

Emmet County Housing Council

A meeting of the Emmet County Housing Council was held on September 1, 2010 at 10:00 a.m. in the Controller's conference room.

Council members present: Mark Ashley, Secretary
Les Atchison
George Booth, Vice-Chairman
Martin Van Berlo

Excused absence: John Murphy, Chairman

Staff present: Cynthia Van Allen, Finance Director

Guests: Cathy Odom, Northwest Michigan Community Action Agency
Jonathan Scheel, Northwest Michigan Community Action Agency
Sarah Hartman, Northwest Michigan Community Action Agency

The Council members approved the agenda.

The Council members reviewed and approved the minutes of the July 7, 2010 meeting.

Administrator's report:

*** Mr. Scheel and Ms. Hartman attended the Michigan State Housing Development Authority Homeowners Program.

*** On September 16, 2010 the Department of Health and Human Services will host a meeting on Beaver Island. This is an annual meeting.

*** On September 17 the 16th annual Human Services Information Summit for Charlevoix and Emmet Counties will be held at the Petoskey Methodist Church.

*** Mr. Scheel and Ms. Odom will be attending the Michigan Community Development Association meeting on October 6, 2010. The Council decided to change the date of the October meeting to Tuesday the 12th. Ms. Van Allen will change the room reservation and post the meeting date change.

*** The Council discussed the possibility of including the rehabilitation and emergency repair applications on the County's web site or developing a link to Northwest Michigan Community Action Agency.

*** Mr. Scheel let the Council know that during his six month tenure there have been 50 contacts, 24 screenings, 10 residents denied over the phone and 17 projects started. The article in the County's newsletter regarding the housing rehabilitation program which was inserted in the Petoskey News Review Saturday paper was very successful in generating contacts. Lack of equity is the largest reason for denial of services.

*** There is still no word from the Housing Preservation Grant application.

*** The Brutus Head Start Program, which is a Northwest Michigan Community Action Agency project, has provided several contacts.

*** There was a submission by Northwest Michigan Community Action Agency to the Federal Home Loan Bank for five projects, three from Emmet County and two from Crawford County. There is a problem with one of the Crawford County submissions which is delaying approval of all five requests. The submission for project 6, which was made after the previous mentioned ones, has been approved.

Jobs in progress:

*** Job 09-06 - may need to start this project out of sequence to prevent the loss of an ancillary funding source.

*** Job 09-08 - client has obtained a contract for the reserve area for the new septic field. This expense should spend down client's assets to the required level. Client is waiting for a health permit for the septic system.

*** Job 09-09 - project is under way using Accurate Builders. A loan has been applied for from the Federal Home Loan Bank so vinyl siding can be added to the project.

*** Job 09-10 - the first draw has been paid to Hovey Construction.

*** Job 09-11 - the client is not returning calls so contractors cannot set appointments to visit the premises for inspections in order to prepare bids. The Council suggested that the client's mortgage status be reexamined.

*** Job 09-12 - there are two homes on one property parcel which parcel cannot be divided per township zoning regulations. The total equalized value on the property including both homes is \$55,300, \$110,600 estimated value. There is an \$86,000 mortgage. The repairs needed are extensive and would be close to the \$35,000 maximum. Mr. Ashley made a motion to deny appropriation of funds for this project due to lack of equity. Mr. Atchison seconded the motion. By unanimous voice vote the request was denied.

*** Job 09-13 - Mr. Scheel will let the homeowners know that the Council requests that the detritus currently in the home be removed so that the extent of needed repairs can be determined.

*** Job 09-14 - Mr. Atchison made a motion to approve putting this project out for bid. The money for this project to be drawn from the MSHDA emergency project funds. Mr. Van Berlo seconded the motion. By unanimous voice vote the motion passed.

*** Job 09-15 - discussion deferred until Mr. Scheel can determine if the Weatherization program will replace some of the windows in the house. This program has already been applied to for a new furnace and roof insulation.

Old business:

*** None

New business:

*** Mr. Atchison praised the Northwest Michigan Community Action Agency's commitment to their mission.

A motion to adjourn was made and was unanimously approved.