

MINUTES
WARREN HOUSING COMMISSION
Stilwell Manor – Stilwell Recreation Room
26600 Burg Road · Warren, Michigan 48089

Regular Meeting of the Housing Commission
Thursday, January 22, 2026 at 6:00 p.m.

1. Call to Order

TIME: 6:00PM

2. The Pledge of Allegiance

3. Roll Call

Chairman Ken Kaercher **present**

Secretary Thomas Miller **present**

Commissioner Debra Ladensack **present**

Commissioner Curtiss Ostosh **present**

Commissioner Jerry Burden **present**

Councilperson Melody Magee **absent**

City Attorney Laura Sullivan **present**

Director of Maintenance Kevin Yaden **absent**

Director of Administration Sean Clark **present**

Deputy Director of Administration Sara Yousif **absent**

4. Approval the Agenda

- a) **Approval of the AGENDA FOR THE THURSDAY, JANUARY 22, 2026, REGULAR MEETING.**

Motion (amended): Burden – remove item 8(k) from the agenda.

Support (amended): Ostosh

Motion carried 5-0.

5. Approval of the Minutes

- a) **Approval of the MINUTES FROM THE THURSDAY, NOVEMBER 13, 2025, REGULAR MEETING.**

Motion: Miller

Support: Ostosh

Motion carried 5-0.

6. Staff Report

- a) **Receive and File STAFF REPORT DATED JANUARY 19, 2026.**

Clark:

Motion: Burden

Support: Ostosh

Motion carried 5-0.

7. Old Business

8. New Business

- a) **Request from the Warren Senior Housing Office to appoint one Housing Commissioner to the RENTAL SOFTWARE REQUEST FOR PROPOSAL (RFP) Committee.**

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No action taken. Commissioner Burden was previously nominated to RFP committee.

- b) **Recommendation to promote FADIL DULOVI to the position of DEPUTY DIRECTOR OF MAINTENANCE, effective 1/23/2026.**

Clark: This promotion is to fill the vacancy left by Paul Wilk’s resignation. It will provide Fadil with a 10% bump in pay, and the responsibility of executing Kavin’s duties, when he is not on site.

Motion: Miller

Support: Ostosh

Motion carried 5-0.

- c) **Recommendation to host a Warren Senior Housing Community Engagement event, with Mayor Stone.**

Motion: Miller

Support: Ladensack

Motion carried 5-0.

- d) **Recommendation to extend ITB-W-0823 SECURITY SERVICES, for a one (1)-year period, to SPARTAN 6 SECURITY, at the same terms and conditions.**

Clark: We have seen 2 new security guards assigned. They’ve been great – check to ensure doors are locked, they sit and speak with our residents, and are always visible.

Motion: Miller

Support: Burden

Motion carried 5-0.

Miller	Yea
Burden	Yea
Ostosh	Yea
Ladensack	Yea
Kaercher	Yea

- e) **Recommendation to approve EMPLOYMENT AND OPERATIONS AGREEMENT between the City of Warren and the Warren Housing Commission.**

Clark: The Warren Housing Commission (WHC) was established by ordinance, in 1967, under the Michigan Housing Facilities Act (MCL Sec. 125.651). The WHC was established, at the time, as a co-employer with the City of Warren, not as a separate employer. In 1996, the Michigan Legislature amended the Act which severed the City’s employment relationship with the WHC as a matter of law. The proposed EMPLOYMENT AND OPERATIONS AGREEMENT seeks to clarify the employment relationship and the use of City resources and services to support the WHC in a manner consistent with

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Regular Meeting of the Housing Commission
Thursday, January 22, 2026 at 6:00 p.m.

the Act.

Motion: Miller

Support: Burden

Motion carried 5-0.

f) **Recommendation to approve the WARREN SENIOR HOUSING EMERGENCY PREPAREDNESS PLAN.**

Clark: The Warren Housing Commission (WHC) has been consulting with Hubble, Roth, and Clark, Inc. (HRC) to develop the Warren Senior Housing Emergency Preparedness Plan. This plan establishes the policies and procedures associated with a number of different emergency situations. From this plan, Emergency Response Maps, Emergency Site Plan Maps, and a Resident Handbook will be generated to provide residents and emergency workers a coordinated plan for any emergency.

Motion: Miller

Support: Ladensack

Motion carried 5-0.

g) **Recommendation to approve proposed three (3)-year rental rate increase schedule.**

Clark: A lot of consideration to our current residents went into the decision-making process, when recommending this rate increase proposal. We have to balance the current needs of our residents with the fiduciary concerns of long-term operations. We are recommending a 5% rate increase, for all apartments, for each of the next 3-years. We operate as the most affordable, non-subsidized housing in all of Macomb County. Over the last ten years, we have trailed in rent increases vs. both local market and Social Security Cost of Living Adjustments.

• Stilwell	20.07%	\$86/month
• Joseph Coach	21.45%	\$120/month
• HUD/FMV	52.30%	\$432/month
• Median 1BR (Warren)	52.15%	\$463/month
• SSI/COLA	31.00%	\$287/month (30% Median Income)

Ladensack: At 30% of Median income, our residents will use their entire COLA increase and \$2.38 from their fixed income to pay the additional rent. Costs are going up everywhere, groceries, healthcare, fuel, utilities, etc.

