

HSMM
Board of Directors
Supplemental
Packet for
August 8, 2017
Meeting

**DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
SECTION 8 FINANCIAL MANAGEMENT CENTER
2380 MCGEE STREET, SUITE 400
KANSAS CITY, MISSOURI 64108**

Summary of Voucher for Payment of Annual Contribution
and Operating Statement

Housing Authority Name	Project Number	Fiscal Year End
HSNG. SERVICES OF EATON COUNTY	MI880DV	3/31/2017

The following shows the amount of Annual Contributions, Total Partial Payments Approved, and net amount of settlement which represents the overpayment due HUD or the underpayment due your Authority:

Total Annual Contributions Required	\$451,643
Total Partial Payments Approved by HUD	\$453,637
Prior Period Adjustment	\$0
Underpayment Due PHA	
Overpayment Due HUD	\$1,994

Remarks

The overpayment due HUD of \$1,994 will be offset against upcoming payments.

The underpayment due PHA of has been scheduled for payment.

If you have any questions, please contact your financial analyst.

Approved by:

Date:

David Zaiser
for
Roxanne Byers
Digitally signed by Roxanne Byers
DN: CN = Roxanne Byers, C = US, OU
= Division Director
Reason: I am approving this document

7/26/2017

Roxanne Byers, Division Director

PHA Name HSNB. SERVICES OF EATON COUNTY
 PHA Number MI880 5FPH
 Mainstream 5 Settlement HAP
 Settlement Through Date 3/31/2017
 Date VMS Data Pulled 5/23/2017

Jan 1 to Mar 31, 2016 VMS Expenses Pulled 05/23/17 \$ 111,160 ok
 Jan 1 to Mar 31, 2016 VMS Expenses from 2016 YEST (previously reconciled) \$ 111,160 ok
 Difference (Prior Period Adjustment Below) \$ -

Total CY16 Eligibility \$ 438,997

	Jan 1 to Mar 31 2016	Apr 1 to Dec 31 2016	Jan 1 to Mar 31 2017
Budget Authority	\$ 111,798	\$ 327,199	\$ 109,749
Program Reserves		\$ 169,583	
Other Receipts 1			
Other Receipts 2			
Total Available Funds	\$ 111,798	\$ 496,782	\$ 109,749

Mainstream HAP Expenses per 2015 Validated Database or Jan - Sept 2016 Database				
	\$ 111,160	\$ 336,824	\$ 114,819	
Other Expenses				
Total Expenses	\$ 111,160	\$ 336,824	\$ 114,819	\$ 451,643

Unit Months Available	225	675	225	
Unit Months Leased	222	672	225	897

HAP	\$ 111,160	\$ 336,824	\$ 114,819	
Expenses greater than Available funds (Applies to CY only)		\$ -		
Overleasing Calc (Applies to CY only)		\$ -		

Total Contributions Required \$ 111,160 \$ 336,824 \$ 114,819 \$ 451,643

Disbursements \$ 109,989 \$ 340,107 \$ 113,530 \$ 453,637

Underpayment Due HA or
(Overpayment Due HUD) \$ (1,994)

2015 Prior Period Adjustment
(Diff prev reconciled 2015 Expenses) \$ -

TOTAL Underpayment Due HA
or (Overpayment Due HUD) \$ (1,994)

HUD-Held Reserves as of:	12/31/2016 \$ 156,675	3/31/2017 \$ 152,894
HUD-Held Reserves with Offsets as of:		3/31/2017 \$ 154,888

David Zaher
 for
Roxanne Byers
 Digitally signed by Roxanne Byers
 DN: CN = Roxanne Byers, C = US, OU
 = Division Director
 Reason: I am approving this document



TRI-COUNTY ELECTRIC PEOPLE FUND
7973 E. Grand River Ave.
Portland, Michigan 48875

phone: 1-800-421-8956 ext 1218
fax: 517-647-7615
www.homeworks.org

July 12, 2017

Housing Services of Mid-Michigan
Attn: Christie Harr
P.O. Box 746
Charlotte, MI 48813

Dear Christie,

I am happy to inform you that the Tri-County Electric People Fund board has reviewed your application for funding and has approved a grant in the amount of **\$3,000** for housing assistance.

