



Ferndale Housing Commission
Regular Board of Commissioners Meeting minutes
Withington West Community Room
September 26, 2025
6:00 P.M.

1. Roll Call

The Regular Board meeting was called to order by Board Commission President Reginald Sutherland. Roll call: Reggie Sutherland, Alvita Lozano, Kate Baker, Joel Milliner, Dana Parke, Kimmaly Morris, Aliyah Mgawe

2. Approval of Agenda

President Sutherland led the motion to approve Agenda
Ayes: All Nays: None Motion: Passed

3. Approval of Minutes

President Sutherland led the motion to approve the meeting minutes
Ayes: All Nays: None Motion: Passed

4. Financials

(Joel asked why the HAP payments fluctuated; Aliyah responded contracts change, we lose people as well. Kate asked if the shortfall was in capital funds, Aliyah responded some eLOCCS payments have yet to be deposited. Kate asked which account is in shortfall; Aliyah responded all of the accounts together do not cover expenses due to the deficit of the prior two years. Aliyah stated FHC has requested \$295K additional funding.

Kate stated the Commissioners will sign up for HUD Exchange, Aliyah requested that any Commissioner interested in NAHRO classes to let her know).

Ayes: All

Nays: None

Motion: Passed

5. Executive Director's Report

The following items were outlined in the E.D. report:

- The Shortfall call was scheduled for November.
- The Shortfall should be relieved by November.
- Aliyah is putting emphasis on Holds/Delayed Annuals. We need to research the Holds, to release or delete them. We will bring all Annual recertifications, Interims, and Change of Units current as this has a major impact on our budget.
- The Admin Plan revision will be completed by November, if time allows.
- The Fee Accountant RFP had been responded to by two companies, one decided not to apply, the other rescinded their application. We will remain with the current Fee Accountant who charges far less than the others.
- We were forced to transfer \$105K from HCV unrestricted net funds to Public Housing to meet the repair bills. (Commissioner Joel asked if the money would be replaced in HCV after the shortfall has ended, Aliyah responded that yes, it would be)
- We met with the city to get relief from the deadlines of repairing public housing, which had cost \$23K+.
- The RFP for Annual Audit was responded to by Hannah Bond. She comes highly recommended by many other E.D.s in Michigan. (Joel asked if the audit can be completed without Hannah being at FHC, the answer is yes, it will be done remotely. Reggie asked if a complaint could be filed against Barrale and Assoc., the current auditors who gave FHC a finding that they caused; Aliyah responded she will look into it when time allows. Kate asked if the Commissioners had to vote on the Auditor application; Aliyah answered that they could look it over and vote at the next meeting).
- FHC Organization Plan is being updated.

6. Deputy Director/Public Housing Manager's Report

- 1405 Troy has had several basement water backups, we have contacted the city to find out what causes the backups and who is responsible.
- All 2025 city inspections have been completed.
- Both high rise buildings elevator inspections have passed
- Passed water inspections
- Boilers were inspected, the costs were \$4205.00
- Tree trimmers were scheduled for scattered sites for October 1.
- Furnace inspections were scheduled for \$79 per furnace (instead of \$125 per furnace)
- All 5 vacant units must be inspected
- Due to the shortfall, FHC has put cosmetic/unnecessary repairs on hold

6. Call to Audience

- Concerns regarding the landscaping were discussed
- Concerns regarding the cleanliness of the elevators were discussed
- A resident questioned whether there was a 'cap' on rent as hers has increased; Kimmaly explained that the COLA received every year causes the rent to increase; Aliyah suggested the resident provide the out-of-pocket medical expenses if
- A resident brought up concerns regarding the limited parking at WW; parking passes will be issued to residents with cars.
- A resident questioned how the cars would be towed and was asked to call the office to report illegally parked cars. She refused stating she 'does not work here'.
- A resident stated she called Kimmaly to report she has a new car and has not received a response. The notices of what to provide for a parking pass had been left at each door and posted in both lobbies.
- A resident complained about trash being thrown down the trash chutes without being bagged first; Kimmaly stated FHC would 'step

up' the rotation for cleaning; Aliyah stated that was not possible due to the shortfall and would post reminders to bag all garbage properly before disposing of garbage.

7. Call to Commission:

- Kate asked about the cost Physical Needs Assessment; Aliyah responded the lowest was \$2800 and the highest was \$3500
- Kate stated Warren Housing Commission uses Hubble, Rock, and Clark (sic) for accounting, they are slow and expensive.
- Dana Parke stepped down as Vice President, nominating Joel Milliner as VP. The motion was approved by all. Welcome Vice President Milliner.
- Joel Milliner accepted as VP; and introduced our Special Guest Mayor Raylon Leaks-May.
- Kate Baker introduced herself to residents and shared her background history
- Reggie, Dana, and Alvita thanked everyone who attended the meeting.
- All Commissioners, Aliyah, and Kimmaly thanked the Mayor for attending.
- Reggie praised Aliyah for the dedication in bringing in money to offset the shortfall; and praised Kimmaly for her frugality in bargaining for the best prices for whatever is needed.

The meeting was adjourned at 7:24 PM by President Sutherland