



A REGULAR MEETING of the FHC Board was called to order on June 12, 2023, at 6:30 PM in the Community Room of 500 E. Nine Mile.

1. Roll Call

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

Absent (excused): Deanna Wiltse

Motion by Commissioner Johnson, seconded by Sutherland, be it so resolved to approve the excused absence of Commissioner Wiltse.

Ayes: All Nays: None Motion Passed.

2. Approval of Agenda

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

Aye: All Nays: None Motion Passed.

3. Approval of the Minutes

a. Regular Meeting of May 15, 2023 (signed by Emily Tong)

Motion by Commissioner Johnson, seconded by Sutherland be it so resolved to approve the Regular Meeting Minutes of May 15, 2023 as submitted.

Ayes: All Nays: None Abstained: Dan Martin Motion Passed.

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

Motion by Commissioner Johnson, seconded by Bentley, 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

Emily Tong reported on pest control, lease violations, occupancy, delinquencies, and work orders. Bi-annual city inspections for the scattered site homes took place the end of May. FHC is currently undergoing the 2022 financial audit. On-site file and invoice review took place on May 31, 2023. The generator has been installed at Autumn House and grounds that were damaged have been repaired by Total Energy Systems.

The rain barrels that the City of Ferndale provided are expected to be installed at the scattered site homes by mid-July.

Emily Tong reported social work services for the month of May.

7. ROSS Program Coordinator Report

Becky Prickett reported on ROSS Coordinator PH activities, events, and programs.

8. Old Business

-None

9. New Business

a. 2023 Mid-Year Write Offs

Motion by Commissioner Johnson, seconded by Sutherland, be it so resolved to approve 2023 Mid-year Write Offs.

Ayes: All Nays: None Motion Passed.

b. Review of Admissions and Continued Occupancy Policy Chapter 9 (NEW POLICY)

Emily Tong presented a change in HUD policy regarding PH families with incomes exceeding the over income limit for a total of 24 consecutive months. Tong stated that it may relate to a few FHC scattered site households and should not affect anyone in FHC buildings. After 24 months and a third notification and with an opportunity for a grievance hearing if the family's income exceeds the over income limit, the PHA must terminate tenancy within 6 months of the third notice. If this should occur, FHC would assist the family with a transferring plan. Board members discuss PHA policy regarding termination of those families who would be affected by these changes by HUD. FHC Board members plan to review the decision after 18 months of this meeting.


Motion by Commissioner Sutherland, seconded by Johnson, be it so resolved not evict or terminate FHC PH families who would be affected by the HUD change under Admissions and Continued Occupancy Policy Chapter 9.

Ayes: Dan Martin, Reggie Sutherland, Donnie Johnson Nays: Jennifer Bentley
Motion Passed.

10. Call to Commission

Dan Martin stated that a date needs to be chosen for a meeting of the Non-Profit Board. Emily Tong said she would send out emails and finalized a date.

11. Adjournment: 6:58 PM

 7/17/2023