

Housing Council

A meeting of the Emmet County Housing Council was held on February 3, 2010 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
Jonathan Scheel, Northwest Michigan Community Action Agency

Mr. Atchison made a motion to elect Mr. Murphy chairman, Mr. Booth vice-chairman and Mr. Ashley Secretary. Mr. Van Berlo seconded the motion. Mr. Atchison made a motion that the nominations be closed and a unanimous ballot be cast. By unanimous vote the slate of officers was elected.

The Council members approved the agenda.

The Council members reviewed and approved the minutes of the December 2, 2009 meeting with one change, the final two sentences under jobs in process, Job 08-17/09-01 be deleted.

Administrator's report:

*** Project Connect is taking place today and Northwest Michigan Community Action Agency is participating.

*** There are new Environmental Protection Agency lead paint regulations going into effect in April. There are two lead paint classes being sponsored by the local homebuilders association, one on February 16 which is a refresher course and one on February 26 which is an eight hour class.

*** Ms. Odom let the Council know about a new grant available, the Home buyer Purchase/ Rehabilitation (HPR) grant. There are \$10,000.00 grants available to use for buyer down payments. There are \$20,000.00 forgivable, after ten years, grants available for major repairs.

*** The 2008 \$55,000.00 MSHDA grant has been spent except for \$.84.

Jobs in progress:

*** Job 08-09 - Waiting for the final touches so the last plumbing inspection can be performed. The final check is being held.

*** Job 08-11 - There is no Federal Home Loan Bank money available.

*** Job 09-03 - The estimate for this project was \$43,001.68. Two bids were received at \$47,217.02 and \$72,434.75 which includes lead paint removal. Mr. Murphy made a motion to explore multiple funding sources so the MSHDA grant can be stretched to accommodate more projects. Mr. Atchison seconded the motion. The motion passed by unanimous voice vote.

*** Job 09-04 - A title search lead to the discovery of additional debt secured by the property. Total debt is \$60,000.00, a \$17,000.00 judgement and a \$43,000.00 mortgage/line of credit. The estimate to rehabilitate the home is \$44,000.00. Mr. Atchison made a motion to deny this project due to the lack of equity caused by debt. Mr. Booth seconded the motion. The motion passed by unanimous voice vote.

*** Job 09-05 - A home visit is needed.

*** Job 09-06 - Working on verifications.

Old business:

*** None

New business:

*** Mr. Ashley made a motion to adopt the amendments to the homeowner/contractor contract which will adopt a sober work place policy, see articles X and XI, article XX deleted. Mr. Booth seconded the motion. The motion passed by unanimous voice vote (Mr. Atchison was gone at this point).

Adjournment:

A motion to adjourn was made at 11:30 a.m. by Mr. Booth, seconded by Mr. Ashley and unanimously approved.