

Hancock Housing Commission
Meeting Minutes
March 16, 2011

President Ron Antila opened the regular meeting of the Hancock Housing Commission at 4:30 pm.

Commissioners Present: Antila, Dennis, Haeussler, Johnson
Absent: Givens

Public Comment: None

A motion was made by Commissioner Johnson to approve the February 16, 2011 meeting minutes. Support was made by Commissioner Dennis.

Ayes: Antila, Dennis, Haeussler, Johnson

No: 0

Motion passed.

A motion was made by Commissioner Dennis to approve the March 2011 accounts payable. Support was made by Commissioner Haeussler.

Ayes: Antila, Dennis, Haeussler, Johnson

No: 0

Motion passed

A motion was made by Commission Haeussler to add the Hancock Public Transit contribution discussion to the agenda. Support was made by Commissioner Dennis.

Ayes: Antila, Dennis, Haeussler, Johnson

No: 0

Motion passed.

Old Business:

Updates on Quincy Haven Apartments LDHALP project were presented. Progress reports and RFI reports were reviewed and discussed.

An update with correspondence from the Smoke Free Environments Project was presented.

Information was distributed on the upcoming Michigan Conference on Affordable Housing in Lansing on 4/10 – 4/13. Sherry and Gail will both be attending. Gail will be doing a presentation on Quincy Haven Apartments LDHALP. Sherry Ross received a scholarship to offset travel expenses and receive free registration for the conference.

New Business:

Mark Waterman from Medical Benefits of American was present to propose a new health insurance plan for HHC employees. After a lengthy presentation the Board asked questions and discussed the cost savings for the commission. Commissioner Haeussler motioned that we meet with our current health care insurance agent and research the option of having the same plan proposed with the same cost savings and the possibility of keeping our business with our current agent. Support was made by Commissioner Dennis. The board will discuss the proposal at the April Commission meeting.

Ayes: Antila, Dennis, Haeussler, Johnson

No: 0

Motion passed.

Updates were given on Quincy Haven Apartments. The progress report for the 02/09/2011 meeting was handed out. Interior Masonry is completed and interior partitions are complete. Wood doors will arrive March 1st and installation will begin. Drywall lids are installed on the 1st and 2nd floors. Cabinets will be installed in May and painting will occur in April. Site work for the project will be completed in June 2011.

Sherry Ross, Service Coordinator for Quincy Haven Apartments LDHALP, gave a presentation on the progress we have made with our initial applicants. We have met with and interviewed over 14 prospective Residents and have sent out over 40 applications to date. The overall response has been very positive and each prospective Resident looks forward to moving into the new building. We will be having lease up conference calls with MSHDA in the near future to satisfy the PBV (Project Based Voucher) commitment.

The Commission discussed the Hancock Public Transit proposal for payment by June 30, 2011. Commissioner Dennis motioned for the approval of the \$4,000 contribution and to have the Director contact City Manager Glenn Anderson to discuss the possibility of obtaining free bus passes for our Residents at Quincy Haven Apartments LDHALP. Support was made by Commissioner Johnson.

Ayes: Antila, Dennis, Haeussler, Johnson

No: 0

Motion passed.

Maintenance Report:

Recent work on the heat registers on the 1, 2 and 3rd floors of the west wing of the Manor was completed by RC Mechanical. The Hancock Fire Department had a walk thru of Quincy Haven Apartments LDHALP to address our fire control needs and evacuation plan for QHA. A second visit will be scheduled in May to follow up with building progress. Two apartments were rehabbed in March and that brings up so 17 units that are now "smoke Free" units in Lakeview Manor. The Maintenance office is preparing for the upcoming REAC (Real Estate Development Center) Inspection that has yet to be scheduled.

Directors Report:

Section 8 Rental Assistance program has 31 vouchers issued and there are no vacancies at Lakeview Manor.

The annual book asset inventory sheet was given to all the Commissioners. This is a detailed report on all of our inventory items for FY2010.

The 2011 annual recertification's are being conducted and will be effective April 1, 2011. Unit inspections will be conducted the last week in April.

Upcoming Events: St. Patty's Day party in the community room on 3/17, the Kivajit dancers will provide a show in our community room on 3/20 @ 2pm.

Next meeting is **rescheduled** for April 6, 2011 at 4:30.

Correspondence:

A letter from HUD was distributed with regard to Public Housing Operating Reserves.

Commissioner Haeussler made a motion to adjourn the meeting at 5:55 pm.

Support was made by Commissioner Dennis.

Ayes: Antila, Dennis, Haeussler, Johnson,

No: 0

Meeting adjourned.

Secretary – Gail Ross

President - Ron Antila