

Housing Council

A meeting of the Emmet County Housing Council was held on April 1 at 10:00 a.m.

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

Excused absence: 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.

The Council members reviewed and approved the minutes of the March 4, 2009 meeting with the following exceptions, the minutes should reflect that Mr. Atchison's absence was an excused one and job 08-11 is awaiting verification from Michigan Unemployment Insurance Agency rather than MESAC.

Administrator's report:

*** Ms. Odom distributed the disbursement log which shows that 53% of the 2008 CDBG has been spent to date.

*** Ms. Bedard has input the information for a second draw request of \$15,653.98. Mr. Tamlyn will need to go on Opal to approve the draw.

*** There is a \$20,000.00 Housing Preservation grant available to Emmet County which must be used by July 23, 2009. This grant can be used for matching money for the CDBG. There is a 65 percent of project maximum. The loan is at zero percent interest to the participant and repayment is deferred.

*** Ms. Odom and Ms. Bedard participated in a webinar presented by the Federal Home Loan Bank. There is \$6,000,000 through Home Opportunity grants available to home owners in Indiana and Michigan on a first come, first served basis. There is a maximum of \$10,000.00 per project which is forgiven after five years

*** There will be \$5,000,000.00 to \$6,000,000.00 available to use in a three year period in the

ten county region served by Northwest Michigan Community Action Agency for the weatherization program. The household income must be under 200% of the national poverty level.

Jobs in progress:

*** Job 08-02 waiting for the weather to improve so can work on the deck and exterior painting.

*** Job 08-05 waiting for the weather so can complete the exterior work.

*** Job 08-06 is out to bid. Ms. Odom had to stage the walk through with potential contractors since the client wasn't available. Bids are due April 13. This project may be a good candidate for \$10,000.00 for a Home Preservation grant.

*** Job 08-07 rehabilitation is in progress.

*** Job 08-09 is still waiting for the weather to improve to determine extent of exterior work. This job may also be a good candidate for the weatherization program.

*** Job 08-10 two bids were received. Mr. Ashley made a motion to accept the bid from Scott Smith who is licensed and insured and is the client's son for a maximum amount of \$7,270.04, the weatherization program may help with the mechanical. Mr. Atchison seconded the motion. By unanimous voice vote the motion passed.

*** Job 08-11 is a 1,700 square foot home on about an acre in Oden acquired from a family member for \$90,000.00. Approximate current value is \$100,000.00. There have been attempts to improve the home and the current mortgage is \$150,000.00. The homeowner has applied to the weatherization program for insulation and windows so the Council deferred a decision until the extent of that possibility has been explored.

*** Job 08-12 was the subject of a field trip in March. The Council would like to see the client obtain a Rural Development Loan for a new home. Mr. Ashley made a motion to spend no more than \$15,000.00 to rehabilitate the current living quarters with a propane furnace to the point that an occupancy permit can be obtained. Mr. Atchison seconded the motion. By unanimous voice vote the motion passed.

*** Job 08-13 does not meet requirements, the homeowner does not occupy the residence.

*** Job 08-14 a home visit is scheduled. The property is in Levering.

Old business:

None

New business:

None

Adjournment:

A motion to adjourn was made at 11:34 a.m. by Mr. Murphy, seconded by Mr. Van Berlo and unanimously approved.

April 7, 2009
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