Below is information regarding the approved grant:

<u>Check #</u>	<u>Payee</u>	<u>Amount</u>
2307	Housing Services of Mid-Michigan	\$3,000

I have also attached a copy of this letter for you to sign and return in the enclosed envelope, agreeing to accept the grant.

If you have any questions, please contact Tanya Schneider at 1-800-421-8956 ext 1218.

Sincerely,

Richard Palermo
Chairperson

RP/ts

Signature _____

Dear Lan,

Thank you for taking the time to talk with me on Monday regarding homelessness in Clinton County and the Housing Services Mid-Michigan. I appreciate all that you do for those that find themselves in a housing crisis or homeless situation.

Again, thank you and God Bless!!

May 2017

Lan,

Thank you for your hard work and dedication to the Michigan Department of Health and Human Services and to the citizens of Michigan. You make it possible for the department to provide the opportunities, services and programs that improve the health, safety, and self-sufficiency of so many Michigan residents.

Thank you for assisting our citizens with one of our most basic and absolutely essential needs - housing!

Flashes

6-3-17

Step Forward Michigan offers help to struggling homeowners

By Bob Robinson

Eaton County Treasurer

Financial troubles can strike unexpectedly. A surprise expense, sudden job loss, or medical emergency can make it hard for a family to pay the mortgage, property taxes, or condominium fees.

Fortunately, the Step Forward Michigan program can help homeowners stay in their homes by allotting folks the money they need to get current on their property taxes, mortgage, or condomini-

um fee payments. That helps homeowners and their communities, which stay stronger with fewer foreclosed homes.

The U.S. Department of Treasury created the Hardest Hit Fund in 2010 to provide aid to states that were hardest hit by the financial meltdown and housing market crash. Michigan received more than \$761 million in federal funds to provide assistance for struggling homeowners. To date, more than 32,000 homeowners statewide have

received assistance from the program. In Eaton County, more than 40 families have received over \$300,000 since 2013. More than \$40 million is still available.

The Step Forward Michigan program provides interest free loans of up to \$30,000 to help homeowners catch up on delinquent property taxes, mortgage payments and condominium association fees. The loans are forgivable at 20 percent each year, as long as the property remains the homeowner's primary residence. The loan is forgiven if the homeowner remains in the home after five years.

To qualify for assistance, residents must have experienced an involuntary hardship that caused the de-

linquency and have enough income to cover their future mortgage and property tax payments once caught up. Step Forward Michigan has been instrumental in helping Eaton County residents get back on their feet and keep their homes. Help is just a mouse click or a phone call away.

For additional information on the Step Forward Michigan program or to see if you qualify, please contact the Housing Services of Mid Michigan (517) 543-1180 or Capital Area Community Services at (517) 482-3005. Or, visit the Step Forward Michigan website at StepForwardMichigan.org.

Flashes

6-10-17

HSMM offers free class for first time homebuyers

Are you dreaming about buying a home for the first time? If you are, you won't want to miss this free class for first time homebuyers. The class, held Saturday, June 17, from 9 a.m. to 3 p.m. at Re/Max Real Estate, located at 128 S. Cochran Avenue in Charlotte will teach about all aspects of homeownership — readiness, search, lending, closing — and successful maintenance and finance after you buy. Several housing experts will be guest speakers.

The class, offered by Housing Services Mid Michigan and Re/Max Real Estate

is ideal for people who are within a year of being ready to become a homebuyer and who haven't owned a home for three years. Topics will include:

- Assessing your Readiness for Home Ownership
- Credit Scores and Credit Repair
- Search — Shopping for a Home
- Mortgage Process and Mortgage Products
- Home Inspections
- Owner Maintenance and Financing

The class is free, but pre-registration is required. To register, call Housing Services at (517) 541-1180.

Eaton County Veteran Stand Down a total success

Eaton County's first Veteran Stand Down in many years was a total success by all measures. Nearly 40 vendors and more than 75 veterans showed up at the American Legion (Post 42) in Charlotte to network and learn about the different services that are available to them. There were a variety of vendors available to speak to veterans. The services represented included, housing, health care, education, employment and many more. Veterans had an opportunity to network with other veterans, pick up surplus provided by the VA and talk to agencies that provide essential services.

