

## OSKALOOSA HOUSING TRUST FUND COMMITTEE MINUTES

Monday, October 4, 2012 - 12:00 Noon

City Hall Conference Room

The committee meeting was called to order by Chairman Taylor at 12:07 p.m. with the following members present: Chairman Rob Taylor, Kandes Dalbey, Bernice Hahn, Dan Adams, Joe Caligiuri, Dave Polkowske, Randell Davis and Kathy Dykstra (teleconference) with Debbie Stevens arriving at 12:19 p.m. Members absent: Leon McCullough, Jon Sullivan and Julia Ross. Also present: City Manager Michael Schrock , Amy Miller and Marilyn Johannes.

It was moved by Dalbey, seconded by Davis to approve the September 17, 2012 Housing Trust Fund Committee Minutes. Motion carried unanimously.

The Committee discussed the request from Russ Parker for extension of a demolition grant agreement dated May 19, 2010 for the property located at 910 North A Street. Miller distributed a letter she received from Russ Parker regarding his request. Miller explained while going through OHTF files staff discovered the deadline for development of the property had expired in May without the requirements of the loan being met, so she sent a letter to Parker requesting repayment of the loan. Parker responded by requesting a one year extension of the agreement. Committee members commented that extensions had been granted for others in the past and the committee should be consistent and Parker had incurred hardships since entering into the agreement. Schrock explained that Parker was doing the work himself and he is a contractor by trade so his time to work on the property is limited and he had torn down two rough-looking houses. Dalbey said just one extension should be granted. It was moved by Dalbey, seconded by Dykstra to grant an extension until October 1, 2013, with the stipulation that the property had to be “**ready** for occupancy” on that date. Motion carried unanimously.

Miller explained why she was recommending that release fees that totaled \$28.00 be waived for the following 1997 Rental Rehab Loan Agreements:

- |                          |                                 |
|--------------------------|---------------------------------|
| a. <b>Jacque Walters</b> | 1501 High Avenue West           |
| b. <b>Lyle Siefering</b> | 214 & 216 North 6 <sup>th</sup> |
| c. <b>Charles Perdue</b> | 328 North Market                |
| d. <b>Joyce Whipple</b>  | 501 5 <sup>th</sup> Avenue East |

Miller said all had met their requirements except Jacque Walters and that project had been cancelled, but a lien had been put on the property because of the rehab loan. It was moved by Hahn, seconded by Adams to waive the release fees. Motion carried unanimously.

Taylor asked Randell Davis to explain his reasoning and what he wants the committee to do regarding action to amend OHTF policies for non-discrimination of people with disabilities. Davis explained he wants accessible housing information on the city website for people with disabilities. He wants people as they age to be able to stay in their home where they are comfortable and can stay more connected and have a satisfied life instead of having to move into a segregated apartment that is accessible.

Davis explained that University of Iowa law school personnel are willing to assist by providing information to help educate people regarding their housing options so they can make informed decisions. Davis said a house should be adapted to you instead of you adapt to a house. Taylor said the committee could have an informational session with U of I representatives to discuss universal design and what information to put on the website. The committee discussed the matter and their consensus was to have Davis contact U of I to schedule a meeting and possibly invite other groups that may be interested.

Taylor told the committee the next OHTF Goals and Action Plan work session meeting is scheduled from 5:30 p.m. to 7:30 p.m. on Tuesday, October 16, and the topic is rentals.

It was moved by Hahn, seconded by Dalbey to approve the September claims list for payment. Motion carried unanimously.

The accounting report was reviewed.

Taylor reported the Regional Housing Trust Fund had a lot of money that needed to be spent before the end of the year or they would lose the funds because they would go back to the state. The committee discussed various uses for the money if requested by OHTF such as renewal of the rehab program, for affordable, quality rentals and demolition. Schrock suggested the possibility of using the funds for accessibility improvements and asked Davis if he could provide a list of persons needing assistance. Schrock also said the city purchased the property at 603 North D Street for demolition and sale and asked the committee if OHTF would be willing to help the city with funding that would be paid back. Consensus of the committee was in favor of the request if the property would be sold and improved. Schrock said he would submit a formal request.

The meeting was adjourned at 12:58 p.m.

Minutes by Marilyn Johannes