

Housing Council

A meeting of the Emmet County Housing Council was held on October 1 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 Badard
 Cathy Odom

The Council members approved the agenda as presented.

The Council members reviewed and approved the minutes of the June 4, 2008 meeting.

Under old business:

*** Ms. Odom provided the Council with a list of Michigan State Housing Department Authority (MSHDA) mandated rules for awarding rehabilitation grant dollars and a list of the areas where the County has discretion in awarding rehabilitation grants.

*** A copy of the Housing and Urban Development (HUD) Section 8 Housing Quality Standards that are used to measure the extent of rehabilitation necessary for grant recipients was distributed.

*** A copy of the Emmet County lien policy, which is applicable for all projects with a cost of \$2,500 or more, which is given to potential clients at the first home visit was distributed to the Council. Mr. Atchison moved that the policy be adopted with an amendment - the term "transportation" should be changed to "emergency transportation". Mr. Van Berlo seconded the motion. The motion was unanimously approved by voice vote.

*** The MSHDA application was reviewed by the Council.

*** Ms. Odom let the Council know that she has secured a Home Preservation Grant through Rural Development in the amount of \$23,936 which can be used as a match but cannot represent more than 65% of any one project.

Under new business:

*** Ms. Odom let the Council know that the following contractors have expressed an interest in bidding on rehabilitation projects:

Clayton Eby
Crego Enterprises, Elmira
River City Renovations, Gaylord
Scott Smith, Harbor Springs
Sturgeon Bay Woodworks, Stephen Johnson, Harbor Springs
W B Builders, William Brown, Boyne City

*** Ms. Odom let the Council know that there are no licensed lead paint clean-up contractors in Emmet County.

*** Ms. Bedard let the Council know that there were 21 application packets sent. 7 have been returned to date.

Administrator's report:

*** Northwest Michigan Human Services Agency has changed their name to Northwest Michigan Community Action Agency, Inc.

*** Ms. Odom and Ms. Bedard attended a conference espousing use of CFL light bulbs, high efficiency furnaces, pellet and wood stoves, which are available through Rural Development grants, and other energy saving products and measures. As much as possible these things will be incorporated in the rehabilitation projects.

*** There is the potential for free insulation through Northwest Michigan Community Action, potential clients will be counseled about this program.

*** There was a discussion of MSHDA eligible recipients new rule - 60% deferred loan.

Ms. Van Allen let the Council know that the paragraph reference in the CDBG Program Guidelines for 2008 to Habitat for Humanity assistance was deleted by the Emmet County Board of Commissioners at the recommendation of Ms. Odom.

Jobs in progress:

*** Ms. Odom reminded the Council members that one of the rules adopted was that there will be no rehabilitation on homes where the debt will exceed 100% of the value of the home after the rehabilitation.

*** Job # 08-01 cannot be considered because the residents exceed the income limits.

*** Jobs 08-02, 08-04, 08-06 and 08-07 have not yet been evaluated.

*** Job 08-05 was reviewed and was determined to meet the current project requirements. Ms. Odom's estimate for bringing the house to code is \$9,000. A list of rehabilitation projects was distributed. The Council noted:

90% of the loan would be deferred
10% would be payable monthly at approximately \$20, 0% interest
Two people in their fifties occupy the home, she works, he is disabled
The sev is \$32,400, there is a \$44,000 mortgage, \$350 monthly, current
The house sits on an acre in Levering and is about 1,000 square feet
There is one bedroom and one bath

Mr. Atchison moved that Ms. Odom be authorized to commit up to \$12,000 for rehabilitation of this home. Mr. Booth seconded the motion. Roll was called, by unanimous vote the motion was approved.

*** Job 08-03 was reviewed and the Council determined that the project, a new roof, would put the homeowner's debt in excess of the home value. There is a \$92,000 mortgage, incurred just last year, and the \$100,000 appraisal is very suspect. It was also noted that there were more deficiencies than could be remedied within the current limitations.

Mr. Atchison moved that the project be considered. Mr. Ashley seconded the motion. Roll was called, by unanimous vote the motion was defeated.

A motion to adjourn was made by Mr. Van Berlo and seconded by Mr. Booth. It was passed by unanimous vote

October 16, 2008