

Hancock Housing Commission
Meeting Minutes
September 25, 2013

President Antila opened the regular meeting of the Hancock Housing Commission at 4:33 pm.

Commissioners Present: Antila, Johnson, Shea, Smith
Absent: Dennis

Public Comment: None

A motion was made by Commissioner Smith to approve the August 21, 2013 meeting minutes.
Support was made by Commissioner Johnson.
Ayes: Antila, Johnson, Shea, Smith
No: 0
Motion passed.

A motion was made by Commissioner Smith to approve the September 2013 accounts payable.
Support was made by Commissioner Shea.
Ayes: Antila, Johnson, Shea, Smith
No: 0
Motion passed

A motion was made by Commissioner Smith to approve the September 25, 2013 agenda.
Support was made by Commissioner Shea.
Ayes: Antila, Johnson, Shea, Smith
No: 0
Motion passed.

Old Business:

Submission of payment request for Developer Fee from MSHDA is still pending. The regulatory agreement issue is not resolved and MSHDA attorney Donald Rencher is working on the resolve. He has requested items to be sent to him and that has been completed.

ROSS Grant. (No updates at this time)

HUD's remote review is still ongoing.

Healthcare reform updates were given and there is a possibility of Senator Casperson's office submitting an amendment to the 2011 PA152.

Capital Fund program and Replacement Housing Factor money was awarded to Hancock Housing Commission or FY2013.

New Business:

The Public Housing Assessment Score (PHAS) 2012 for the Interim Rule were distributed. Hancock Housing Commission scored a 91 out of a possible 100 points.

Maintenance Report:

RC Mechanical will be installing a new pressure valve for QHA in early October 2013. We have had 4 units vacated in September 2013 and we will be working on those rehabs to get the units ready for lease up very soon. Our "smoke-free" unit count is now at 39. The annual fire drill for QHA and HHC is set for 10/21/2013 at 6 pm. The Community Action office has contacted us regarding available funds that they have for replacing refrigerators in HHC and the Annex. Other local housing authorities have received this benefit and we welcome this opportunity! The elevator cars (2) needed servicing this month for an electrical current from UPPCO and through or transformer that feeds the manor. A low voltage or sudden drop in voltage is occurring at isolated times. The meter will be monitored by Bay Electric over the next few weeks and we hope to have a read on this voltage decrease. The elevators are not the fault and they continue to operate in a safe and efficient manner.

Directors Report:

Section 8 Rental Assistance program has 31 vouchers issued and we currently are at 2 vacancies at Lakeview Manor/Annex. Our color tour is scheduled for 10/4/2013 and the Fire Drill is scheduled for 10/21/2013 at 6 pm. Next meeting is scheduled for October 16th, 2013 @ 4:30 pm

Commissioner Shea made a motion to adjourn the meeting at 5:42 pm. The motion was supported by Commissioner Smith.

Ayes: Antila, Johnson, Shea, Smith

No: 0

Meeting adjourned.

Secretary – Gail Ross

President - Ron Antila