



A REGULAR MEETING of the FHC Board was called to order on October 17, 2022, at 6:30 PM in the Community Room at 500 E. Nine Mile.

1. Roll Call

Present: Dan Martin (Ferndale, MI), Reggie Sutherland, Deanna Wiltse, Heather Van Poucker.

Absent: Jennifer Bentley (excused); Donnie Johnson (excused)

2. Approval of Agenda

Commissioner Martin asked that Line Item 8 (New Business) be moved to Line 6.

Motion by Commissioner Wiltse, seconded by Sutherland, be it so resolved to approve the agenda as submitted.

Ayes: All Nays: None Motion Passed.

3. Approval of Minutes (signed by Becky Prickett)

a. Regular Meeting of September 19, 2022.

Motion by Commissioner Sutherland, seconded by Wiltse, be it resolved to approve the Regular Meeting of September 19, 2022, as submitted.

Ayes: All Nays: None Motion Passed.

4. Approval of Financial Statements, Payrolls, Disbursements, Bank Statements, and other financial documents as reviewed and approved by the Finance Committee.

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

Ayes: All Nays: None Motion Passed.

5. Open Call/Call to Audience

None.

6. New Business

- a. Approval of 2023 Meeting Schedule and Authorization to Submit to City Clerk for Publication

Motion by Commissioner Wiltse, seconded by Sutherland, be it so resolved to approve the 2023 Meeting Schedule and Authorization to Submit to City Clerk for Publication.

Ayes: All Nays: None Motion Passed.

- b. Resolution Approving 2023 Annual Plan, Documents and Certifications

Motion by Commissioner Sutherland, seconded by Wiltse, be it so resolved to approve the 2023 Annual Plan, Documents and Certifications

Ayes: All Nays: None Motion Passed.

- c. Resolution Approving HCV Payment Standards effective December 1, 2022.

Motion by Commissioner Wiltse, seconded by Sutherland, be it so resolved to approve HCV Payment Standards effective December 1, 2022.

Ayes: All Nays: None Motion Passed.

- d. Approval of Public Housing Flat Rents effective December 1, 2022.

Motion by Commissioner Sutherland, seconded by Wiltse, be it so resolved to approve Public Housing Flat Rents effective December 1, 2022.

Ayes: All Nays: None Motion Passed.

- e. Approval of Blue Care Network 2023 Renewal

Motion by Commissioner Wiltse, seconded by Sutherland, be it so resolved to approve Blue Care Network 2023 Renewal.

Ayes: All Nays: None Motion Passed.

7. Executive Director's Report

Heather Van Poucker reported on pest control, lease violations, occupancy, delinquencies, and work orders completed at buildings and scattered site properties.

FHC has passed the annual HUD/REAC property inspection which was completed in early October. City Inspections are scheduled for early December.

Van Poucker stated that a new Property Maintenance Technician has been hired and will be starting in early November. Bill Willcock has skilled maintenance experience, including as an electrical journeyman and building maintenance. He has been a Team Leader for Ferndale DPW and has strong ties to the City of Ferndale. He will have a dedicated maintenance office at Autumn House and will work with Jose as a team on scattered site needs, and at the buildings on two-person jobs.

We continue to work with the City to finalize language on agreements to remove the City from titles of scattered site properties.

8. ROSS Program Coordinator Report

Becky Prickett reported activities and events at Withington and Autumn House for the month of September and plans for October.


Training dates have been scheduled in November and December for ACES (Adverse Childhood Experience) and Mental Health First Aid. Opportunity to participate will be made available to FHC Board members, FHC staff, FHC residents, community members, and Ferndale Fire Fighters/Police.

Thanksgiving dinners for residents at both buildings will be provided by Westminster Church. Computer Basics classes are going to be scheduled soon. The individuals who taught last year have unfortunately had to cancel teaching this year, so a replacement is being sought. The 2022 ROSS Report is due October 30th.

9. Call to Commission

None.

Adjournment – 7:12 PM

 . 12/20/2022