

Meeting of The Board of Commissioners CEO Report January 2022

Covid-19 Omicron Surge

The recent surge in Covid-19 continues to impact Lake MHA. In December, a total of 4 employees were placed in home isolation. At Jackson Towers, 8 cases among residents were reported with one confirmed death. In our efforts to limit the spread, Jackson Towers was commercially disinfected, and our administrative offices were closed to the public from December 13th through December 31st, 2021. Below is a list of additional internal office and residential Covid-19 protocols that were instituted.

- Face-to-Face meetings of no more than 3 participants may be conducted in the conference room provided that 6 feet of social distancing is maintained, and masks are worn at all times
- All meetings of more than 3 participants are to be conducted via teleconference
- No more than 2 individuals may meet in a personal office provided that 6 feet of social distancing can be reasonably maintained, and masks are worn at all times.
- New signage has been distributed to our residential buildings strongly urging residents to wear masks in common areas and avoid congregating in large groups and maintain 6 feet of social distancing.
- Our residential buildings including the Administration Building and maintenance garage have been commercially disinfected and will continue to receive monthly disinfection throughout 2022

Housing Choice Voucher

Over 200 Housing Choice Voucher applicants were pulled between October and December, resulting in a total of 84 voucher holders currently looking for housing in Lake County. In comparison, a total of 23 vouchers were issued and on the street over the same period a year ago. This is a credit to the efforts of our HCV program team which includes Managers Theresa Lee and Phillip Ransey, and program staff, Stacey Carlson, Housing Coordinator and Carissa Johnson, HCV Specialist.

Although our numbers continue to slide, down by 6 vouchers at the end of November, with a consistent effort to pull at least 100 applicants each month; we remain hopeful that our HCV numbers will begin to increase within in the next 3 to 6 months.

Public Housing/Multi-Family Program/Market Rate:

For Multi-Family, we reported at the last meeting that we were looking to outsource janitorial/cleaning services to help speed up unit turns. We are happy to report that we have secured the services and it is paying dividends. We currently were able to turn 4 additional units between Washington Square and Woodlawn locations. All indications point to us returning to a 10-day unit turn average.

Staffing:

We are happy to announce the hiring of Nicole Ostrosky, our new Human Resource Manager. She comes with well over 10 years of human resources experience and will be a valuable addition to our team. We are continuing to interview candidates for our Multi-Family Certification Specialist and HCV Inspector Openings. Several interviews have been scheduled this week. We fully expect to make offers very soon.

HUD has approved our grant request for the Family Self Sufficiency program. We will be funded at \$62,500.00 for 2022. Although we have yet to fill the coordinator position to date, we have just interviewed some promising candidates this week. We will keep the Board posted.



Section 18 Disposition:

Our Public Housing residents are continuing to find other housing. As of 1/10/22, there are 11 empty units with 4 tenants in the process of moving. This leaves 7 residents who are still looking to relocate.

Jackson Towers:

We are awaiting results from the drone inspection and asbestos sampling. We were informed by our consultants on 1/3/22 that we should have results from the inspection and sampling sometime this month. The current project timeline is still on schedule for solicitation by the mid-February, pre-bid conference sometime in late February to early March, and vendor selection by the first of April. We fully expect work to begin at Jackson Towers in May.

Security Cameras:

We will be issuing our RFP for the security cameras this week and expect to conduct our pre-bid hearing in early February. We anticipate having a vendor secured by early March with work to begin by the middle of April if weather cooperates.

**Respectfully submitted,
Eric P. Martin, MBA/PA**



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