

IOWA NORTHLAND REGIONAL HOUSING COUNCIL (INRHC)

INRCOG OFFICE
229 EAST PARK AVENUE
WATERLOO, IOWA 50703

Tentative Meeting Agenda for
Thursday December 12, 2024
9:00 a.m.

Agenda

1. Call to Order; Introductions; and Declaration of a Quorum. (Quorum is 4)
2. Approval of the Agenda. (Action Needed)
3. Consider September 26, 2024, Minutes. (Action Needed)
4. Revolving Loan Fund:
 - a. Review of Revolving Loan Finance Chart (Action Needed)
5. Federal Home Loan Bank Affordable Housing Award.
 - a. Update
6. IFA Housing Assistance Fund Housing Award
 - a. Update
7. Housing Trust Fund Reports: Iowa Finance Authority (IFA) State Housing Trust Fund Grants:
 - a. IFA 19 Grant (2023/2024) (Action Needed)
 - b. IFA 20 Grant (2024/2025) (Action Needed)
 - c. IFA 21 Grant (2025/2026)
8. Resignation Letter
9. 2025 INRHC Officer Elections. (Action Needed)
10. General Discussion.
11. 2025 Tentative Meeting Dates (all meetings will be held at 9:00 AM): Typically the 4th Thursday
 - a. March 27, 2025
 - b. June 26, 2025
 - c. September 25, 2025
 - d. December 18, 2025
12. Adjourn.

INRHC Meetings are open to all individuals. Any person requesting reasonable accommodation to participate in this meeting must contact the INRCOG office at (319) 235-0311 at least two (2) business days in advance of this meeting.

IOWA NORTHLAND REGINAL HOUSING COUNCIL (INRHC)

INRCOG Office
229 East Park Avenue
Waterloo, IA 50703

Minutes
December 12,2024

Board Members Present: Jeff Kolb, Heidi Nederhoff, Tammy Robinson, and Lisa Kremer.
Staff Present: Cindy Knox

Jeff Kolb called the meeting to order at 9:02 a.m.

Cindy Knox suggested postponing item #9 the election of the 2025 Offices until the next meeting due to only having four people attending this meeting. Tammy Robinson moved to approve the minutes with tabling the election until the March meeting. Second by Lisa Kremer. Motion carried.

Minutes for September 26, 2024 minutes were reviewed. Jeff Kolb made a motion to approve the minutes. Second by Tammy Robinson. Motion carried.

Cindy Knox reviewed the Revolving Loan Finance Chart. She noted that the current savings balance is \$301,193.68. \$27,435.96 has been obligated for projects, leaving a balance of \$273,757.72 available. **Heidi Nederhoff moved to accept the Revolving Loan Finance Chart as presented. Second by Lisa Kemer. Motion carried.**

Cindy Knox gave the Federal Home Loan Bank Affordable Housing update. All twelve homes have been completed in the last few months. The program was scheduled to end on Dec 9th, an extension was granted by the FHLB to add two months to complete the final draw and necessary close out paperwork.

Cindy Knox provided an update on the Iowa Finance Authority America Rescue Plan (ARPA) Home Ownership Assistance Fund. INRCOG received funding to complete 21 homes throughout our six-county region. Four homes are currently under construction. Three projects will be completed by the end of the month, the last home may take slightly longer to finish. IFA increased the amount per home from \$25,000 to \$35,000 resulting in a budget of \$798,000.00. This project has very tight timelines which makes this good project challenging to administer but it will be finished in a couple of months.

Cindy presented the financial report for the IFA 19 grant which will end on December 31, 2024. She indicated three USDA projects all managed by the same firm have been completed and they were reminded of the end date to request their final draw. Knox indicated she has one last Rural Repair project underway, and it too will be completed by the end of the month. She also presented information on the IFA 20 grant, she indicated a number of projects have submitted draw requests for completed projects, though this funding will end December 31, 2025. **Tammy Robinson moved to affirm the financial reports for both the IFA 19 and IFA 20 programs. Heidi Nederhoff seconded. Motion carried.**

A discussion was held regarding two resignation letters submitted to the Council. Donna Mohlis submitted a letter via email to chair Ken Kammeyer on November 10th, indicating she would be retiring from the council effective on December 31, 2024. On December 10th, Cory Cerwinske, chairperson for

the Bremer County Board of Supervisors emailed Cindy Knox informing the INRHC that Ken Kammeyer was retiring from the Bremer County Board of Supervisors as December 31, 2024, and that Bob Brunkhorst would be his replacement beginning January 2, 2025.

A discussion was held regarding IFA expressing concern to Knox about the required 50% ratio of public sector representation to private sector representation on the Council. Knox suggested members reach out to local realtors in their areas as they could bring a needed perspective that has been missing for many years regarding low-to moderate income homebuyers and challenges they may be facing with the current higher interest rates, perhaps resulting in homebuyer assistance funding being considered by the Council. IFA indicated they would like to see this change to the board make up prior to the IFA 22 grant application.

Tammy Robinson moved to adjourn. Second by Lisa Kremer. Motion carried. The meeting adjourned at 9:42 a.m.

Respectfully submitted,

Cindy Knox