



**Ferndale Housing Commission
Regular Board of Commissioners Meeting minutes
Autumn House Community Room
May 29, 2026, Meeting Minutes
6:00 P.M.**

1. Roll Call

The Regular Board meeting was called to order at 6:05 P.M. by Board President Reginald Sutherland. Roll call: Kate Baker, Joel Milliner, Aliyah Mgawe, Dana Parke, Reginald Sutherland, Alvita Lozano was excused.

2. Approval of Agenda

Ayes: All Nays: None Motion: Passed

3. Approval of Minutes

Minutes mistakenly omitted and will be reviewed at a later date.

4. Financials

Ayes: All Nays: None Motion: Passed

5. Executive Director's Report

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

- Verification from HUD that FHC is no longer in shortfall. FHC will continue with the cost-cutting measures to cover the PH expenses in 2027 when we will be sanctioned for failure to submit required Capital Fund reports for several prior years beginning 2017.

- Significant budget cuts may be in the pipeline for the PH and HCV programs with proposed HUD budget cuts of \$8 Billion dollars. Print-outs were made available urging residents to contact their Congresswoman and State Representative.
- FHC is in talks with Conserve, a company that will provide faucet aerators and other cost-saving devices to assist in lowering the PH water bills. Conserve is paid a portion of the savings.
- The Fraud Recover line-item was explained as the amount recovered from participants who did not report or underreported their income, as well as overpaid landlords. This line-item shows the funds that were recouped.
- FHC has renewed the insurance company with an additional savings of \$30K. We also have increased coverage and have added Terrorist Insurance.
- There has been no word on the two grants for fire safety and capital improvements written and submitted by Commissioner Baker.
- There was an All-Staff meeting held on May 15th to cover the subjects we have not able to cover due to the streamlining of our processes, organizing files, and ensuring we were all HUD/FHC compliant.

6. Call to Commissioners:

1. Kate inquired into the financial audit and was told it is ongoing.
2. Dana asked why the PH report was omitted from the agenda and was told this we are following previous editions of the BOC report and incorporating the PH information in the ED report.
3. Kate asked for updates on the garbage room to be included in the E.D. report.
4. Kate stated she had written grants for 20 years and asked Aliyah to reach out to other E.D.s to find who writes their grants and if they could render clarification on the HUD grants, or if FHC could hire someone to teach her grant writing.
5. Dana inquired into FHC getting the ROSS grants; this grant is available to the HA that already have it in place, the same is for the VASH grants.

7. Call To Audience

1. A resident complained that the garbage room was filthy; that the cleaners were not doing enough and FHC is wasting money on them; that a water pipe broke in the hallway and the carpet is stained and had not been cleaned; that another resident is very noisy and she had called the police (she was advised to forward the police report to the office).
2. A resident complained that whenever other residents have parties their guests park in the parking lot and there is no place to park (when the community room is reserved the residents are given the instructions which include parking in the lot is not permitted for guests; we will order another Residents Only parking sign when the budget allows).
3. A resident stated the parties are not registered with the office (the office has no way of knowing if there is a party in the community room unless they are told)
4. The resident that complained about the garbage room continued to complain about having the garbage room hosed down and asked how long it would take to do this.
5. A resident asked for a ping-pong table.
6. A resident became upset about the complaints of the other residents and stated he wanted to know if he would have a roof over his head or not (he was assured that yes, FHC PH buildings are not in danger of closing). He continued by saying the cleanliness of the garbage room, hallways etc., can be maintained with the cleanliness of the residents.
7. A resident was concerned her rent would increase with the budget cuts and assured that they would continue to pay 30%.
8. A resident interrupted the complaints by stating these issues had been going on for years and years before the current administration.
9. A resident suggested that they could begin their own Residential Watch groups and clean up their communities for free. Aliyah stated that would fall under Section 3 with them working, they should be paid and Aliyah will check with HUD for the rules regarding this.
10. A resident inquired into when we would know about our funding; Kate responded that the Federal and State budgets will be available in October.

The meeting was adjourned at 7:30 pm by Reginald Sutherland.

A WW resident approached the Board table with her personal complaints regarding the destruction of the bathroom in her unit and the destruction of the fire door of her apartment.

She was very emotional and speaking mainly to the Commissioners, she would not listen to or address the E.D. who excused herself saying she had a meeting with this woman planned for the following Friday, then left the building at 8:45 pm.