The event was organized by Housing Services Mid Michigan in cooperation with the American Legion (Post 42 in Charlotte) and the VA.

"We are so pleased with the turn out from vendors and veterans," said Denise Dunn, Director of Housing Services Mid Michigan. "We just were not sure how many Veterans would show up, and we couldn't be happier with the

participation."

The event was highlighted by a special ceremony to recognize our veterans that featured Tim Lewis, Mayor of Charlotte, Representative Brett Roberts from the 65th district, Representative Tom Barrett from the 71st district, Matt Newman from the VA and Lt. Larry Treadwell from the Eaton County Sheriff's Office.

HSMC would like to thank our many volunteers that helped during the event as well as the organizations that supported the event; Kroger, Fay's Willow Tree Cafe and Bakery in Olivet, The Veterans Service Office in Eaton County, American Legion Post 42 and the VA.

The original Stand Down for homeless veterans was modeled after the Stand Down concept used during the Vietnam War to provide a safe retreat for units returning from combat operations. At secure base camp areas, troops were able to take care of personal hygiene, get clean uniforms, enjoy warm meals,



Photo provided
Pictured (l. to r.), Charlotte Mayor Tim Lewis, Denise Dunn, Matt Newman, State Rep. Tom Barrett and State Rep. Brett Roberts.

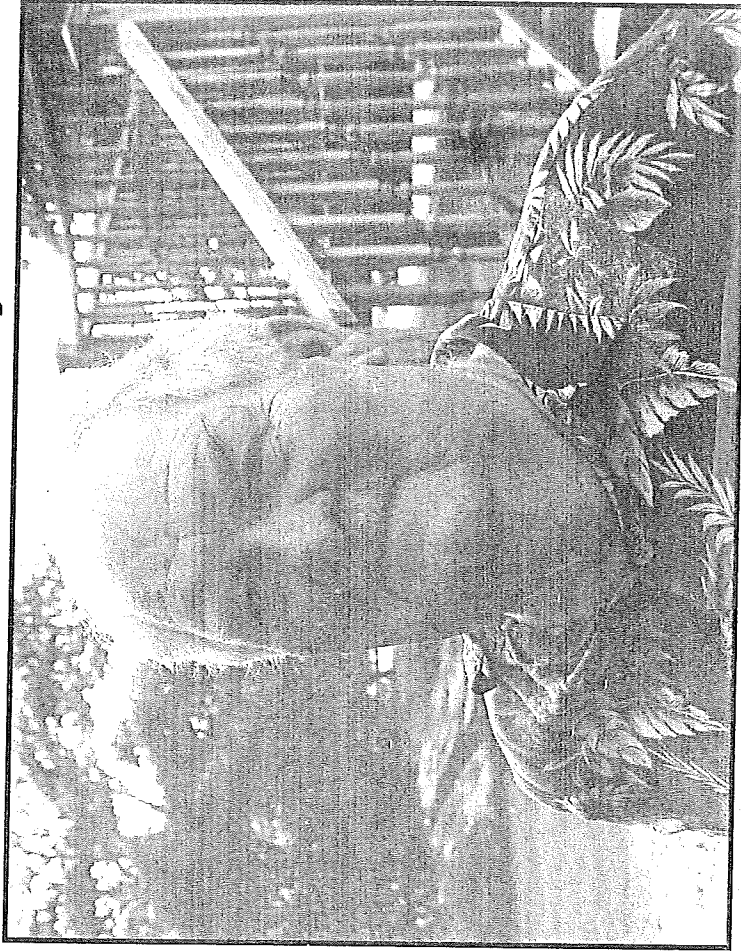
receive medical and dental care, mail and receive letters, and enjoy the camaraderie of friends in a safe environment. Stand Down afforded battle-weary soldiers the opportunity to renew their spirit, health and overall sense of well-being.

Housing Services Mid Michigan is a 501(3) organization dedicated to serving the homeless with programs that reach into Barry, Clinton

and Eaton counties. Because of the generosity of our community, our agency was able to assist 1849 individuals, including 1110 adults with 782 children in 2015. To resolve these housing crises, the agency dispersed over \$880,000 in direct financial assistance. As a non-profit, donations may be tax-deductible.

