



ROCK COUNTY HOUSING AUTHORITY
Monday, August 15, 2011 - 8:30 A.M.
P & D Conference Room 270
Second Floor, East Wing
Rock County Courthouse
Janesville, WI

1. **Call to Order:** Chair Brian Christianson called the meeting to order at 8:35 A.M.
Members Present: Chair Brian Christianson, Vice Chair Billy Bob Grahn, Anda O'Connell, Jackie Wood
Members Absent: Anna Marie Johnson
Staff Members Present: Paul Benjamin, David Somppi, Neale Thompson
Staff Members Absent: None
Others Present: None
2. **Adoption of Agenda:** Motion to approve agenda for meeting of August 15, 2011, by Vice Chair Grahn, 2nd by Com'r. O'Connell. Motion carried.
3. **Minutes of Meeting from August 1, 2011.** Motion to approve the minutes of the meeting from August 1, 2011, by Com'r. Wood, 2nd by Com'r. O'Connell. Motion passed.
4. **Secretary's Report:** Mr. Somppi reported that staff participated in the 7/27/11 homeless count for Rock County, as part of the 27 volunteers. Total count was 400+ persons. The winter count occurs next January. Vice Chair Grahn noted many people reside in abandoned and empty houses, one person was found in the large pipes at Freedom Plastics, and an encampment of 13 was found in Beloit. There are also the 33 persons spending the day at the Janesville 4th Ward shelter who fan out at night. Vice Chair Grahn added that many homeless are addicted and mental health issues and that Governor Walker turned down federal funds for mental health when it came up as part of a DHFS grant application.
Mr. Somppi noted that the 2012 planning process has started and will be brought to the October RCHA meeting for discussion and a public hearing.
Mr. Somppi initiated a discussion of the reduced pace of Home Purchase activity this year. Rock County has done a handful of HPA/DPA loans while the City of Janesville has a much higher number. Reasons for such reduced activity are the difficulty of qualifying for a loan and the lack of sales volume. Com'r. O'Connell that about 80% of sales are for houses selling for \$60,000 or less perhaps to landlords. Vice Chair Grahn talked about a Housing Trust Fund in LaCrosse that buys the land, so the cost of the house is more affordable. Paul Benjamin supported that idea that could help housing and land preservation. Mr. Somppi said the stress was that applicants are not getting loans because of higher credit score criteria and the need for a steady income. It was decided to investigate the possibility of working with the Wisconsin Board of Commissioners for Public Land, a government that holds a lot of assets and currently offers low interest loans to local governments for large public purpose expenses. Mr. Benjamin noted his time abroad in Nepal where effective local governments have never been established, unlike the situation in the USA. Paul Benjamin also commended the Housing Staff for revamping the filing and operational systems for the rehabilitation loans.
Mr. Somppi concluded the staff would attend the Latino Fair in Beloit on Friday afternoon to represent the housing programs. It was suggested that perhaps the City of Janesville could come to a RCHA meeting to talk about their Homebuyer Program. The situation of the

condominiums in Edgerton was also discussed that have been affected by the housing crunch and a new rule that conventional federal financing is only available if the building has 70% occupancy.

5. **Review of Loan Request - #06086 D-2:** Mr. Somppi reported the rehabilitation loan for the down payment purchase project approved last meeting. In addition, this project is in cooperation with the USDA Rural Development Housing Program. After discussion of this HOME Consortium Rehabilitation loan in the Town of Plymouth, the board supported the \$10,715 0% interest deferred loan that will occur after the closing but mostly before occupancy. Com'r. O'Connell made the motion that was seconded by Com'r. Wood. The motion passed.
6. **Review of Loan Request - #06087 I-1:** Mr. Somppi reported that this HOME Rental Program Income Rehabilitation project is for medically mandated central air conditioning for a family with respiratory issues. After discussion of this Rental Rehab loan in the City of Edgerton, the board supported the \$2,000 0% interest installment loan that will be paid back at the rate of \$33.33 per month for 5 years. Com'r. Wood made the motion that was seconded by Com'r. O'Connell. The motion passed.
7. **Review of Loan Request - #97336 I-1:** Mr. Somppi reported that this HOME Rental Program Income Rehabilitation project is for Lead Hazard Control and repair work in the rental unit of a large duplex project. The owner commitment to rent to LMI tenants for ten years was clarified as being protected if the property was sold but not if it fell into foreclosure. After discussion of this Rental Rehab loan in the City of Milton, the board supported the \$13,937 0% interest installment loan that will be paid back at the rate of \$58.07 per month for 20 years. Com'r. O'Connell made the motion that was seconded by Com'r. Wood. The motion passed.
8. **Review of 2012 Housing Authority budget:** It was noted that the insurance costs have gone down slightly to fulfill the County direction that budgets be reduced by 2%. After discussion, the budget was presented as a motion to be passed. Com'r. Wood made the motion that was seconded by Com'r. O'Connell. The motion passed.
9. **Housing Authority Annual Meeting:** This was scheduled for October 3, 2011.
10. **Citizen Participation, Communications and Announcements:** Com'r. Wood distributed copies of the poster for the Look West District Historic Tour scheduled for August 28, 2011. Paul Benjamin reported that the PACE program for land preservation was stopped because of the budget cuts imposed at the state level. He expressed hope that the program would be revised in the future and even enlarged to work in the area of housing and land preservation as is being done in Vermont.
11. **Adjournment:** Motion to adjourn by Com'r. Wood, 2nd by Com'r. O'Connell. The meeting was adjourned at 9:45 A.M.

Respectfully submitted,

Neale Thompson, Assistant Secretary

(Planning\Housing Specialist\HA Meetings\Minutes\Minutes-08-15-11)

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