

IOWA NORTHLAND REGIONAL HOUSING COUNCIL (INRHC)

INRCOG OFFICE (See Note Below)
229 EAST PARK AVENUE
WATERLOO, IOWA 50703

Tentative Meeting Agenda for
Thursday September 24th, 2020
9:00 a.m.

Note: Due to impracticality caused by the COVID-19 pandemic, this open meeting is being conducted electronically, as permitted under Section 21.8 of the Iowa Code. The meeting will be conducted via Go to Meeting software. The online address, phone number if you wish to call in, and access code are as follows:

Please join our meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/212590509>

US Phone: +1 (312) 757-3121

Access Code: 212-590-509

Agenda

1. Call to Order; Introductions; and Declaration of a Quorum.
2. Approval of the Agenda.
3. Consider June 26th, 2020 Minutes.
4. Revolving Loan Fund:
 - a. Review of Revolving Loan Finance Chart
5. Housing Trust Fund Reports: Iowa Finance Authority (IFA) State Housing Trust Fund Grants:
 - a. SHTF Grant XV (2019/2020)
 - b. SHTF Grant XVI (2020/2021)
6. IFA Housing Trust Fund Request XVII (2021/2022) Program Public Hearing:
 - a. Housing Assistance Plan (HAP)
 - b. Budget and Program
 - c. Grant Application
7. Housing Trust Fund: XVII Program Application, Budget, and HAP Approval and Submittal
8. Regional Housing Project Discussion.
9. 2020 Tentative Meeting Dates:
 - a. March 26th, 2020 (Cancelled Due to COVID-19)
 - b. June 25th, 2020 (Conducted Electronically)
 - c. September 24th, 2020
 - d. December 2020 (To be determined)
10. Adjourn.

Note: INRHC Meetings are open to all individuals. Any person requesting reasonable accommodation to participate in this meeting must contact the RTC office at (319) 233-5213 at least two (2) business days in advance of this meeting.

**IOWA NORTHLAND REGIONAL HOUSING COUNCIL
229 E. PARK AVE.
WATERLOO, IOWA**

MINUTES
Council Meeting
Thursday, September 24, 2020

Due to impracticality caused by the COVID-19 pandemic, this meeting was conducted electronically via Go-ToMeeting, as permitted under Section 21.8 of the Iowa Code. The meeting of the Iowa Northland Regional Housing Council was called to order by Chairman Ken Kammeyer at 9:03 am. Council members present were: Ken Kammeyer, Barbara Grant, Tammy Robinson, Lisa Kramer, Jeff Kolb, Donna Mohlis, Andrew Finnegan, and Maurice Welsh. Also present were: Brian Schoon, Lisa Ahern, Cindy Knox, and Rose Phillips from INRCOG.

A motion was made by Grant, seconded by Welsh, to approve the agenda. The motion carried unanimously.

A motion was made by Grant, seconded by Maurice Welsh, to approve the June 26, 2020 minutes with the following change: The statement “Schoon reviewed SHTF XIV, which will close at the end of 2019” is corrected to read “Schoon reviewed SHTF XIV, which closed at the end of 2019.” The motion carried unanimously.

Schoon reviewed a spreadsheet of INRHC’s Revolving Loan Fund (RLF) account, which shows a net balance of \$299,347.66.

Schoon reviewed SHTF XV, which will close at the end of 2020. Most funds been spent down or are on track to be spent.

Schoon reviewed SHTF XVI. Most recipients have not yet drawn down funds since they are in the early stages of their projects.

A motion was made by Robinson, seconded by Mohlis, to accept the financial statements for the Revolving Loan Fund, SHTF XV, and SHTF XVI as presented. The motion carried unanimously.

A motion was made by Grant, seconded by Robinson, to open a Public Hearing on the application for Housing Trust Fund XVII. The motion carried unanimously. The public hearing was opened at 9:10 am.

Ahern discussed the proposed Housing Assistance Plan (HAP) to be submitted with the application, which the Board had discussed at the June 26 meeting. Some data has been updated to reflect the findings of the Butler/Grundy Housing Needs Assessment, but the identified needs, priorities, and guidelines have not changed. Ahern reviewed the proposed activities and budget to be included in the Trust Fund XVII application:

Activity	Location	IFA Classification
#1: Iowa Heartland Habitat for Humanity	Bremer County	Homeowner New Construction
#2: INRHC Homes for Iowa	Grundy and Butler Counties	Homeowner New Construction
#3: Homebuyer Assistance	Grundy and Butler Counties	Homebuyer Assistance
#4: USDA Rural Development	Approx. 8 cities throughout 6-county region	Rental Rehabilitation
#5: Rural Repair	Region-wide	Owner-Occupied Rehabilitation

A motion was made by Grant, seconded by Kramer, to close the public hearing. The motion carried unanimously. The public hearing was closed at 9:15 am.

A motion was made by Kolb, seconded by Grant, to approve and submit the SHTF XVII application, proposed budget, and Housing Assistance Plan as presented. The motion carried unanimously.

The Board discussed regional housing issues and projects. Robinson announced that New Hampton’s Hale Street Apartments were recently purchased by a new owner, who may reach out to INRCOG staff regarding funding sources for rehabilitation. Kolb asked if INRHC could create a funding pool for cities to use to fund demolition of dilapidated structures on potential infill lots. Cities are able to take ownership of these properties through the 657A process, but they have limited funds for demolition. Schoon suggested that Trust Fund dollars could be used for demolition if a Homes for Iowa home was installed on the prepared lot, ensuring that a new unit would be created within the two-year limit imposed by IFA. Ahern announced that INRCOG would be hosting a webinar for real estate professionals and lenders regarding Grundy County’s homebuyer assistance program recently funded by the Iowa Economic Development Authority.

A motion was made by Robinson, seconded by Mohlis, to adjourn the meeting. The motion carried unanimously, and the meeting was adjourned at 9:26 am.

Respectfully submitted,

Rose Phillips
INRCOG