

Housing Council

A meeting of the Emmet County Housing Council was held on August 5, 2009 at 10:00 a.m.

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

Excused absence: Martin Van Berlo

Staff present: Cynthia Van Allen, Finance Director

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

The Council members approved the agenda.

The Council members reviewed and approved the minutes of the June 3, 2009 meeting with the addition of the statement under new business that Northwest Michigan Community Action Agency can apply for a \$1,000.00 administrative fee from the CDBG program if the project is \$10,000.00 or more with minimum of 50% matching funds obtained.

Administrator's report:

*** Jauron Leefers, Community Development Specialist, from the Michigan State Housing Development Agency was in northern Michigan last week to audit the programs for various agencies funded through her department. She looked at three of the Emmet County rehabilitation projects, examined Ms. Odom's files at the Northwest Michigan Community Action Agency and asked Ms. Van Allen a series of questions related to the County's records. There will be a written statement of finding for the County's Board of Commissioners to review.

Jobs in progress:

*** Job 08-05 is almost complete. There will be a change order for a step which will use most or all of the \$390.08 remaining on the 2008 CDBG. Ms. Odom let the Council know that the contractor has not completed the project on a timely basis. She was asked to send a letter setting a deadline for completion.

*** Job 9 - Ms. Odom is looking for a newer manufactured home for this client. There is a 1989 home in the East Jordan/Central Lake area which she will look at today. Mr. Murphy moved to authorize Ms. Odom to pay \$600.00 to hold the home pending approval by the homeowner and an inspector. Mr. Atchison seconded the motion. The motion was approved by unanimous voice vote.

*** Job 10 has been completed.

*** Job 11 is still waiting for the weatherization program to determine the potential extent of their participation in this project.

*** Job 14 - Ms. Odom is attempting to have the Health Department provide the well and septic permits, for a cost of approximately \$420.00. They would then be paid by the contractor who is awarded the job. Mr. Murphy made a motion to approve spending up to \$450.00 for permits if the Health Department won't allow the advance. Mr. Ashley seconded the motion. By unanimous voice vote the motion was approved.

This client failed to receive approval for a PIP loan for siding. Ms. Odom is trying for financing from the Federal Home Loan Bank.

*** Job 15 also received a denial for a PIP loan. There is significant lead paint to deal with.

*** Job 17 is in Levering. The weatherization program may provide some help with this project. Ms. Odom is going to try for Federal Home Loan Bank financing.

Old business:

*** Ms. Odom let the Council know that Mr. Wagenshutz from Accurate Builders has received lead paint training and will be the only local builder eligible for this work.

*** Ms. Odom let the Council know that Ms. Leefers believes that MSHDA may have the former Char-Em Housing Coalition files. Mr. Murphy suggesting contacted Shawn Haddad at MSHDA to see if the files are in that office.

New business:

*** Mr. Ashley suggested that letters be sent to local title companies requesting that they contact Ms. Van Allen when they find a parcel with one of the old liens.

*** The Council discussed the approval by the City of Petoskey for a six unit homeless dwelling on Bridge Street across from the homeless shelters.

*** Ms. Leefers believes that the 2009 CDBG money may be available in September

Adjournment:

A motion to adjourn was made at 12:05 p.m. by Mr. Atchison, seconded by Mr. Ashley and unanimously approved.

August 10, 2009
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