



Meeting of The Board of Commissioners

CEO Report

February 2022

Housing Choice Voucher

We are continuing to work through our waiting list and currently have 74 vouchers issued. You will note in December, the number of lease ups increased over the previous month for the first time in a while. We would have realized even a greater surge in lease ups for January had it not been for the 20 zero HAP EOP's. We are now meeting to determine strategies to limit our EOP's through efforts to extend to troubled tenants alternate payment arrangements based on their current financial situation where feasible.

In addition, as a result of the continued impact of the pandemic, HUD has offered PHA's the opportunity to extend some of the selected 2021 waivers throughout 2022. We are preparing our request for the following waivers:

- Waiver of SEMAP scoring (Through 12/31/2022)
- Waiver to increase the payment standard for (Through 12/31/2022)
- Waiver to extend voucher term
- Waiver to increase the payment standard to 120 of FMR

Public Housing/Multi-Family Program/Market Rate:

HUD will be conducting a REAC inspection on the 10 remaining occupied units at Parkview. The inspection is scheduled for 2/10/22.



189 First Street • Painesville, Ohio 44077
440.354.3347 • fax 440.354-5008 • TDD/TTY 711 or 800.750.0750
www.lakehousing.org

Staffing:

We are happy to report that an offer has been accepted by our top candidate for the HQS Inspector vacancy. The current starting date will be 2/28/2022. On another note, we had one of our maintenance staff resign effective 2/7/2022. However, we have aggressively conducted interviews over the past two weeks for a replacement and we have just interviewed a promising candidate. In addition, we are very close to making an offer to an interested candidate for the Executive Assistant opening and I am currently pursuing an interview with our temporary worker who has shown promise and interest in possibly filling the FSS Coordinator vacancy.

Section 18 Disposition:

Our Public Housing residents are continuing to find other housing. As of 2/07/22, there are 15 vacant units. This leaves 7 residents left who are looking to relocate.

Jackson Towers:

The architects this past Tuesday met with us regarding the findings from the drone study. On the north side of the building, there are two panels that appeared to have small cracks in the surface area. The recommendation is to write this up in the specification of work for the prospective bidder to observe and determine best course of repair as needed. The good news is that these were only two areas, and the majority consensus remains that the water intrusion is a result of cracks in the panel joints. In addition, there is exposed rebar on the southeast section of the building that will be part of the repairs. From what we know from earlier reports from the architects that inspected the building in late summer, this is not a structural risk to the building. However, the exposed rebar is something that needs to be repaired during this project in order to avoid potential problems later.

Security Cameras:

We have extremely encouraging news that could result in a cost-effective solution to finally get our security cameras back online sooner. In discussions with our original provider, they



have indicated that our existing cameras still meet current market standards and would propose a solution that would only require us to upgrade the servers with a software patch along with licenses. As a result of these developments, we reached out to John Griffin who conducted a walkthrough with us and he has determined that he may be able to have his technicians upgrade our servers and software for a substantially lower price. We will keep the Board posted as matters transpire.

Respectfully submitted,

Eric P. Martin, MBA/PA



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