



August 11, 2021

REGULAR MEETING MINUTES

A REGULAR MEETING of the FHC Board was called to order on August 11, 2021, at 6:30 PM in the Community Room at 415 Withington.

A. Roll Call

Present: Jennifer Bentley (Via phone/Ferndale, MI), Deanna Wiltse, Reggie Sutherland, Heather Van Poucker.

Absent: Dan Martin (excused), Donnie Johnson (excused)

B. Approval of Agenda

Motion by Commissioner Bentley, seconded by Wiltse, be it so resolved to approve the agenda as amended adding discussion of Commissioner Wiltse's Fall/Winter change of attendance of FHC Board Meetings.

Ayes: Commissioner Bentley, Wiltse, Sutherland Nays: None Motion Passed.

C. Approval of Minutes (signed by Heather Van Poucker)

i. Regular Meeting of July 14, 2021

Motion by Commissioner Wiltse, seconded by Bentley, be it resolved to Table approval of the minutes of the Regular Meeting of July 14, 2021, as submitted.

Ayes: Commissioner Bentley, Wiltse, Sutherland Nays: None Motion Passed.

D. Approval of Financial Reports & Disbursements as reviewed & approved by the Finance Committee

Motion by Commissioner Wiltse, seconded by Sutherland, be it so resolved to Table approval of the Financial Report as presented.

Ayes: Commissioner Bentley, Wiltse, Sutherland Nays: None Motion Passed.

E. Open Call/Call to Audience

Carol Morency asked if residents with disabilities could request installation of walk-in showers in their unit.

Commissioner Wiltse and Heather Van Poucker both explained in detail the process of an ADA request. Van Poucker stated that a packet is available through the FHC office.

Phyllis Patterson stated that she has water leaking into her tub from the tub above. Wiltse asked if she put in a work order for it. Patterson responded yes, years ago, but it started again.

Heather Van Poucker responded that she would place a work order to have the problem revisited.

F. Executive Director's Report

Heather Van Poucker reviewed the Public Housing operational reports for the month including occupancy, delinquencies, work orders and lease violations/warnings.

Evelyn Brady started this month as FHC part time receptionist.

Property Repositioning plans continue.

FHC Residents enjoyed the Cookout at the Ferndale Elks. We look forward to more collaborative events with them.

Heather Van Poucker is serving on the County ARPA Housing Study Group, which will advise County Commissioners on how to prioritize ARPA funds re: affordable housing. She is also serving on the Steering Committee for the City's update of its 'integrated Master Plan, Climate Action Plan, and Parks and Recreation Plan.'

G. New Business

i. Annual Strategic Planning Session: Date/Format

Heather Van Poucker will send a Doodle Poll to Commissioners to get input on day and time.

ii. IDEA Initiative Final Report: Receive & File

Heather Van Poucker emailed the full report.

Motion by Commissioner Sutherland, seconded by Wiltse, be it so resolved to receive and file IDEA Initiative Final Report.

Ayes: Commissioner Bentley, Wiltse, Sutherland Nays: None Motion Passed.

iii. IDEA Subcommittee Implementation Plan Update

Of the 114 IDEA recommendations, 27 have been completed/implemented and 6 are in process. We will have a collaborative review of the Resident Handbook with residents at the September Resident Meetings to discuss proposed changes and seek input/feedback which will complete many recommendations.

Van Poucker will continue work with the IDEA Implementation Subcommittee. Once a complete implementation plan is prepared, the task force/Kat LaTosch will be invited back to a board meeting to invite their feedback re: implementation.

iv. Covid Surge Contingency Plan

Oakland County remains in a state of 'substantial' risk. The front office will remain closed to the general public, with customer service provided by phone, email, or in person by appointment with Covid safety protocols. No reservations of community spaces in the buildings will be taken for functions/gatherings that include non-residents. Resident gatherings to remain smaller and outdoors whenever possible. Larger gatherings of any kind will require wearing masks regardless of immunization status. Regarding board meetings, our current by-laws allow for remote attendance for board members. If there is a declared state of emergency, we can go back to 100% remote meetings. Masks are required at all in-person board meetings regardless of immunization status.

v. Eviction Moratorium/Extension of Late Fee Waiver

The national eviction moratorium has been extended through October 2, 2021, for counties experiencing substantial or high transmission rates. Oakland and Macomb counties both are considered 'substantial' at this time. It is requested that the Board approves to extend the late fee waiver so long as Oakland County remains subject to the eviction moratorium.

Motion by Commissioner Bentley, seconded by Wiltse, be it resolved to approve extending the late fee waiver so long as Oakland County remains subject to the eviction moratorium.

Ayes: Bentley, Wiltse, Sutherland Nays: None Motion Passed.

vi. Source of Income Discrimination Ordinance

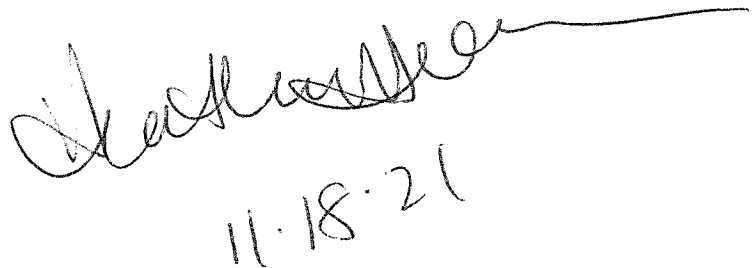
Ferndale City Council plans to consider a local ordinance prohibiting discrimination based on source of income at its August 9th meeting. Advocacy was prioritized by the FHC Board in our 2021 Strategic Plan, and it is hoped this will be an inspiration to other communities to pass similar SOI Discrimination ordinances, so HCV program participants will have the same opportunity for housing that anyone else does.

vii. Commissioner Wiltse: Change of Schedule

Commissioner Wiltse stated that she will be attending graduate school for the Fall/Winter term and there will be a conflict with the FHC Board Meeting dates/times.

H. Call to Commission
(None)

Adjournment: 7:16 PM.



A handwritten signature in black ink, followed by the date "11.18.21" written below it.