

## Housing Council

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

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

Excused absence: Les Atchison

Staff present: Cynthia Van Allen, Finance Director

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

The Council members approved the agenda, with the addition of a field trip scheduled for job 08-12, as presented.

The Council members reviewed and approved the minutes of the February 4, 2009 meeting with the following exception, the minutes should reflect that Northwest Michigan Community Action Agency (NMCAA) applied for a grant for a thermal imaging camera rather than that they received a grant

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

\*\*\* Ms. Odom distributed the disbursement log which shows that 25% of the 2008 CDBG has been spent to date. 75% must be spent before Emmet County can apply for the 2009 grant.

\*\*\* NMCAA did not receive the grant that was applied for to purchase a thermal imaging camera.

\*\*\* Ms. Odom reminded the Council that confidentiality is very important. Client names should not be used in the minutes and documents with client names should not be distributed to guests.

\*\*\* The Council determined that they will participate in the 2010 community "Project Connect" event.

\*\*\* Ms. Odom distributed a document that provides a brief description of federal tax credits for energy efficiency home projects.

### **Jobs in progress:**

\*\*\* Job 08-02, the interior is completed. Waiting for a weather change so the exterior painting and deck repairs can be accomplished.

\*\*\* Job 08-05, the clients are very complimentary about the builder, JAG Construction. There was a \$400 change order related to the electric repairs.

\*\*\* Job 08-06, the requests for bids have gone out. The contractors will need to have received lead paint training.

\*\*\* Job 08-07, rehabilitation began 2-17-09. There have been change orders which have resulted in a net increase of \$200 mostly related to exterior trim.

\*\*\* Job 08-09, waiting for a thaw to accomplish the inspection since most of the work will be exterior rehabilitation on this 1978 or 1979 single wide manufactured home.

\*\*\* Job 08-10, originally contacted NMCAA seeking a new boiler. Also needs minor work in the living room and to the exterior steps, landing and gutter. Ms. Odom's estimate, using the Flynn Plumbing & Heating estimate for the boiler and hot water heater rather than MacGregor Plumbing and Heating, is \$5,920.04. Graham Heating and Plumbing was also contacted but declined to provide a bid. Mr. Booth made a motion authorizing Ms. Odom to put this project out to bid. Mr. Ashley seconded the motion. By unanimous voice vote the motion passed.

\*\*\* Project 08-11, waiting on verifications. It is difficult to obtain verification from MESC because of volume of current claims.

\*\*\* Project 08-12, site of today's field trip. There was lengthy discussion of strategies to provide decent living conditions. Potential client lives in garage apartment with only one egress, shares well, septic and driveway with former spouse. Initial contact was a request for a new wood stove to replace one currently in garage area. Mr. Van Berlo let Council know that the current set up is a building code violation. Acquisition of a manufactured home was discussed. Ms. Odom believes client will not be receptive because he does not want to incur debt. Mr. Ashley did suggest that there might be modular homes currently available on the lots of distributors who have gone out of business that could be acquired for a discounted price which would be a better value than a manufactured home if the client could be persuaded to adopt this alternative. Ms. Odom, Ms. Bedard, Mr. Murphy, Mr. Booth, Mr. Van Berlo and Dr. Vanden Brink from Handy Man Ministries/Church Hammers will meet at the potential client's home at 1:30 p.m. to try to determine a plan of action.

\*\*\* Projects 08-12 and 13, waiting on verifications.

### **Old business:**

None

**New business:**

\*\*\* Ms. Hornbaker let the Council know that the Board of Northwest Michigan Habitat for Humanity has declined the \$10,000 CDBG funding for a 2009 Habitat home. They do not wish to encumber a partner family with a lien.

\*\*\* Ms. Odom let the Council know that carbon monoxide devices will be required to meet building code in all projects.

\*\*\* As part of the American Recovery and Reinvestment Act of 2009 the Department of Human Services will receive state emergency relief funds which can be spent on replacement furnaces, up to \$4,000. There is also an “all other category”. It will be possible to use these funds in conjunction with the rehabilitation projects.

**Adjournment:**

A motion to adjourn was made at 11:45 a.m. by Mr. Ashley, seconded by Mr. Booth and unanimously approved.

March 5, 2009  
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