



Ferndale Housing Commission
Regular Board of Commissioner's Meeting Minutes
Autumn House Community Room
Friday, April 25, 2025
6:30 PM

1. Roll Call

President Sutherland opened the meeting at 7:05 PM

In attendance: Aliyah Mgawe, Kimmaly Morris, Reginald Sutherland, Joel Milliner, Alvita Lozano. Dana Parke was excused.

2. Approval of Agenda

Agenda approved

Ayes: All Nays: None

3. Approval Of Minutes

Ayes: All Nays: None

4. Approval of Disbursements:

Joel Milliner approved disbursements

5. Executive Director's Report:

- HUD revised the FHC SEMAP indicators for the 2023 audit and closed the Corrective Action Plan (CAP)
- Comerica has refunded the last two fraudulent charges of \$16,417 and \$20,157.35.
- Santrice McPherson is no longer with FHC; Alicia Ward began on May 5th and has 16 years' experience in Housing and HUD compliance.
- All Housing Authorities that received FHC portability participants have been contacted to provide updated billing statements. The Portability statements had not been paid since 2022/2023 and we are working to bring all billing current.

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- Resident Committee attendees have expressed an interest in painting their own units. FHC will provide the paint and equipment.
6. Deputy Director's Report:
- All insurance repairs have been completed.
 - 21 vacant units have been freshly painted, cleaned, some had flooring replaced, and are ready for leasing.
 - FHC mailed out 50 letters of interest to waitlist applicants, 22 had been returned.
 - DTE contacted FHC regarding assisting with tree removals and trimming for the scattered sites.
 - Three basements backed-up in the scattered site homes.
 - Bids are being collected to repair the east wall of W.W.
 - The cross connection and elevator tests were being scheduled.
7. Call To Audience:
- Renee Blackwell was concerned about returning the walls to the original colors if painted. Aliyah confirmed that the walls may need to be restored to original colors upon move-out.
 - Renee Blackwell was concerned regarding cleaning the units upon move-out, Joel Milliner and Aliyah Mgawe stated normal wear and tear was acceptable.
 - Renee Blackwell was concerned regarding shampooing the carpets, cleaning the walls upon move-out, Aliyah Mgawe and Joel Milliner reiterated that normal wear and tear was expected.
 - Renee Blackwell was concerned that the cameras in A.H. were not functioning; Aliyah Mgawe mistakenly told her all cameras had been repaired. Renee then became confrontational and called Aliyah Mgawe a liar. Aliyah stated she thought all cameras were functioning, it was her mistake and apologized.

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- Renee Blackwell was concerned that the cameras were nonfunctional, Kimmaly Morris stated we could not rewind the cameras and are working on getting them replaced.
- Renee Blackwell was concerned that the garbage cans were not being cleaned. Kimmaly Morris will ask the maintenance men to hose them down as this is not in the cleaning crew's contract. Residents must be careful when placing their garbage in the bins.
- Joel Milliner asked the difference between replacing and upgrading the camera system. He was informed that the camera technology is outdated, the system is too old to upgrade, and a new system has to be installed.
- Aliyah Mgawe stated that Public Housing funds were depleted as the insurance rates have tripled last year, skyrocketing to \$300K, the HUD budget for Public Housing is \$332K. The cameras will be replaced once less expensive insurance is found and the vacant units are filled to bring in more funding. All work/repairs from Public Housing apartments and scattered sites have been paid for by HCV funds. The delinquent portability billings are estimated to be \$200K – the HCV funds must be used to bring the portability current and pay landlords.
- Jennifer Bailey was concerned that A.H would be sold; Reggie Sutherland and Joel Milliner assured her it would not be sold.
- Jennifer Bailey asked what was taking so long to 'fix the building'? Reggie Sutherland explained the contractor schedules, financing from the insurance company and other external factors contribute to the delays in repairs.
- Jennifer Bailey stated that the contractors were 'piling trash' beneath her windows causing bedbugs to infiltrate her unit and triggering her asthma attacks. Kimmaly Morris stated she would talk to the contractors.

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- Jennifer Bailey asked when the lawn will be mowed and the hedges trimmed, stating rats were darting between the hedges.
- Oliver Connelly stated the back stairwells are not regularly cleaned. Kimmaly Morris will speak to the cleaning crew.
- There was concern regarding booking the community room with complaints regarding noise (quiet time is after 10:00 PM and enforced); about walking in on private parties that one is not invited too; (Kimmaly assured the Commissioners that flyers were printed up to be posted); the procedure for booking the Community Room was explained. It was noted that none of the complainers had booked the room.
- Commissioner Alvita stated she sensed tension on both sides between the public housing residents and the E.D. and the D.D. Public Housing Mgr – Aliyah and Kimmaly, and stated it would be good if the public housing residents showed a little kindness. Alvita knew firsthand the work that running FHC entails and the transition over the past year was intense.
- Commissioner Joel stated that he listens to the public housing residents and their complaints. It appears the public housing residents 'turn the knife' just to be petty.
- Alvita stated the current administration walked into 'a mess' and asked for patience, stating the FHC staff has worked 'above and beyond'

8. Call to Commission

- President Reggie asked about the PILOT program for taxes, and is attempting to negotiate to reduce the FHC payments.
- Joel inquired into the inspections to be held as FHC has just undergone (and paid) for inspections. Kimmaly replied the inspections are to be done every two years but had been

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neglected in the prior two years leading to more inspections to bring them current.

The meeting was adjourned at 8:05 PM

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