	\$1,179	\$1,310

FMR for 5-bedroom calculation = 4 Bedroom x 15% (\$1139 X 1.15 = \$1310)

FMR for 6-bedroom calculation = 4 Bedroom x 30% (\$1139 X 1.30 = \$1481. 110% - \$1629)

The figures in this table are established by the Michigan City Housing Authority and reflect 110 percent of the Fair Market Rents. They are used to calculate how much assistance the Housing Authority will provide to families in the Housing Choice Voucher Program and 90 percent to establish a flat rent in the Public Housing Programs. These figures are not the maximum rent the Housing Authority will pay to owners. That figure is determined using the Housing Authorities own studies of the local rent.