

## **Housing Council**

A meeting of the Emmet County Housing Council was held on February 4 at 10:00 a.m.

Council members present: Mark Ashley, Secretary  
Les Atchison  
George Booth, Vice-Chairman  
John Murphy, Chairman  
Martin Van Berlo

Absent: None

Staff present: Cynthia Van Allen, Finance Director

Guests: Katie Bedard, Northwest Michigan Community Action Agency  
Cathy Odom, Northwest Michigan Community Action Agency

The Council members approved the agenda as presented.

The Council members reviewed and approved the minutes of the January 7, 2009 meeting with the following exceptions:

\*\*\* Ms. Van Allen rather than Mr. Atchison was to talk to the County's civil counsel

\*\*\* The Emmet County commissioners were asked to participate in the PIP Plus program which is a PIP program matched with CDBG funds, not a separate CDBG program

\*\*\* There was a lead paint training class, not lead paint abatement class.

### **Administrator's report:**

\*\*\* Ms. Odom let the Council know that the 2009 - 2010 CDBG grant cannot be applied for until the 2008 grant is 75 percent spent and the County has held a public hearing. This should not pose any problem since the State won't have CDBG funds available until summer.

\*\*\* She let the Council know that the County has passed a resolution to participate in the PIP Plus program. Both Huntington and Citizens Banks are available to partner with the County for PIP loans. For a PIP loan the gross household income must be less than \$65,000, the loan can be up to \$25,000 with no equity or \$50,000 with equity and the repayment interest is based on a sliding scale.

\*\*\* Ms. Odom is attending a residential energy class at Northwest Michigan College which could lead to certification as an energy auditor .

\*\*\* Northwest Michigan Community Action Agency has added credit counseling and bankruptcy help to its list of services.

\*\*\* There is the potential that the new federal stimulus package will contain funds for a Low Income Housing Energy Assistance Program (LIHEAP) which could be used for weatherization, paying heating bills, etc.

\*\*\* Northwest Michigan Community Action Agency has a grant from the tribe to purchase a thermal imaging camera.

\*\*\* 22 contractors attended the lead paint training. Quat, Inc., which provided the instructor, incorporated OSHA rules, lead safe work practices and HUD and EPA rules in the class curriculum. Ms. Odom has suggested that the Home Builders Association obtain a HEPA vacuum cleaner for rent to local builders since this is one of the requirements for working with lead paint removal. She shared a brochure with lead paint information which is distributed to homeowners and contains a form which must be signed by the client before renovation can begin. After April 2010 a homeowner can choose to waive the lead paint training requirement for a contractor unless there is a child under six years of age in the home.

### **Jobs in progress:**

\*\*\* Ms. Odom let the Council know that a check for renovation on job 08-02 has been issued. The residence has been re-roofed and the new furnace has been installed. Mr. Van Berlo let the Council know that he has been at the residence for the first inspection.

\*\*\* Job 08-06 is waiting for the lead paint report. There will be additional documents required before the actual work can proceed and Ms. Odom is still having difficulty receiving help from the homeowner's advocate. Mr. Booth let the Council know that the advocate is not an employee of North Country Mental Health as was first thought. Ms. Van Allen will discover whether the advocate is an Emmet County Court appointed position.

\*\*\* The home owner of Job 08-07 has become eligible for the weatherization program so will receive for free replacement of the sliding glass door, windows and repair of the hole. These items will be deleted from the bid package.

\*\*\* Mr. Ashley moved to deny authorizing rehabilitation for project 08-08 because the homeowner does not have clear title and there is no equity. Mr. Booth seconded the motion. By unanimous vote the motion passed.

\*\*\* Ms. Odom and Ms. Bedard have scheduled home visits for jobs 08-09 and 08-10.

**Old business:**

\*\*\* Mr. Atchison contacted the Area Agency on Aging which knew of no special State or federal money available for wheelchair ramps.

\*\*\* The manufactured home owners discussed at a previous meeting have received assistance from the weatherization program.

\*\*\* The Council determined not to fund the Church Hammers from money currently available to the Council.

\*\*\* Ms. Odom is still working with the Health Department trying to get them to perform inspections prior to receiving payment.

\*\*\* Mr. Ashley let the Council know that the Croffs (job 08-08) are very appreciative to have been selected.

**New business:**

\*\*\* Mr. Atchison made a motion to recommend that the Emmet County Board of Commissioners sign a memorandum of agreement with the Northwest Michigan Habitat for Humanity to provide \$10,000 for one Habitat home project in the 2009 - 2010 CDBG cycle. Mr. Ashley seconded the motion. By unanimous voice vote the motion was approved. Ms. Odom will obtain the letter of endorsement from the State Habitat organization that is needed to support the agreement.

A motion to adjourn was made by Mr. Ashley, seconded by Mr. Booth and unanimously approved.