



Ferndale Housing Commission
Regular Board of Commissioners Meeting minutes
415 Withington Ferndale, MI. 48220
Community Room
February 27, 2026 Meeting Minutes
6:00 P.M.

1. Roll Call

The Regular Board meeting was called to order at 6:05 P.M. by Board President Reginald Sutherland. Roll call: Reggie Sutherland, Alvita Lozano, Kate Baker, Joel Milliner, Aliyah Mgawe. Dana Parke was excused

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:

- FHC has acquired additional Capital Fund money, double the amount usually received. The funds will be used to revitalize the PH buildings and scattered sites, with some money held in reserves in anticipation

of HUD sanctions caused by the incomplete submissions of reports due in 2021 and 2023.

- A HUD grant was awarded in the amount of \$36,840.
- FHC receive an additional \$184,196 for OP funds. The funds will be used to upgrade the PH buildings and scattered sites and pass city inspections.
- FHC HCV Program has received a corrective payment for \$1,935,573. The funding may be used to issue vouchers or provide vouchers to new PBV units – we will await discharge of shortfall before deciding.
- The Resident Handbook had been completed; the Admin Plan Policy and Procedure books have not been completed.
- FHC has received requests from two developers for PBV units, we will wait until we are discharged from shortfall before bringing them to the Board for discussion,
- The 5-Year Plan has been approved by HUD. HUD added a multitude of groups/subgroups which were not necessary in previous years. The ‘Rolling’ 5-Year Plan has been changed to a ‘Fixed’ 5-Year Plan, with options to update if needed.
- The FHC budget had been revised to add increased funding, a copy of the budget was to be emailed to Commissioners upon completion.
- Staff reorganization had been initiated to enhance FHC performance and HUD metrics.
- Kimmaly Morris will not be required to attend the monthly BOC meetings as no other PH Manager was required to attend; the PH reports will be presented by Aliyah Mgawe.

6. Deputy Director/Public Housing Manager’s Report

- FHC scheduled re-inspections for:
17 units that needed repairs. All units passed the re-inspections. The AH Boilers failed Saturday, February 21. FHC Maintenance staff were onsite for 10 hours; the boiler contractor was on site for 4 hours; An EZ Text was sent to all affected residents; the boilers were repaired and heat was restored.

- The basement at 443 Webster had been jetted and repaired.
- The furnace at 892 Marshfield failed and was repaired
- The elevator company completed repairs on the elevators.
- WW had a flood from 306 to the community room caused by a faulty pipe which was repaired.
- Two firefighters will present a fire safety class for all residents; the dates and time will be announced.
- Heating registers at AH had malfunctioned and been repaired; the parts needed for the repairs were difficult to locate due to the age of the heating registers.
- 1638 College had a furnace malfunction which was repaired by FHC maintenance men.
- Routine work orders are being completed as time permits, with emergency items being prioritized. The turnaround time for non-emergency repairs is approximately 3-4 days.
- The carpet in WW community room was shampooed in the first week of February.
- WW has 4 vacant units, with 7 at AH.
- The vacant had fresh painting, new carpeting as needed, drywall repairs as needed. Some units required extensive cleaning.

6. Call to Audience

- An AH resident would like to have new, veneer flooring. She would also like fresh paint.
- An AH resident asked the number of times the fire alarms could be accidentally tripped before being charged.

7. Call to Commission:

- Katie will provide Aliyah's email to her friend who wanted to discuss PBV units.
- Alvita mentioned the BOC will address City Council.
- Reggie stated the need to change the Credit Union One account to himself and Aliyah.
- Reggie mentioned the WW Roku remote was located and affixed to the community room wall with Velcro.

The meeting was adjourned at 7:57 PM by President Sutherland