*Article submitted by
Housing Services Mid
Michigan.*

2017 Sunfield Farmers Picnic Grand Marshal Darwin "Dar" Benjamin



The 2017 Sunfield Farmers Picnic Grand Marshal Darwin "Dar" Benjamin was born September 28, 1943 in Lansing, Michigan to Darwin A. Benjamin Sr. and Lulu V. Benjamin. He lived on his family's farm located on the Northwest corner of Shaytown and Mt. Hope Rd in the Dow School Neighborhood until 1952 when they moved into Sunfield and in 1959 they moved into a new home they built on the corner of Third St. and Kent St. which his sister Patty Cooper now owns since their parents died. Dar has lived in the Sunfield Community his entire life.

Dar attended Sunfield High School and graduated in 1961 but kept his friends from school to this day enjoying their classmate's dinners that Rich Parker, Jan Sedore and Dar started several years ago to stay in touch. Some of the dinners and cookouts have seen upwards of 65 SHS friends from all classes. These dinners are in addition to the Alumni Class Reunions held on Sunday of the Sunfield Farmers Picnic Weekend.

He started out after school working for farmers around Sunfield and in the summer baling hay and straw plus other farm chores. After graduation additional schooling took place at Kellogg Community College and Lansing Community College to further his Insurance and Real Estate Careers. When he turned 18 in September after graduation he went to work at REO in Lansing for 4 years. Then working in his parents businesses back in Sunfield at the B & H Bar and BENJAMIN Restaurant until 1965 when he took training and joined the R. Dennis Connor Agency selling Insurance from Washington National Insurance Co. which he left in 1972 when he obtained his real estate License and became an agent for Mike Davis Builders and Realtors. Later becoming an Associate Broker for Mike Davis and then opening his own office of Dar Benjamin & Associates with his wife Diana in 1979. Now after a 45 year real estate career he is with Property Shop and Broker John Schneeberger of Grand Ledge and still listing and selling today.

His family includes his wife of 39 years Diana, their 7 daughters and 1 son. The kids have blessed them with 13 grandkids and 3 great grandkids all living nearby. Dar has been active over the years with the original Sunfield Jaycee Chapter as past president. The Sunfield Lions Club also a past president. Former Chairman of the Sunfield Township Board of Review for several years. He currently serves on the Board of Directors for Housing Services of Mid-Michigan in Charlotte, MI and was past president for multiple terms. He also serves on the Board of Directors for the Welch Historical Museum and Sunfield Historical Society located here in Sunfield.

Some of Dar's accomplishments over the years as a Real Estate Broker were the development of Carl's Market a Spartan Store on M-43 which brought new jobs to Sunfield. Linda VanGansbeke River Inn AFC on M-43 first phase. He also brought East Jordan Iron Works to Sunfield which brought more jobs with the development of the Lynn Peabody Farm on M-43 and Shaytown Rd. He worked with Kenneth & Winnifred Dunham in making the Dunham Estates Subdivision selling all the lots in a short time. He also has sold multiple bars and restaurants in Eaton County, party stores and Mapes Fisher Funeral Home to David Rosier his most unique sale. He also helped lease up buildings the latest was Aunt Bee's Daycare on Main St, helping bring activity to Main St. in Sunfield.

Continued on page 8.

Grand Marshal
Darwin
"Dar"
Benjamin
continued from
page 1.

Dar and his wife Diana live on Sunfield Rd. a couple miles south of Sunfield and enjoy their life on a few acres that is set up for wildlife to wander through, sleep in the small pine tree grove and nesting site on their pond for all sorts of birds. He also enjoys writing his ducks and geese. He Column for the Sunfield Sentinel "Roads I Have Traveled" that he started in April 2008 and writing about local people, places and things that have happened in and around Sunfield. He is honored to be selected as the 2017 Grand Marshal of the Sunfield Farmers Picnic.



Thank you!
I look forward to working with
your business this year. I am proud
to introduce what the "new chamber"
will be providing to our members.
I appreciate any feedback with
regards to better serve you.

- Courtney Anderson
Executive Director