



## Minutes of June 12, 2019

A REGULAR MEETING of the Ferndale Housing Commission was held at 6:30 pm in the Community Room at 415 Withington.

A. Roll Call

Present: Donnie Johnson, Reggie Sutherland, Jennifer Bentley, and Heather VanPoucker  
Absent: Wiltse

B. Approval of Agenda

Motion by Commissioner Johnson, seconded by Sutherland, be it resolved to approve the Agenda as amended by moving New Business before Approval of Disbursements.

Moved up new business.

Ayes: All

Nays: None

Motion Passed.

G. New Business

i. Withington West Emergency Incident

a. Update/Debriefing

Captain Emmi attended and opined there was tension in the building. Let bygones be bygones and move forward. Police are doing walk throughs to help people feel safe in their homes. Police are members of the community, security is important and have been active walking through the building. As it decreases as people become more comfortable – hourly between 4-11 PM, in coming weeks, every 2 hours. Administration did a great job given the difficult situation. Their welfare and safety were first concern. VanPoucker did her best to make sure everyone was safe and they have taken steps to increase security. Security has tightened up, adhere to policies strictly when it comes to visitation, sharing keys, look out for each other. You don't know how many copies are made or who they give them to. It's important to know security is done with a plan. Police Department is available for crisis response training, active training.

Opened up for questions.

Bentley thanked them – what can we as a board do to help.

Emmi – firm believer in strict discipline in enforcing the lease, safety guidelines, giving the benefit of the doubt may come at cost of safety. Recommend zero tolerance on violations and execute evictions for violations. It's difficult but it must be done and it's important. Vast majority follow the rules. Don't know the extent of the boards power. Consistency breeds results.

VanPoucker – set up grief counseling with PD and social workers. Came out Wed/Thurs. Checked physical security of property, front doors cannot be opened by force. Witnessed people using key pad code and have changed the code and are changing to key fob, confirmed cameras are working, motion activated. Rekeying all apartment doors, additional police foot patrol, social worker ongoing, individual referrals at request.

In public housing there is a right to due process, 1 strike eviction based on safety. We have zero tolerance if it can be construed as health/safety. Obligated to 4 strikes before eviction. Active shooter canned program for immediate concern and then will tailor to us for staff & residents. Also want special task force to evaluate policies. Fact check – criminal history – HUD gives a range of 3-7 years – we use 5 years. Person has lived here 9 years, plus annual recertification. This person had 16 years of no criminal activities. Weapon was illegal. We are required to renew leases by HUD and required to allow people to legally own fire arms. Constitutional right for legally owned firearms in their residence. Might be opportunities for firearms in community spaces. Current lease ie firearms – tenants are not to display, use or possess illegal firearms, or other legal firearms on the property.

Cannot obtain listing of registered firearms. May be able to say they must register firearms with office (checking).

CaptainEmmi – that pretty much covers it. We're partners for the long haul and want you to feel safe and secure in your building.

VanPoucker – it was traumatic

Johnson – next steps – continue conversation with HUD – any financial to backfill and address – fire and this incident – to implement meaningful measures (VanPoucker believes they have emergency funds set aside)

Bentley – look out for each other. Immediate – 911, come to these meetings, resident meetings and speak up if we see something.

b. Special Committee Appointments

VanPoucker recommendations for resident Task Force. Will bring in city staff as needed – communications, CED, Fire, PD and commission member. Johnson suggested Sutherland as a resident, community member. He accepted.

Motion by Commissioner Johnson, seconded by Sutherland, be it resolved to approve the appointment of Sutherland to the Task Force.

Ayes: All

Nays: None

Motion Passed.

ii. Redesign of FHC corner property at Paxton/East Nine Mile

Safety & design – removed and replaced with concrete – talked at resident meeting – talking about public art at corner – city has a piece available – bent brush – minimal cost for maintenance; another option was a bench with potted plants – talk to SMART via DDA for possibility of contributing; or public art piano place;

Will need to address signage – more modern with street name  
Withington West – signs stacked wood with floor numbers and wayfinding for room numbers

C. Approval of Minutes

i. Regular Meeting of May 8, 2019

Motion by Commissioner Sutherland, seconded by Johnson, be it resolved to approve the minutes of May 8, 2019, as submitted.

Ayes: All

Signed by Sutherland

Motion Passed.

