



415 Withington, Ferndale, MI 48220

Ferndale Housing Commission  
December 7<sup>th</sup>, 2023  
6:00 PM

(Phone) 248-547-9500  
(Fax) 248-547-1137  
(TTY) 800-545-1833 (Ext. 818)

Present: Dan Martin, Donnie Johnson, Jennifer Bentley, Reggie Sutherland

Call to Order – 6:02 PM

Call to Audience

- Reggie to distribute fliers at Autumn House for holiday gathering.
- There is interest in having Ferndale Police attend a future meeting to discuss individual sleeping in the vestibule and getting inside the building.
- There was robust discussion about the individual getting inside the building. Residents were strongly encouraged to call the police when they see this person, do not let anyone in the building they do not know, and do not just buzz someone in because they are ringing their apartment.
  - o Further suggestions were offered :
    - Hire a security guard for the buildings.
    - Enhance security system so residents can see who is in the lobby from their apartment.
- Resident expressed the difficulties he was having paying rent and the mistakes that were made in the processing. He is working with the office to rectify.

Approval of the Agenda

- Moved by D. Johnson, supported by R. Sutherland. Unanimously approved.

Review of Exec Director Search

- D. Martin discussed the past process for Executive Director selection process.
- Commissioners chose to interview 5 – 6 candidates directly.
- Interviews will be held the evenings of December 18<sup>th</sup> and 19<sup>th</sup> at Withington. Interviews will occur after the regular meeting on December 18<sup>th</sup> and beginning at 6:00 PM December 19<sup>th</sup>.
- Commissioners will individually email D. Martin their preference for interview by Monday December 11<sup>th</sup>.
- Per the open meetings act, interviews will be open to the public, with Commissioners conducting the interview and the public allowed to comment at the appropriate time.

The meeting adjourned at 6:40 PM.

Minutes taken by D. Martin





**To:** FHC Board of Commissioners  
**From:** Regina Spencer, Interim Executive Director  
**Date:** December 18, 2023  
**RE:** Monthly Report

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## **PUBLIC HOUSING OPERATIONS**

### **Work Orders-**

61 work orders were entered in November. 61 were completed.

### **Occupancy-**

#### **Scattered Sites**

3371 Edgeworth. The board may need to determine if it should be leased or added to the batch of homes offline. Need a firm answer.

WW – 1 vacant unit. Unit is being turned for occupancy and applicants are being processed. Tentative move in date of January 2024.

AH-5 vacancies. All units are being prepped. Applicants have been contacted for those units. We expect to lease them by January 2024. We have one notice to vacate

### **Warning Letters-**

0 warning letters were issued in November.

### **Lease Violations-**

3 lease violations given

8 lease violations for utilities

1 writ of eviction requested for failure to pay judgment

### **Pest Control-**

WW-no units. Common areas continued to be inspected/monitored ants/rodents.

AH-5 units were inspected for bedbugs and 2 were treated for bedbugs, community room treated for roaches.

### **Delinquency-**

20 non—payment notices were sent out. 8 households were sent to legal for filing for non-payment and 1 for termination of lease. 5 repayment agreements were entered into. Management is requesting to change attorneys due to the inaction or lack of response from current attorney.