

**Ferndale Housing Commission  
Board of Commissioners Regular Meeting Minutes  
Withington West  
May 30, 2025  
6:30 P.M.**

A Regular Meeting of the FHC Board was called to order on May 30, 2025 at 6:30 P.M. By  
Commissioner President, Reginald Sutherland

Roll Call

Present: Reginald Sutherland, Alvita Lozano, Joel Milliner, Kimmaly Morris, and Aliyah  
Mgawe. Dana Parke was excused.

(Special Guest: BOC Candidates Ajenique and Jason).

1. Approval of Agenda

President Sutherland made a motion to approve the agenda

Ayes: All                      Nays: None                      Motion Passed

2. Approval of Minutes

President Sutherland made a motion to approve the minutes

Ayes: All                      Nays: None                      Motion Passed

3. Approval of Financials

Financial documents were reviewed and approved by Commissioners Lozano and  
Milliner

4. Executive Director's Report

- HUD allowed additional funding for April 2025, due to new claims of recently reported, delinquent Portability payments.
- FHC had applied and received a HUD voucher of \$137,961.
- HUD will allow FHC to claim money which had not been claimed in prior years.
- Update regarding financial audit
- Update on new insurance brokers
- Ann Heler's retirement

- Shepherd House has fulfilled the 8 voucher allocations
- Disorderly tenant violation

#### 5. Deputy Director's Report

- 2<sup>nd</sup> and Final letter were sent to PH applicants; some applicants have refused the unit. FHC will continue the pull until all units are occupied.
- A basement had flooded in a scattered site unit; both the sump pump and water tank were replaced.
- Cross-connection, generator and elevator testing have been scheduled for 2025-2026 inspections which were two years behind.
- 2 violations were issued to enforce lease, handbook, and HUD rules regarding harassment policies.
- A tenant had a guest that overstayed the two-week limitation on visiting and began to disturb other residents. He was asked to leave but was repeatedly allowed in the building by other residents.

#### 6. Old Business

- Revised Semap Scores
- Port Billings
- Staff Changes
- Insurance Repairs
- Tree removals
- Backed up basements
- WW wall repair
- Resident Complaints

#### 7. New Business

- HUD Funding
- Public Housing Insurance
- Shepherd House and PBV units
- Devan Trace Account
- Violations
- Vacant units
- Residents painting their own units

#### 8. Open Call to Audience

- J. Bailey shared her concerns regarding residents using plywood to secure air conditioning units. She complained that Mgt knew of the boards and did not take action; she also complained that all of her emails were responded to with the salutation 'Hello', instead of her name which she deemed 'very disrespectful

as she addresses Mgt by name and would like the same in the replies. Aliyah stated the boarded windows will be replaced with clear panels, but no-one knew of the panels until the prior month. Aliyah also explained that she received dozens of emails daily and replies to each with the same salutation.

- J. Bailey also complained of the curtains in a unit that did not have a white background, she was told FHC provided curtain rods to that tenant and will remind the tenant to hand the proper curtains.
- J. Bailey complained the grass had not been cut, which embarrassed her on Mother's Day. She had complained to the City but nothing was done. She was reminded that the weather had not permitted grass cutting as there was rain for 6 consecutive days. A member of the City did contact Kimmaly Morris admitting the rain prevented the grass from being cut.
- J. Bailey complained that Aliyah attacked her education; Aliyah stated she had not and knew nothing of her education.
- J. Bailey complained that rats were 'running around' because the grass had not been cut. She was reminded of the rain and FHC had scheduled the landscapers prior to her complaints but the landscapers do not mow lawns in thunderstorms.
- J. Bailey complained that Aliyah is sending her emails to Spam, Aliyah replied she is sending J. Bailey's email directly to trash due to the volatile and disrespectful tone of the email which resulted in a violation.
- R. Blackwell complained that FHC was out to get her, thereby confusing staff, and mgt as she had a prior meeting with Aliyah, and all went well. She stated a resident was urinating behind the garage and she showed Aliyah a video she had taken. Aliyah replied that although the video did show a resident walking from behind the garage, but nothing that indicated he had urinated behind the garage.
- There was also a community member who complained the grass was not cut, and although it rained, she had cut the grass on the multiple properties that she owned between the thunderstorms. She stated she was the friend of J. Bailey, but did not identify herself.
- Commissioner Lozano asked maintenance man Bill Willcock about the lawn mowing situation and was told the City used to cut the grass.
- Commissioner President Reggie stated FHC had trouble with the City and was forced to hire contractors.
- Commissioner Joel asked Kimmaly regarding the cameras at AH; Kimmaly replied she was working with both new and old contractors to remedy the situation,
- Commissioner Joel asked Kimmaly about vacant units; Kimmaly responded some residents moved to Sheperd House, some passed away, while others moved without notice. J. Bailey asked Kimmaly how she did not know the units were

vacant if he rent was not paid. Aliyah responded that not all residents have a portion to pay.

- J. Bailey complained she could not email Aliyah to ask for a hearing, Aliyah responded all hearing requests must be put in writing and mailed or dropped off at the office
- J. Shackleford asked if the HUD cuts would affect the residents, she expressed concerns that the PH buildings would be shuttered, Aiyah responded FHC had stopped issuing vouchers in order to have a store of vouchers to issue to PH residents if needed.

9. Call to Commission

- None of the Commissioner responded to the call as they were all engaged in the Call to Audience.

The meeting was adjourned at 7:41 P.M.