D. Approval of Disbursements

Review of invoices completed by Sutherland, Checks signed by Sutherland

i. HAP Expenses – moving in right direction , 2 wk time frame -

ii. Vendor Payments – big maintenance month? Home turnovers, 1 ceiling cave in – insurance didn't cover it

iii. Payroll Summary – none

Motion by Commissioner Johnson, seconded by Sutherland, be it resolved to approve the Disbursements as presented.

Ayes: All

Nays: None

Motion Passed.

E. Approval of Financial Report

i. Financials ended April 30, 2019

Indepth dive at last quarter, Q2 we're on pace, need to pay attention on implications for security measures

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

Ayes: All

Nays: None

Motion Passed.

F. Executive Director's Report

No admissions in May, 2 this week

**Vacancies:** 8 vacancies

**Violations:** 7 violations, 7 warnings, 8 delinquencies

**Work orders:** 37, 30 completed, days just under 3; considerable repairs for city inspections

**Social Work Activity:** Jessica instrumental in grief counseling

**Financial:** bank statements, all balanced, auditor will be out next Thursday for a day.

Purchasing – painting going on at Autumn House, headers on top floor rotted and need to be replaced and painted. \$5,000 costs.

Parking lots at end of June, Luxury lanes, and working with Republic Parking, hoping for minimum impact on residents.

Paychex – expanded to include safety training, labor posting, can do market pay rate study, Declared IBM typewriter to be obsolete, pianos at both buildings, DDA outdoor piano and place in park

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**RAD application:** options with Community Housing Network and Oakland County – may be helpful in strategy on scattered sites; modify agency plan, public notices and how changes impact

**Resident Activities:** spring clean up, raffle/gift baskets, disposing of electronics safely, bulk pickups. Autumn House picnic on the 18<sup>th</sup> – Emily posting and inviting houses and Withington WesW.

**Personnel:** staff participated in webinar, supply side of Section 8; Emily/VanPoucker went to Lansing for financial training VanPoucker got 92%, both passed housing certified professionals

Motion by Commissioner Sutherland, seconded by Johnson, be it resolved to approve the Executive Director's Report as presented.

Ayes: All

Nays: None

Motion Passed.

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H. Old Business

i. Board Vacancy

Dan Martin is willing and available to serve in January.

I. Call to Residents' Committee Members

Revising resident committee, some changed positions, nothing going on right now. BBQ is broken and won't light. VanPoucker will check into it. Karaoke is another possibility.

Richard Cooper – new treasurer for committee and will meet with VanPoucker for financials

J. Open Call/Call to Audience – Carol Morency stated how thankful to have VanPoucker on staff – stayed until 3 am and back first thing, caring, loving. VanPoucker stated “it breaks my heart that you don't feel safe.” Jaqueline Adams – how could you know, he didn't have a record. VanPoucker and Captain Emmi – zero tolerance.

VanPoucker stated that FHC cannot prohibit you from legally owning a firearm in your home. State laws govern who can have a firearm. As your landlord, we cannot deny them residency.

Bentley – we want to make it safe as possible for you. If people know – speak up and tell us or police

VanPoucker – we are at every unit 8 times – 1 for ours, 1 for HUD, 1 for city, 1 for fire, qtr for pest control with dogs – they are all noticed inspections – this is your home, people have protections, we are careful to identify health/safety issues.

Bentley – that's why VanPoucker wanted resident task force to legally tighten down violations

VanPoucker – no one was in the building that shouldn't be there; investigation is closed

Policy with people sitting outside – reasonable accommodations can be made; it's our front office. Extended socializing in back

K. Call to Commission

Sutherland expressed thanks to VanPoucker for staying all night to make us safe; stated he is a member of Pantry Board at Renaissance Vineyard Church – 4 hour seminar to show food handling, prep, - meet with Jessica and Becky to schedule date for residents.

Adams – home organization, food storage, presentation in advance of clean up

Johnson – we appreciate you, couldn't have expected less of you but it was amazing and we were in

good hands, you're our family and we want to make sure you're safe; VanPoucker is looking out for you

Adams – there are residents who don't participate, after crisis meeting, hoped more would come in and talk about their feelings, rage behind what he did by residents, talking about it helps going forward.

Thank you so much.

L. Adjournment

There being no further business, be it resolved the meeting adjourned at 7:37 p.m.

The next REGULAR MEETING of the board is scheduled for Wednesday, July 10, 2019, at 6:30 p.m. in the Community Room at 500 East Nine Mile Road.

SIGNED: JL Buz DATE: 7/10/19