



Minutes of November 13, 2019

A REGULAR MEETING of the Ferndale Housing Commission was held at 6:33 pm in the Community Room at 500 E Nine Mile Road.

A. Roll Call

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

Absent: None

B. Approval of Agenda

Motion by Commissioner Johnson, seconded by Sutherland, be it resolved to approve the Agenda as submitted.

Ayes: All

Nays: None

Motion Passed.

C. Approval of Minutes

Rescheduled Regular Meeting Minutes of September 17, 2019.

Motion by Commissioner Sutherland, seconded by Johnson, be it resolved to approve the minutes of September 17, 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 – holding steady, no questions

Motion by Commissioner Johnson, seconded by Sutherland, be it resolved to approve the HAP expenses as submitted.

Ayes: All

Motion Passed.

ii. Vendor Payments – question on page 4 – ongoing service agreement for monthly, had extra IT support to convert to VOIP – Verizon

Deposit for roof replacement for Marshall – page 4 – 50% deposit

443 Webster water bill – not out of the ordinary, Troy had plumbing issues addressed

iii. Payroll Summary – no questions

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

Ayes: All

Nays: None

Motion Passed.

E. Approval of Financial Report

i. Financials – ending 9/30/19; coming in at 70% on revenue, 71% on expenditures, higher in public housing, next month will present any budget amendments before year-end, tracking with one another, no concerns; in good shape

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

Ayes: All

Nays: None

Motion Passed.

F. Executive Director's Report

2 new admissions; 5 vacancies, issued in Oct 8 violations, processing 1 eviction, 7 delinquencies 80 work orders completed 64 on time 2.5 days; spent week switching out furnace filters and grease filters.

Purch/Main – back fence installed at Withington; carpet cleaning at both buildings; balcony repairs at Autumn House starting Tues; replacing scattered-site roofs; shoveling at scattered sites being considered.

Holiday activities – adopt a family @ Withington, due by Dec 20; Withington doing deck the halls to decorate doors and a prize for best floor; materials were donated. Thanksgiving dinner options for people.

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

Ayes: All

Nays: None

Motion Passed.

G. New Business

i. Approval of 2020 Meeting Schedule - 6:30 pm – 4 dates will be moved to 3rd Wednesday

Motion by Commissioner Wiltse, seconded by Sutherland, be it resolved to approve the 2020 Meeting Schedule as presented.

Ayes: All

Nays: None

Motion Passed.

ii. Resolution approving living wage for FHC Employees – aligns with our objectives modeled after city's; doesn't impact our budget.

Motion by Commissioner Sutherland, seconded by Wiltse, be it resolved to approve the \$15.00 living wage for FHC Employees as presented.

Ayes: All

Nays: None

Motion Passed.

- iii. Strategic Plan Year End Review (draft) – includes commentary under each item; task/details laid out goals/details; included backup regarding updates for resident action committee; communications; social worker activities (over 500 touches); working to get more people signed up for the alert system; works with 800 Section 8

H. Old Business

- i. Weapons Policy – received minor changes from attorney; too restrictive on concealed weapon policy and prohibiting people from carrying personal protection devices – struck language on concealed weapons; identified general concern on implementing non-firearm policy; tools used for harm – that could apply to mace; tools used outside of its intended purpose; comment regarding sole discretion – exemptions – see list – Bentley – for extenuating circumstances, maybe FHC and safety committee; Wiltse – resident committee is struggling to meet on their own – Autumn House committee is functioning; if we formed, need them to be available when needed; Johnson – unlikely to rewrite tonight, do an alternative draft and submit to the board and see if it satisfies attorney. Bentley – in lieu of committee, establish the reasons/exceptions and alternative language, this policy pushed us to limit of what we can do. Table for now

- ii. Exclusive agency agreement pertaining to the purchase or lease of real property – questions around original proposal – Bentley page 2 under source of compensation 6% or min of \$10k or market fee – \$10k seems high; 5-6% is standard, can we get it down to that? Willing to strike \$10k minimum and if the only one involved can go to 5.5% - 6% if more than 1 broker. Consulting fee – what is additional \$150/hour. VanPoucker needs assistance for going out to bid; make strategic decisions; need to do the research and compensates her time; a typical transaction is 90 days and we're talking years of time and patience

Motion by Commissioner Wiltse, seconded by Sutherland, be it resolved to approve the exclusive agency agreement as presented.

Ayes: All

Nays: None

Motion Passed.

- I. Call to Residents' Committee Members -
Everything going ok; plans for holidays, Thanksgiving dinner on 22nd; working on Christmas; New Year's Eve potluck with open mic; weekly activities

Minutes– can't put them up until they're approved

Agenda – next meeting December 9th at 6:30 pm at Withington

People are getting along and participating

- J. Open Call/Call to Audience –

Jennifer Bailey – what’s going on with RAD program
VanPoucker has monthly meetings and resident advisory board meetings
Jennifer – old business – weapons policy – all the residents will get a copy

VanPoucker – resident meetings and advisory board meetings – ask questions
Capital needs at Autumn House and Withington; explain RAD program;
Wiltse – the website and contact numbers; updated info is on website;

Jennifer Bailey – why can’t we ask questions
Bentley – ask questions at monthly meetings and resident advisory board meetings; not at FHC Board Meetings. We listen to your comments but do not need to respond at this time. That is the purpose of the monthly meetings at each location and the resident advisory board meetings.

Jennifer Bailey – weapons policy – Bentley – this is a draft
Shira – assuming you move forward with RAD privatization – how will forum change – comment
Whittie – there were a lot of concerns; OMA there are legal restrictions; suggestion a town hall format.
Brad Stawowy – RAD concern inability to find timeline when things are happening; still don’t know when CHAP will be approved from HUD; is it possible to wait until inclusive housing study is completed and it may have impact on RAD program; let public and residents know; town hall meeting to answer questions; public would appreciate Q&A; doesn’t work well for residents in many cases

K. Call to Commission

Sutherland – RAD – there isn’t a lot of information to share but as we move down the road more will be available

Wiltse – we’re all interested and would be willing to have as many town halls as necessary

Johnson – this is difficult and it’s hard to distill a 2,000-page document into bullet points; it’s hard to commit to a timeline but we’ll make an effort to produce

Bentley – we have no problem with a town hall but don’t want to do it before we have all the information and answers, and allowing for Q&A; it will be on website, Facebook and we will be inviting the public and residents

Johnson – it’s important to note that input from residents is important; we want to find the best way to find quality and inclusive housing; the same number of units with modern up to date housing

Wiltse – election season is sensational; they have brought a lot of things to their attention; it’s the first time you’ve shown up, we do this for free because we care, we will be as transparent as the law allows us to be

Jennifer Bailey – will it be RAD only Town Hall? Bentley – RAD and RAD questions – this informs us what the questions are and helps us structure the answers – when the time is appropriate and have the documents so we can give you real answers – it allows us to focus on the issues.

L. Adjournment

There being no further business, be it resolved the meeting adjourned at 7:50 p.m.

The next REGULAR MEETING of the board is scheduled for Wednesday, December 11, 2019, at 6:30 p.m. in the Community Room at 415 Withington.

SIGNED: Jean L. Ben Clay DATE: 12.11.19