



Ferndale Housing Commission
Regular Board of Commissioners Meeting minutes
Autumn House Community Room
October 28, 2024
6:00 P.M.

1. Roll Call

The Regular Board meeting was called to order by Board Commission President Reginald Sutherland. Roll call by Kimmaly Morris: Reggie Sutherland, Dana Parke, Alvita Lozano, Joel Milliner, Aliyah Mgawe

2. Approval of Agenda

President Sutherland approved Agenda

Ayes: All Nays: None Motion: Passed

3. Approval of Minutes

President Sutherland led the motion to approve the meeting minutes

Ayes: All Nays: None Motion: Passed

4. Disbursements

Dan Martin and Alvita Lozano approved financials.

Ayes: All Nays: None Motion: Passed

5. Executive Director's Report

The following items were outlined in the E.D. report:

- Fraudulent charges withdrawn from FHC bank account updates
- The 5-year and Annual Plans are open for public comment, posted on the FHC website.

- Update on new insurance broker
- HCV Portability allowed to absorbing housing commissions only
- FHC will absorb
- Updated on voucher decrease with a 200+ voucher decrease
- PBV leasing will begin December 2024
- Dan Martin suggested adding more PBV voucher allocations
- Staff annual pay increases were discussed with Aliyah suggested FHC follow the SSA's COLA annual increase, Alvita Lozano stated the SSA administration is higher than the cost of living increase, Dan Martin agrees with both a COLA as well as a merit increase, Reggie suggested talking to the City of Ferndale for their policy

6. Deputy Director/Public Housing Manager's Report

- 194 Work orders were created in 2024, 193 completed – average time to completion is 2-3 days.
- City Inspection for AH in November
- **Occupancy:**
- 2 vacant WW units
- 6 vacant units at AH
- Currently looking for cost effective companies for unit turnovers
- **Lease Violations:** No Writ of Evictions, 3 Lease Violations

6. Call to Audience

Concerns regarding the elevator were discussed

Concerns regarding parking passes were raised, Kimmaly will give each resident a parking pass

7. Call to Commission:

- No concerns were raised
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The meeting was adjourned at 6:53 PM by President Sutherland

