



MINUTES

ROCK COUNTY HOUSING AUTHORITY
MONDAY, SEPTEMBER 22, 2014
PLANNING & DEVELOPMENT CONFERENCE ROOM 2ND FLOOR
51 S MAIN ST
JANESVILLE, WI 53545

1. Call to Order

Chair Brian Christianson confirmed that public notice requirements were met and called the meeting to order at 8:35 a.m.

Roll Call of Members

Present: Chair Brian Christianson, Anda O'Connell, and Jackie Wood

Absent: Billy Bob Grahn and Mary Beaver

Staff Members Present: Colin Byrnes (Acting Director) and Cheryl Martin (Recording Secretary)

Others Present: Kathy Kamp and Scott Gussick (Wisconsin Partnership for Housing Development (WPHD))

2. Adoption of Agenda

Commissioner Wood moved to adopt the agenda; second by Commissioner O'Connell. **ADOPTED.**

3. Minutes of Meeting for April 7, 2014

Commissioner O'Connell moved the approval of the April 7, 2014 meeting minutes as presented; second by Commissioner Wood. **APPROVED as presented.**

4. Citizen Participation, Communications and Announcements

None at this time.

5. Secretary's Report

Colin provided a brief discussion on the status of the HOME Consortium Program.

6. Introduction to Wisconsin Partnership for Housing Development (WPHD) – Rock County Housing Program Administrators

Kathy Kamp (Executive Director) gave an overview of the organization and the work that is being done with other municipalities. Scott Gussick was introduced as the Project Manager for Rock County's program.

7. 2015 HOME Programs and Characteristics

Kathy Kamp reported on the different types of assistance that Rock County currently provides through its HOME Program. Descriptions and typical aspects of the individual programs were discussed. The following specific aspects of the programs were identified as needing to be considered:

Programs offered in Rock County: In the past, Rock County has offered Homeowner Rehab Loans, Home Purchase Rehab Loans, Down Payment Assistance Loans, and Rental Unit Rehabilitation Loans. While there are no requirements to offer all of these programs, decisions need to be made regarding which programs will be offered beginning in year 2015.

Limits on the amount of assistance: Currently, \$24,999 is the loan limit for most programs. Because HOME Program rules and regulations require that homes must be brought up to code, the current maximum loan amount may reduce the amount of projects that require considerable repair.

Terms of Repayment: Current policy is for homeowners to repay loans upon sale or transfer of property. Rental Rehabilitation Loans are repaid on a 0% monthly installment basis. There is an option to forgive payments over a "period of affordability" which may be helpful to homeowners.

Loan to Value Ratios: – The ability of the homeowner to repay the loan is based on the value of the home, compared to the first mortgage and the second mortgage that would result from the rehab loan. Current state recommendations allow an amount to be up to 120%. The committee can determine what percentage would be allowed.

Home Purchase Assistance Ratios: If the committee decides that it will offer down payment assistance, then decisions about housing costs as a percent of income and total debt as a percent of income would need to be made.

Homeowner Contribution to Down Payment Assistance: The committee may set requirements on the types of mortgages that may be used in connection with down payment assistance (i.e., no Adjustable Rates Mortgages or requirements for 30-year fixed). Requiring the homeowner to contribute to the down payment could also be considered.

The 2014 Income limits for homeowner rehab assistance and 2014 maximum monthly rent limits for what can be charged for rental units that have been provided rehab assistance were also reviewed. It was noted that the maximum value of a home that can be assisted with HOME funds has declined substantially due to HUD's use of a different calculation method.

8. Adjournment

Chair Christianson moved to adjourn the committee at 10:00 am; second by Commissioner O'Connell. **ADOPTED** by acclamation.

Respectfully submitted,

Cheryl Martin, Recording Secretary