



September 15, 2021

REGULAR MEETING MINUTES

A REGULAR MEETING of the FHC Board was called to order on September 15, 2021, at 6:32 PM in the Community Room at 500 East Nine Mile.

A. Roll Call

Present: Jennifer Bentley (Via Zoom/Ferndale, MI), Reggie Sutherland, Donnie Johnson (via Zoom/Detroit, MI), Heather Van Poucker.

Absent: Dan Martin (excused), Deanna Wiltse (excused)

B. Approval of Agenda

Motion by Commissioner Johnson, seconded by Bentley, be it so resolved to approve the agenda as amended.

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

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

i. Regular Meeting of July 14, 2021; Regular Meeting of August 11, 2021

Motion by Commissioner Johnson, seconded by Bentley, be it resolved to Table approval of the minutes of the Regular Meeting of July 14, 2021, and the Regular Meeting of August 11, 2021, as submitted.

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

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

Motion by Commissioner Johnson, seconded by Bentley, be it so resolved to approve the Financial Report as presented for July 14, 2021, and August 11, 2021.

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

E. Open Call/Call to Audience

Claude Washington stated that the Resident Committee at Autumn House has scheduled two meetings for planning activities, and no one has shown up.
Stephan Mellan stated that the side door leading to Paxton has had issues closing and locking.

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.
Online Rent Pay launch is upcoming for resident use.
Discussion is ongoing with the city regarding water bills and high-water usage alerts.
An application has been sent into the University of Michigan to have a student project group review and update the FHC website and online forms.
The on-site risk assessment through the property/liability insurance carrier occurred with great feedback.
The MERS representative presented at the annual meeting with staff to review the pension and retirement programs.

G. New Business

i. Approval of Strategic Planning Session Date/Agenda

Discussion on Date/Agenda of Strategic Planning Session. Operations of the Board Meetings to be added. Date of Strategic Planning Session to be Saturday, September 25, 2021 from 9:00-11:00 AM.

ii. IDEA Implementation Update

Of the 114 IDEA recommendations, 39 have been completed/implemented. Many of the completed items pertain to the Resident Handbook. Changes were presented to residents at the September Resident meetings to discuss proposed changes and seek input/feedback. Following the Strategic Planning Session Van Poucker will finalize the draft IDEA implementation plan.

i. Annual Staff Training Plan

Heather Van Poucker broke down the quarterly staff training plan covering IDEA/Trauma Informed Care, Mental Health 1st Aide/Culture of Kindness, Fair Housing/ADA, FHC Organizational Policies and Strategic Plan.

iii. Resolution to Adjust Housing Choice Voucher Payment Standards to 110% of 2022 FMR

The adjustment to the Housing Choice Voucher Payment Standards to 110% of 2022 HMR will give families greater accessibility and success rate for finding housing.

Motion by Commissioner Johnson, seconded by Bentley, be it so resolved to approve the resolution to adjust Housing Choice Voucher Payment Standards to 110% of 2022 FMR.

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

iv. Resident Handbook Updates

The IDEA Initiative generated several recommendations to improve our Resident Handbook. Those were presented to residents at both buildings at their monthly September resident meetings. Changes were also publicly posted. A final formal hearing in late October will occur with an anticipated final resolution of approval to come before the board at its November meeting.

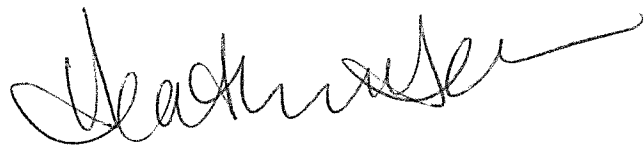
v. Resident Committee Organization & Rules

The IDEA task Force made recommendations pertaining to resident committees to improve functionality of the groups. Heather Van Poucker recommended changes aimed at improving participation in elections and encouraging diversity in who is elected.

H. Call to Commission

Commissioner Bentley stated she will not be at the October FHC Board Meeting.

Adjournment: 7:04 PM.

A handwritten signature in black ink, appearing to read "Heather Van Poucker". The signature is written in a cursive, flowing style.

11.18.21