

## Housing Council

A meeting of the Emmet County Housing Council was held on November 5, 2008 at 10:00 a.m.

Council members present: George Booth, Vice-Chairman  
Les Atchison  
Martie Van Berlo

Absent: Mark Ashley, Secretary  
John Murphy, Chairman

Staff present: Nicole Stradling, Finance Secretary

Guests: Cathy Odom, NMHSA  
Katie Bedard, NMHSA  
Mary Margaret Hornbaker, Habitat for Humanity

The Council members approved the agenda as presented.

The Council members reviewed and approved the minutes of the October 1, 2008 meeting.

Jobs in progress:

\*\*\* Job 08-02 was reviewed and was determined to meet the current project requirements. Ms. Odom's estimate for bringing the house to code is \$12,600. A list of projects was distributed.

Mr. Atchison moved that Ms. Odom be authorized to get the bids for the rehabilitation of this home. Mr. Van Berlo seconded the motion. Roll was called, by unanimous vote the motion was approved.

\*\*\* Job 08-04 was reviewed and was determined to meet the current project requirements. Ms. Odom's estimate totaled \$35,891.40. Because this house is on a lake there are regulations in place on the whereabouts of the drain field and septic system.

Mr. Atchison moved to table this job until the next meeting so that more information may be obtained on the specifics of putting in a new septic system and to see if the applicant can obtain a home equity loan as matching funds. Mr. Van Berlo seconded the motion. Roll was called, by unanimous vote the motion was approved.

\*\*\* Job 08-05 was reviewed at the October 1<sup>st</sup> meeting and approved for getting bids. Ms. Odom got bids from three different companies which were distributed.

Mr. Atchison moved to approve the lowest bid, Jag Construction, for the job. Mr. Van Berlo seconded the motion. Roll was called, by unanimous vote the motion was approved.

\*\*\* Job 08-06 Cathy and Katie to do a home visit after today's meeting.

\*\*\* Job 08-07 was reviewed and the Council determined that the project was eligible for funding. Mr. Van Berlo made a suggestion in changing page 2 of the estimate; under "Deck, Railing, Wood Pressure Treated (West Side)" section; to say "...4" O.C. secured..." Ms. Odom's estimate totals \$21,276.58.

Mr. Atchison moved to approve moving forward and solicit bids according to Martie Van Berlo's suggestions. Mr. Van Berlo seconds the motion. Roll was called, by unanimous vote the motion was approved.

New Business:

Ms. Odom has brought it to the Council's attention that the State has made some changes to the percentage of AMI eligible for the 100% deferred loan. As stated in the handout from Ms. Odom, "Households with incomes up to 60% of AMI are eligible to receive 100% of the project costs in CDBG assistance as a deferred loan." Ms. Odom also handed out a copy of the guidelines with notes as to where they will need to be changed from 50% to 60%. Mr. Atchison thought the change should go before the Commissioners and Civil Counsel.

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

Next meeting will be Wednesday, December 3, 2008.

November 6, 2008