Clark: For every \$1 we bring in at Stilwell Manor, 29-cents goes to utilities. The utility costs are a large part of why we must increase rent. At Stilwell Manor, all utilities are included in the rent price, rising utility costs, have to be paid by someone, and the resident is the end-user.

Kaercher: I am for this increase, but we must be careful not to price out our current residents.

Motion: Burden

Support: Miller

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Regular Meeting of the Housing Commission
Thursday, January 22, 2026 at 6:00 p.m.

Motion carried 3-2.

Burden	Yea
Miller	Yea
Ostosh	Nay
Ladensack	Nay
Kaercher	Yea

h) **Recommendation to approve STILWELL MANOR FY'27 BUDGET.**

Motion: Miller

Support: Burden

Motion carried 4-1.

Miller	Yea
Burden	Yea
Ostosh	Yea
Ladensack	Nay
Kaercher	Yea

i) **Recommendation to approve JOSEPH COACH MANOR FY'27 BUDGET.**

Motion: Burden

Support: Ostosh

Motion carried 5-0.

Burden	Yea
Ostosh	Yea
Ladensack	Yea
Miller	Yea
Kaercher	Yea

j) **Recommendation to approve proposed CITY OF WARREN ORDINANCE (Division 9, Sec. 2-237 through 2-256) as it relates to the Warren Housing Commission.**

Clark: This is similar to the Employment Agreement earlier. When the ordinance was written it was in conflict of State Law, and the 1996 MI Supreme Court ruling caused further preemption of the City's ordinance.

Motion: Burden

Support: Miller

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Regular Meeting of the Housing Commission
Thursday, January 22, 2026 at 6:00 p.m.

Motion carried 5-0.

- k) ~~Recommendation to appoint GIARESA KING to the position of SENIOR CITIZEN HOUSEKEEPER, effective 1/20/2026.~~

9. Audience Participation

Kurek (S336): I'm excited to see we have 2 new maintenance employees; especially when I saw them vacuuming on the weekend. What are their names? Thank you to our volunteers. What is the Software RFP? Can we receive donations?

Magee (A309): When the office closes, the lot fills up. If you're going to raise the rent, raise the amenities.

Carpenter (S411): Thank you for everything! Is the raise 5% each year? I love the flowers.

Nowak (S228): Fadil should receive more than a 10% raise. I'm against Mayor Stone being invited for a Community Engagement, because the last time we did that here, I lost my job 2 days later for saying that Landscape Services hire Mexicans at minimum wage. I listened to the last Council meeting. Does the 2nd job apply to the WHC? We already have an ordinance on the books, and it state you're suppose to be a Warren resident for 2-years. We should pay our volunteers \$20 cash.

McKinney (S312): Parking is first come and first serve. A tenant knocked on my door, because he was upset I parked in "his" spot. My wife is disabled.

Walker (C308): I'm here for personal reasons. In September, I was trapped in an elevator, and reagravated a previous injury. I can't sleep and had to buy a \$5,000 mattress, there should be a form to be reimbursed for expenses like that, my Medicaid won't cover it. This is not fair.

Blakely (C206): Thank you for the bus service. I shovel around my car, because I don't want to move it, and it is not fair to ask people to move their cars when it snows.

Allen (S337): We need new lighting in the Stilwell hallways. I love the security!

Worley (S237): I've been here 3 months. Raising the rent will keep us operating. How are contracts awarded? Why did AT&T stop offering U-Verse?

10. Staff Comments

Clark: The new employees' names are Martez and Joshua. The Software RFP is to purchase rental software that will manage applications, maintenance requests, resident communications, etc. All contracts are publicly bid through the City of Warren Purchasing Division, and posted on BidNetDirect.com. Parking has always been an issue at WHC, respect for others would go a long way to solving that problem. Stilwell Hallway lighting is on our 5-year Capital Improvement Plan. Rent increases are the worst part of this job. We don't take this lightly, and we must balance the financial constraints of our current residents and the fiduciary duties of our housing facilities. We have a responsibility to serve residents now and long into the future, and often that means making tough decisions. Macomb County has cancelled services for tomorrow, so their will be no Meals on Wheels lunch.

11. Commission Comments

Ladensack: I'm disappointed that we passed the 3-year rent increase. However, I am please to know that we can always amend this approved rent increases, if COLA warrants.

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Regular Meeting of the Housing Commission
Thursday, January 22, 2026 at 6:00 p.m.

Burden: Thank you for everyone who participated in the Thanksgiving Pot Luck.

Ostosh: We have a lot of foot traffic through the property, throughout the day. This is a good place to live and we are all extremely blessed. Smoking is still a problem.

Kaercher: Those who smoke in their apartment are inconsiderate of their neighbors.

12. Councilperson Comments

13. Adjournment

TIME: 7:30PM

Motion: Ladensack

Support: Ostosh

Motion carried 5-0.

Approved: *Thomas Miller*

Date: 3/12/202

Thomas Miller, Secretary