



Ferndale Housing Commission
Regular Board of Commissioners Meeting minutes
Autumn House Community Room
January 30, 2026 Meeting Minutes
6:00 P.M.

1. Roll Call

The Regular Board meeting was called to order at 6:09 P.M. by Board Commission Vice President Joel Milliner. Roll call: Reggie Sutherland, Alvita Lozano, Kate Baker, Joel Milliner, Dana Parke, Kimmaly Morris, Aliyah Mgawe

2. Approval of Agenda

Ayes: All Nays: None Motion: Passed

3. Approval of Minutes

Ayes: All Nays: None Motion: Passed

4. Financials

Ayes: All Nays: None Motion: Passed

5. Executive Director's Report

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

- The YE Entry Wide Balance Sheet and Entry Wide Revenue and Expense Summaries were included in the report; the Fee Account stated FHC is in better financial shape than we had been in years.

- The revised Administrative Plan has been approved, accepted as corrected.
- The Revised Resident Handbook was approved with the Commissioner's changes.
- Royal Oak Cottages has 4 current residents, with 4 more to be added this month.
- Changes in FHC staff insurance; medical, dental, vision, and pharmacy had been cancelled for several months due to a billing error, it has since been restored
- HUD updated the 5-Year Plan with detailed expenditures to be added for each year; this had not been done in the past. It had been completed and resubmitted.
- The Annual Plan had been completed and added to the website; copies were included in the BOC packets.
- Aliyah asked that her evaluation be postponed to another date; as the YE finances, contract negotiations, HUD and VMS updates required more time to complete than usual.
- The HUD grants requested in 2021 and 2023 expired; HUD will sanction 2025 funds. Aliyah did complete and submit the grant which was due December 2023 for FY 2024 and was awarded twice the annual funding which should prevent another shortfall.

6. Deputy Director/Public Housing Manager's Report

- FHC will schedule reinspections for:
 - 415 – 68 units
 - Scattered Sites – 43 units
 - NSPIRE inspections – 18 units
 - Alegra Insurance inspections – 12 units
- The boilers at WW had been repaired and were functioning.
- The basement at 443 Webster backed up and flooded twice with water and sewage, a plumber repaired the problem.
- The furnace at 892 Marshfield failed and was repaired
- Alegra Insurance required a railing to be added to 446 Hazelhurst, it had been added.

- The elevators require constant repair and will require more in the future as the State has new guidelines regarding elevators that we will comply with.
- Works orders were handled as usual during the inspection repairs.
- 1556 Albany has new appliances; the stove was 15 years old and the refrigerator was sized for an apartment.
- A leather sectional was donated to FHC by a friend of the BOC President and placed at AH – which previously had no furniture
- A resident at AH was without heat for several days due to the part needed for the repair being discontinued. The registers are no longer made. A part was located, ordered, and installed.

6. Call to Audience

- An AH resident complained: the leather sectional in the community room, a work order that had not been completed, the community room floor had not been mopped, the mailroom trash cans need to be wiped down, when residents use the community room their guest park in the parking lot, an evicted resident came to visit and should not have been allowed in the building; someone also fell asleep on the sofa in the community room
- Another AH resident complained: The resident above was allowing dog feces and urine to rain down upon the ground in front of her unit; another resident had a visitor who owned a dog and the dog defecated in the hallway, when she confronted the owner of the dog the owner of the dog threatened her; the police were called, a report was made. She was asked if the office were made aware of the altercation and responded no, because Aliyah blocked her. Aliyah stated she did ask this resident to communicate through writing only as the emails she was sending were rude, denigrating and included the resident calling Aliyah names and other degrading messages.
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7. Call to Commission:

- Commissioner Katie advised the resident complaining of the police incident to not wait until the BOC meeting to report issues, but to tell the office immediately.

- Kimmaly responded that the complaints can be made via email drop-box or phone calls (this is when the complainant stated Aliyah blocked her emails)
(The two complainants then approached the BOC table, complaining of not being treated fairly over issues they had faced but had not reported. At this time, the other attendees left the meeting)
- The complainants became combative, comparing the current and past FHC administrators.
- The complainants became hostile, combative, and circled the BOC table
- Vice President Joel Milliner reminded them that we are not 'in the then, we are in the now', this seemed to cause the complainants to return to their seats.

The meeting was adjourned at 8:04 PM by President Sutherland