Ferndale Housing Commission
Regular Board of Commissioners Meeting minutes
Withington West Community Room
415 Withington Ferndale, MI. 48220
June 26, 2026, Meeting Minutes
6:00 P.M.

1. **Roll Call**

   The Regular Board meeting was called to order at 6:18 P.M. by Board Vice President Joel Milliner. Roll call: Kate Baker, Joel Milliner, Aliyah Mgawe, Reginald Sutherland, Alvita Lozano. Dana Parke was excused.

2. **Approval of Agenda**

   Ayes: All Nays: None Motion: Passed

3. **Approval of Minutes**

   The May minutes were approved; the April minutes were omitted from the May Board Packet and were approved at the June meeting.

   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:

   - HUD has initiated a different payment standard index; the new payment standards will be implemented in 2027; two years after

HUD has implemented them. The delay was caused by the chaotic conditions of FHC in 2024 which hindered the implementation in 2025. The new payment standard will correspond with zip codes the participants choose to reside in. A list of the zip codes with the payment standards assigned to each was provided.

- The HUD voucher submitted on April 15, 2026 for $140,645 was cancelled; it was 'under review' for a lengthy amount of time making submitting other vouchers impossible. The voucher was replaced with another for $176,144. The new voucher was immediately approved and the payment deposited in the HCV account the following day.
- HUD issued a scathing assessment of the FHC PHAs scores; these scores rate the PH program. The assessment was for the FYE 2024. The HUD Portfolio Specialist sent a 'Call to Action' letter to the Commissioners, requesting the Commissioners to evaluate staff and management based on the 2024 scores. The FHC was undergoing major changes in 2024, including staffing changes, operating in a deficit, being declared 'Troubled/Capital Fund Troubled' for several years prior to 2024. The Commissioners are knowledgeable of these changes. Some questioned the reasoning behind such a letter from 2 years ago when the FHC was staffed by others, as was the Board of Commissioners. The FHC has 1 current staff member from 2024, as well as 2 original Board members.
- The FHC Audit is ongoing, we are looking forward to viewing the finished report and identifying our strengths and weaknesses.
- There have not been any updates from HUD on the grant written and submitted by Commissioner Baker.
- We are using the 2YT (Two-Year Tool) provided by HUD to project our finances for the next two years. We have found it be very helpful in managing the FHC finances,
- The high rent increases by Landlords/Property Managers/Owners has been capped to 5% - 7% in hopes to discourage Owners/PM/LL from raising the rents as high as $500 more per month. The Owner/PM/LL believe the overage will be paid for the FHC, which is not the case.

The participants must pay most of the difference, making the units unaffordable.

6. **Public Housing Report**

The following items were outlined in the Public Housing Report:

- The Scattered Site inspections were completed with the City Inspector. We were awaiting results of the 19 completed inspections.
- Some of the Scattered Site repairs that had been reported by the former maintenance men as completed had not been completed. We are making the repairs.
- 415 Fire exit signs have reached their 10-year limit and must be replaced. One quote was for $7,000.00. We are accepting bids from other contractors.
- The FHC truck had been repaired and returned, but continued to have problems with the dome light, ignition key, and automatic doors. The truck will be returned to repair these issues.
- Landscaping had been completed for both buildings.
- The elevators at both buildings had been malfunctioning and were repaired at a cost of $1400.00
- Our insurance underwriters required a driveway to be repaved at a cost of $17,500.00 Pictures were provided.
- 1446 Marshall, a scattered site, porch has been repaired with sections that needed replacing as per a City inspection. The repair has been completed at a cost of $6500
- The garbage room at AH was filthy with an infestation of cockroaches and evidence of mice with the floor littered with mouse droppings. There was a shirt with fresh macaroni and cheese dripping off of it and thrown over a pipe across the room from the garbage bin. The shirt was not there in a picture of the room that was taken by maintenance at 8:00 AM showing only a green shirt thrown over the pipe with another picture taken at 9:00 AM by Aliyah showing the macaroni and cheese shirt thrown over the green shirt. There are signs placed over every garbage chute reminding residents to secure their garbage before depositing it in the chute. Those signs are largely

ignored. The power washing was performed at a reduced cost of $200.00

- The FHC cleaning crew will come to the AH July meeting, they have expressed much concern over the filthy conditions at AH which do not exist at WW, although WW is larger building with more residents it is far cleaner than AH.
- There were 14 work orders submitted in May; 11 were completed within 24 hours, the rest within one week. The work orders are categorized by the severity of the problems, with issues that could affect the health of the residents given priority.

7. **Call Commissioners:**

1.Commissioner Lozano volunteered to assist with the FHC audit.
2. Commissioner Sutherland shared the back patio doors at AH needed a new lock, he had purchased bars to block the doors from opening, but someone took the bars.
3. Commissioner Milliner asked if the resident that must move by July 31 had relatives that could have been contacted; Aliyah responded she contacted the resident's sister and attorney.
4. President Sutherland brought up the Devon Trace development and stated it has funding. Commissioner Lozano asked who had the D.T account, Aliyah responded that the FHC has to prove the D.T. dissolved into FHC, President Sutherland suggested asking the City to provide whatever they had on D.T, Aliyah responded we had all the documents that the city has. Anne Heller had come to assist in proving the D.T. was owned by the FHC and was not able to find proof. Commissioner Lozano stated we need to take the time to research the D.T., Aliyah responded that the FHC has been concentrating on straightening the FHC finances and ensuring that the FHC was in compliance with the HUD rules and regulations for the past couple of years, there has been no time to research the D.T. yet.
5. Commissioner Milliner also inquired into the payment agreement for the resident who destroyed the fire door to her unit, as well as destroying the unit by allowing the hot water to run in the tub for 2-3 months before

reporting it. Aliyah responded that the resident would pay for the door; FHC has absorbed the cost of repairing the bathroom. Although the carpeting was destroyed as well, it had been scheduled for replacement, so FHC absorbed that cost as well.

6. Vice President Milliner asked if all the Commissioners had taken the Commissioner training with NAHRO, President Sutherland stated the former E.D. had allowed the NAHRO subscription to lapse; A. Mgawe stated she did reinstate the NAHRO subscription, and all commissioners were added to the subscription.

7. President Sutherland reported the air conditioner compressor at AH had been destroyed and needed repair. It appears to have been cleaved with an ax.

8. There was a motion to approve the zip code payment standards that HUD made mandatory in 2025; the motion passed unanimously.

Ayes: All Nays: None Motion: Passed

9. A motion was entered to remove former Commissioner Martin and add the names of the Board of Commissioner President Reginald Sutherland, Board of Commissioner Vice President Joel Milliner, and Executive Director Aliyah Mgawe. The motion was unanimously approved:

Ayes: All Nays: None Motion: Passed

8. Call To Audience

There were no comments from the audience; no one was in attendance.

The meeting was adjourned by Vice President Joel Milliner at 7:20 P.M.