Housing Council

A meeting of the Emmet County Housing Council was held on December 2, 2009 at 10:00 a.m.

Council members present:	Mark Ashley, Secretary Les Atchison George Booth, Vice-Chairman John Murphy, Chairman Martin Van Berlo
Excused absence:	None
Staff present:	Cynthia Van Allen, Finance Director
Guests:	Cathy Odom, Northwest Michigan Community Action Agency

The Council members approved the agenda.

The Council members reviewed and approved the minutes of the October 13, 2009 meeting.

Administrator's report:

*** Notice of rehabilitation funds available was accomplished in November. There were flyers distributed, a public service announcement in the Petoskey News Review and public service messages on the radio.

*** There is $21,250.00 of Housing Preservation grant money available for use by Emmet County.

*** There have been twelve contacts for potential rehabilitation projects. Five have already been determined to be ineligible. The remaining seven have received application packages.

Jobs in progress:

*** Job 08-09 - Ms. Odom reported that the old manufactured home has been pulled off the existing pad. The replacement manufactured home will be funded $25,000.00 from the County appropriation money and $10,000.00 from a Housing Preservation grant.

*** Job 08-11 - Waiting for bids for the foundation work.

*** Job 08-15 - Received approval for a Federal Home Loan Bank loan so the amount from the CDBG will be $23,435.00. There will be a change order because rot was discovered under the siding.

*** Job 08-17/09-01 - This prospective rehabilitation will be the site for a visit by the Council this afternoon. There is a $12,000.00 mortgage on the property which was incurred for the purpose of installing a new roof. The Weatherization Program has already installed a new hot water heater and furnace and has committed to replace ten windows and one door. This project would be eligible for a Federal Home Loan Bank or Housing Preservation grant. Ms. Odom currently has this project listed as a potential for the County's appropriation money but suggests that since it qualifies, CDBG money should be used.

*** Job 09-02 - This is not an eligible project, the homeowner is in forbearance. The lending institution is about to foreclose.

*** Job 09-03 - This prospective job site will also be visited by the Council this afternoon. Estimated cost to rehabilitate this home is $44,514.04. Suggested funding is as follows:

Weatherization - windows	$10,560.00
Senior Rural Development grant - septic, electrical and landscaping	1,420.00
Housing Preservation	5,000.00
County appropriation	5,000.00
Federal Home Loan Bank	10,000.00
CDBG	12,534.04

Old business:

*** None

New business:

*** There will be no meeting in January 2010.

Adjournment:

A motion to adjourn was made at 12:00 p.m. by Mr. Atchison, seconded by Mr. Ashley and unanimously approved.