

## Oskaloosa Housing Trust Fund Work Session, Minutes

5:30pm - 6:30pm, October 16, 2012

Attendees: Dave Polkowske, Randy Davis, Dan Adams, Jon Sullivan, Bernice Hahn, Joe Caligiuri, Rob Taylor

Location: City Hall

Topic: Affordable Quality Rentals

Discussed recent OHTF rental projects: Lincoln, Grant, Trolley Place. Question arose regarding rental \$ rate plan at Trolley Place. Rob indicated he would send a copy of the OHTF / ODD Trolley Place agreement to those who attended this work session.

Dave laid out a scenario on what affordable monthly rent would be in Oskaloosa: \$14 / hour wage \$29,000 annual wages. \$8000 in taxes. \$6000 rent per year or **\$500 rent per month**. \$4200 per year or \$350 per month in car payments, over \$10,000 remaining for the year (close to \$200 per week) for other expenses .

Discussed past efforts toward rental codes and rental inspections. Proposed International Property Maintenance Code was not well received. Too many gray areas. Also, landlords feel **they are being singled out ... prefer any such codes and inspections to be for both owner occupied and rental housing.**

Noted that there are rental units in Oskaloosa at \$150-\$350 per month. And there is a lot of demand for units with rent this low.

In summary, discussed possible plan of reforming fresh committee toward establishing housing codes and inspections to enforce those codes. And that the OHTF could be in a good position to help provide \$ to fix code violations.

On other topics:

Discussed how the OHTF First Time Home Buyer program compares to the AHEAD Regional program. Dan suggested having Banks help facilitate the AHEAD Regional First Time Home Buyer program especially so that home buyers do not have to travel all the way to Ottumwa to sign papers. Rob or Dan to contact Ellen Foudree about how local banks could help facilitate the AHEAD Regional First Time Home Buyer program.

Discussed city wide exterior improvement program for both owner occupied and rental housing.

Discussed universal housing initiative. Randy, Jon and Rob to get together and form a plan on how to approach an informational session on universal housing.

Action items:

1. Rob to send a copy of the OHTF / ODD Trolley Place agreement to those who attended this work session.

2. Rob to check with Mike Schrock on status with setting up informational “clearing house” on Oskaloosa City website.
3. Randy, Jon and Rob to get together and form a plan on how to approach an informational session on universal housing.
4. Rob or Dan to contact Ellen Foudree about how local banks could help facilitate the AHEAD Regional First Time Home Buyer program.