

Agenda 2.15.09 Housing Committee

Does Third Monday at 6pm of every month work for everyone?

House currently owned:

Upcoming Foreclosures:

732 Enright

Can't find the owner. Will probably go to auction within 3-5 months

Owner: Kathleen Gilbert lives in Florida (need to find her information to see if we can purchase before it goes to auction)

562 Enright

Going up for auction in approx 3-5 months.

Properties Owned:

747-749 McPherson

\$83,000

684 Enright Ave

Selling for \$58,000

Come up with a rental price

Rent to own option

There is a potential buyer who wants to take a look at it. Contractor from Lexington.

Friend of one of the tenants in 3647 (Angela Harvey)

3647 West 8th

Would we still be able to rent if the Fire Dept walked through the building?

1st month deposits for all tenants. Who has?

What was the goal of the Bike Co-Op (Who did the first 2 bike)?

How long do we have Michael Washburn? What is his situation?

Where are the lease agreements?

What is the situation with the Co-Op (\$25 a month)?

Who is charge of the Co-Op? Who has key to cellar door?

What is the Insurance cost/Taxes for the buildings we own?

Who cuts the grass for the apartment?

What is the current rent agreement (was told pay by the 5th, after 15th late charge \$25.

Pet fee-\$25 extra a month plus \$100 or \$150 deposite)?

Zen Center. How can I get a hold of tenant?

When does Ed Hubert need paid back for West 8th?

Who has keys to West 8th?

Could you email me all marketing materials?

Issues:

Gutters need repaired/replaced by a professional
Furnace needs replaced by next winter or 2011 winter(cost savings over 3-5 year span). Until then Radiators need to have all valves working so that tenants can regulate radiators better.
HIGH Energy costs (tenants have their windows open because it is too hot in the winter)
Outside Wood/Trim needs sealed and painted.
Basement leaks by washer and dryer.
Furnace promised to the Zen Center by this year.
Doorbells do not work.
Hallways are not clean and organized.
Had a mice issue.
Make sure all smoke alarms work.
Roof needs replaced.
Pipes in basement have asbestos covering (need taped and painted)
Brickwork around the building (Tuck pointing around windows also)
Toilet Seat for the basement bathroom

Things to be done:

Purchase mop/cleaning supplies/toilet paper/little cabinet for hallway upkeep.
Josh will work on this.
Rewrite (or find) Lease Agreements – Need someone to find a lease agreement template. (any volunteers?)_____.
Create Roles/Responsibilities for Super. ***Josh is working on.***
Find out what the Food Co-Op is paying to utilize the basement (\$25 a month?)
Need to get Duke Energy Bills from past 12 months (any volunteer?)_____.

Opportunities:

Do we have an account for escrow/deposits etc.?
Larger recycling bins
Lighting situation for Unit#1 (switch is currently on wall leading down to the basement)
Update Enright Resource Center (Create an inventory/donation system). Potential storage for Greenhouse extra supplies?
Use panel insulation in basement somewhere.
Set up a real Tenant Storage facility in the basement (separate closets with locks)
Each Unit would pay for Gas/Electric (Set up meters and heating situation)
Tenants should be able to control heating situation
Begin replacing appliances and make building more energy efficient
Door Bells for each unit.

Lock system changed and rekey and keep better inventory of keys. Make building secure.

Wish List:

Blow Torch to kill weeds (no weed killer!!!)

Snow Blower or Wovel purchase eventually (make better use of Super's time)

Security Camera at the top of the street

Put "Slip Proof" pieces on the stairs leading to the basement

Wireless for the whole building that is shared (currently applying with Google).

Buzz in guests.

Composting utilization and a lot more recycling than trash.

Staff:

Super:

Get three bids for every major job needed

Must log all activity pertaining to building maintenance

Orchestrate volunteers

Meet with Head of Housing once a month

Will discuss roles/responsibilities.

Pager or Phone?

Tenants must be aware of Super's existence and role.

Mike Washburn-Status/responsibilities

Market our properties.

Apply for grants

Maintenance on 8th Street building.

Need his contact information.

History:

As a group, brainstorm things we feel need to be known or brought out into the open.

Money:

(Approximate Rental Prices)

Store Front: Zen Center

Pays: \$450

5 year lease. On their 2nd or 3rd year.

Needs: A new Furnace and Airco were promised this year.

Apt#1 Tara

Pays: \$425

Needs: Wants to paint apartment in the spring

Apt#2 Katie

Pays: \$450 or \$475

Has a leak in her bathroom occasionally

Apt#3 Scott

Pays: \$425

Apt#4 Angela (Harvey)

Pays: \$500 (no utilities ERUEV pays for it)

Drains don't work very well (above Katie's apartment)

Water spots on wall and plaster is deteriorating

Front Windows are leaking (gutter issues)

Bathroom ceiling has water damage on ceiling.

Super HOT!!!! Keeps windows open in winter.

Apt#5 Allen

Pays: \$375

Needs ceiling patched from previous leak

Hatch needs fixed weatherstripping/metal

Tuck pointing on the window sill exterior (trim is rotted away also)

\$15 every quarter for dryer/washer

Supposed to get \$25 a month for Co-Op

Approx. \$2625 from renters per month.

Pay Outs:

Utilities (need Duke bills)

Insurance

Maintenance

Taxes

Super wage (\$100 paid the first of each month)

Things we need to Decide on before we leave:

Define roles/responsibilities of Super

Volunteers for sub committee issues (see below)

Decide on volunteers for Things to be done category

Things Before next meeting:

Research two properties pending foreclosure_____

Start developing a system to purchase and sell houses_____

Begin a marketing strategy for properties for sale/rent._____

Try to coordinate volunteer tasks and work days for West 8th._____

Attendees: