



A REGULAR MEETING of the FHC Board was called to order on July 18, 2022, at 6:30 PM in the Community Room at 415 Withington.

1. Roll Call

Present: Dan Martin, Reggie Sutherland, Deanne Wiltse, Donnie Johnson, Heather Van Poucker.

Absent: Jennifer Bentley (excused)

2. Approval of Agenda

Motion by Commissioner Wiltse, seconded by Sutherland, be it so resolved to approve the agenda as submitted.

Ayes: All Nays: None Motion Passed.

3. Approval of Minutes (signed by Becky Prickett)

a. Regular Meeting of June 13, 2022.

Motion by Commissioner Sutherland, seconded by Wiltse, be it resolved to approve the Regular Meeting of June 13, 2022, as submitted.

Ayes: All Nays: None Motion Passed.

b. Receive and file Ferndale Housing Development Corporation June 28, 2022, meeting minutes.

Motion by Commissioner Johnson, seconded by Wiltse, be it so resolved to receive and file the Ferndale Housing Development Corporation June 28, 2022, meeting minutes.

Ayes: All Nays: None Motion Passed.

4. Approval of Financial Statements, Payrolls, Disbursements, Bank Statements, and other financial documents as reviewed and approved by the Finance Committee.

Motion by Commissioner Johnson, seconded by Wiltse, be it so resolved to approve the Financial Report as presented.

Ayes: All Nays: None Motion Passed.

5. Open Call/Call to Audience

None.

6. Executive Director's Report

Heather Van Poucker reviewed the Public Housing operational reports for the month including pest control, occupancy, delinquencies, work orders and lease violations/warnings. FHC will undertake a wait list purge in August. Once purged, vacancies can be filled more efficiently and a date on when to next open the list can better be determined. There is currently a three to four year waiting list. The aim is to limit the wait list to 2 years. The Resident Survey has been completed and findings will be reported at the August meeting.

Van Poucker discussed purchases made including an insurance claim at Autumn House for water damage and parking lot resealing at both buildings ("micro purchase" that does not require prior board approval). FHC continues to wait on quotes to replace the 'mini split' air conditioning units at Autumn House/community room and the 'packaged terminal' air conditioning units at Withington Community Room. FHC has begun utilizing McCright for HCV inspection services.

Heather Van Poucker and Dan Martin attended the July 11, 2022, City Council meeting to present FHC property repositioning and recapitalization plans. They met with resident groups at both buildings and discussed the project and presented information about how it will proceed.

Another homeownership workshop with CHN is being planned for September.

Van Poucker had an introductory conversation with a representative of Southwest Solutions about potential development projects they hope to undertake in Ferndale/Oak Park/Hazel Park.

7. New Business

a. 2022 Mid-Year Write-Offs

Heather Van Poucker presented 2022 Mid-Year Write-offs to the FHC Board for approval.

Motion by Commissioner Johnson, seconded by Wiltse, be it so resolved to approve the 2022 Mid-Year Write-Offs.

Ayes: All Nays: None Motion Passed.

b. Review of Housing Choice Voucher Administrative Plan Chapter 5, Part III (NEW POLICY)

Heather Van Poucker gave an overview of the Housing Choice Voucher Administrative Plan Chapter 5, Part III (NEW POLICY).

- c. Resolution adopting Housing Choice Voucher Administrative Plan Chapter 5, Part III

Discussion. FHC Board will have final discussion and resolution at August 15, 2022 FHC Board Meeting.

- d. Discussion of sale of vacant scattered sites

Heather Van Poucker reviewed planning and execution process for selling vacant scattered sites. FHC Board members discussed prioritizing resident homeownership, best use for community value and retaining low-income housing.

- e. Discussion of cohesive communications strategy for repositioning/recapitalization plans

Heather Van Poucker gave an overview of the presentation to City Council from July 11, 2022. It included talking points that can be used in answering questions and addressing concerns from the general public regarding FHC repositioning plans.

8. Call to Commission

Dan Martin stated Corktown Health will be offering Dental/Health Fair July 18-21.

Adjournment – 7:23 PM

 . 8/16/2022