

Hancock Housing Commission
Meeting Minutes
May 16, 2012

2nd Vice President John Haeussler opened the regular meeting of the Hancock Housing Commission at 4:30 pm.

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

Public Comment: None

A motion was made by Commissioner Johnson to approve the April 18, 2012 meeting minutes. Support was made by Commissioner Givens.

Ayes: Givens, Haeussler, Johnson

No: 0

Motion passed.

A motion was made by Commissioner Givens to approve the May 2012 accounts payable. Support was made by Commissioner Johnson.

Ayes: Givens, Haeussler, Johnson

No: 0

Motion passed

A motion to approve the May 16, 2012 agenda was made by Commissioner Givens with the addition of a discussion to put our HHC application on the City of Hancock website and additional information on the USPS protocol for delivery of mail in an apartment building. Support was made by Commissioner Johnson.

Ayes: Givens, Haeussler, Johnson

No: 0

Motion passed.

Old Business:

The commission approved the revision of the "One Strike and You're Out" policy to include additional

An update was given on the ROSS grant that was submitted to HUD on 3/23/2012. We received one notification for technical corrections on two items that we immediately corrected and resubmitted on 5/9/2012.

The medical Marijuana issue is still a complex issue and more information was introduced to the commission from the conference Gail attended in Lansing. There are many "gray areas" and loopholes to enforcement of the Medical Marijuana Use policy.

New Business:

The commission reviewed the 2011 Section 8 Management Assessment Program (SEMAP) scores and the 2011 PHAS (Public Housing Assessment System) scores for our Low Rent program. Section 8 finished with a 91 overall which designates us a "High Performer" where as the Low Rent program finished with a 62 designating us a "Substandard Performer". There are many concerns with the new PHAS rule and the impact it has had on what are traditionally "High Performing" PHA's. The score we received for our Low Rent program will require us to have UPCS inspections every 2 years opposed to 3 years for a standard performer. PHADA (Public Housing Authorities Directors Association) are raising substantial questions on the new rule and publicly identifying the numerous flaws in the new rule. They are calling out HUD to "Fix PHAS" and correct the new rule. Consequently many PHA's have fallen from "High Performer" status to substandard as a result.

Commission Johnson motioned to approve Resolution 01-12 Bad Debt "Tenant Write - Off Accounts". Support was made by Commissioner Givens.

Ayes: Givens, Haeussler, Johnson

No: 0

Motion passed.

Maintenance Report:

All annual unit inspections were completed on May 20th in Lakeview Manor and Annex. A statistical sheet was handed out from prior years and follow up work orders generated from those inspections. We had our annual service inspection of all our fire extinguishers on site completed by American Welding and Gas in Tapiola. After the last two rehabs we are now up to 42 units that are smoke free in Lakeview Manor and Annex.

Directors Report:

Section 8 Rental Assistance program has 36 vouchers issued and there are 2 vacancies at Lakeview Manor.

Gail will be attending the Finlandia Community Partner meeting held on 5/22/12 at the Finnish American Heritage Center in Hancock; Business after hours is celebrating the 50th Anniversary of "Finland Calling" at the Heritage Center on 5/23/12.

The Office will be closed on Memorial Day 5/23/2012.

Next meeting is scheduled for June 20, 2012 @ 4:30 pm.

Correspondence:

The commission read a letter from the City of Hancock to the Executive Director recognizing her for receiving the Community Economic Development Advocate of the Year award from CEDAM.

The commission also reviewed the 2012-2013 CEDAM Board of Directors. Gail Ross is the Board Representative from Region 1. (Upper Peninsula)☺.

Commissioner Givens made a motion to adjourn the meeting at 5:35 pm. Support was made by Commissioner Johnson.
Ayes: Givens, Haeussler, Johnson
No: 0
Meeting adjourned.

Secretary – Gail Ross

2nd Vice President – John Haeussler