



AGENDA

Rock County Housing Authority

**Monday, November 1, 2010 - 8:30 A.M.
Planning & Development Committee Meeting Room
Rock County Courthouse
51 S. Main Street
Janesville, WI**

- 1. Call to Order**
- 2. Adoption of Agenda**
- 3. Minutes of Meeting on August 23, 2010**
- 4. Secretary's Report**
- 5. Citizen Participation, Communications and Announcements**
- 6. Action Item – Loan Request #06068-2**
- 7. Action Item – Loan Request #06083**
- 8. Action Item – Loan Request #06084**
- 9. Action Item – Loan Request #06085**
- 10. Set Date for Next Meeting**
- 11. Adjournment**

(Planning\Housing Specialist\Housing Authority\Agendas\Agenda 11-01-10)



Project ID(s) 6068-D-2

Project Recommended By **Neale Thompson**
 Funding Source(s) **HOME Consortium RLF**

HOUSEHOLD INFORMATION

Household Size: 2	Annual Income: \$ 12,099	Location: Town of Beloit
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ASSESSED VALUE INFORMATION

Land	\$ 7,500	Appraised Value	\$ 57,700
Buildings	\$ 41,700	When Appraised	2009
Total	\$ 49,200	Type of Appraisal	Fair Market Value

MORTGAGES OR LIENS

1. \$ 7,048 Rock County Planning	4. \$	TOTAL MORTGAGE(S) \$ 7,048
2. \$	5. \$	
3. \$	6. \$	
Available Equity \$ 50,652	Is there 5% owner equity in the property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

VERIFICATIONS

<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Insurance	<input checked="" type="checkbox"/> Taxes	<input checked="" type="checkbox"/> Title and Mortgage	<input checked="" type="checkbox"/> Ownership
Disclosure of Potential Conflict of Interest		Yes <input type="checkbox"/>	None <input checked="" type="checkbox"/>	

SUMMARY OF PROPOSED WORK

At the December 7, 2009, meeting, the RCHA approved \$7,048 loan for roof, gutters, electrical, and windows. Owner received new high-efficiency boiler before this from the low income programs. One baseboard unit was replaced along with the boiler. Now the other baseboard units and some boiler piping are failing.

This second small loan will replace these baseboard units and fix any piping leaks for this resident. With winter in the near future, these repairs are vital for the durability and reliability factors and for the health and safety of the residents. The loan will be at 0% interest to be repaid when the house is sold.

TYPE OF PROJECT **HOME Consortium Revolving Loan Fund**
 RECOMMEND TOTAL PROJECT BID OF **\$ 1,039.00**

COMMITTEE ACTION

APPROVE DENY Committee Approved Bid Total \$ _____

Signature of Planning & Development Committee Chair _____ Date _____

BID SUMMARY

LOWEST QUALIFIED BID

Boiler Baseboard Unit, Piping, and Reset System

Ryan Htg & Plumbing	Arch Heating			Ryan Htg & Plumb
\$ 1,039	\$ 1,325	\$	\$	\$ 1,039

\$	\$	\$	\$	\$

\$	\$	\$	\$	\$

\$	\$	\$	\$	\$

\$	\$	\$	\$	\$

\$	\$	\$	\$	\$

\$	\$	\$	\$	\$

\$	\$	\$	\$	\$

\$	\$	\$	\$	\$

\$	\$	\$	\$	\$

\$	\$	\$	\$	\$

RECOMMENDED LOWEST QUALIFIED BID OF	\$ 1,039
RECOMMENDED LOWEST QUALIFIED BID OF	\$ 0.00
TOTAL	\$ 0.00



Project ID(s) 06083

Project Recommended By David Somppi
Funding Source(s) CDBG Revolving Loan Fund

HOUSEHOLD INFORMATION

Household Size: 5	Annual Income: \$ 28,380	Location: Town of Beloit
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ASSESSED VALUE INFORMATION

Land	\$ 37,700	Appraised Value	\$
Buildings	\$ 65,300	When Appraised	
Total	\$ 103,000	Type of Appraisal	

MORTGAGES OR LIENS

1. \$ 58,939	4. \$	TOTAL MORTGAGE(S) \$ 66,614
2. \$ 7,675	5. \$	
3. \$	6. \$	
Available Equity \$ 36,386	Is there 5% owner equity in the property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

VERIFICATIONS

<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Insurance	<input checked="" type="checkbox"/> Taxes	<input checked="" type="checkbox"/> Title and Mortgage	<input checked="" type="checkbox"/> Ownership
Disclosure of Potential Conflict of Interest		Yes <input type="checkbox"/>	None <input checked="" type="checkbox"/>	

SUMMARY OF PROPOSED WORK

The house is approx. 40 years old. The owners purchased the house from a foreclosure earlier in 2010. The house was inspected for compliance with the Section 8 Minimum Housing Quality Standards (HQS). The carpet is ruined. It is stained with organics, torn, and poses a health and safety hazard. The water has elevated nitrate and mineral levels. A reverse osmosis water system and a water softener are proposed to address water quality. The applicant proposes to purchase the floor coverings throughout the house and install them themselves. The application proposes to have standard good quality reverse osmosis water system and a standard good quality water softener installed. Conducting this project will bring the house into compliance with HQS and will correct several health and safety issues. The loan is proposed for 0% interest with payment deferred until the property is sold.

TYPE OF PROJECT 0% deferred 2009 HOME Consortium Fund
RECOMMEND TOTAL PROJECT BID OF \$ 2,265 + 1,909 = \$4,174

HOUSING AUTHORITY ACTION

APPROVE DENY Committee Approved Bid Total \$ _____

Signature of Housing Authority Chair _____ Date _____



Project ID(s) 06084

Project Recommended By David Somppi

Funding Source(s) 2009 HOME Consortium Fund

HOUSEHOLD INFORMATION

Household Size: 1	Annual Income: \$ 26,286	Location: Town of Beloit
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ASSESSED VALUE INFORMATION

Land	\$ 13,600	Appraised Value	\$
Buildings	\$ 48,400	When Appraised	
Total	\$ 62,000	Type of Appraisal	

MORTGAGES OR LIENS

1. \$ 36,000	4. \$	TOTAL MORTGAGE(S) \$ 36,000
2. \$	5. \$	
3. \$	6. \$	
Available Equity \$ 26,000	Is there 5% owner equity in the property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

VERIFICATIONS

<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Insurance	<input checked="" type="checkbox"/> Taxes	<input checked="" type="checkbox"/> Title and Mortgage	<input checked="" type="checkbox"/> Ownership
Disclosure of Potential Conflict of Interest		Yes <input type="checkbox"/>	None <input checked="" type="checkbox"/>	

SUMMARY OF PROPOSED WORK

The house is approx. 40 years old. The owner is purchasing the house for \$42,000 and has approx. \$4,000 for down payment and closing costs. Approval of the applicants bank financing is contingent on receiving approval of the down payment loan. To receive approval of this loan requires that the loan terms meet HUD and State of Wisconsin requirements. The applicant must provide at least \$1,000, the Rock County loan cannot be for more than 10% of the purchase price or for more than 50% of the required down payment, and the property must meet HUD's Section 8 Minimum Housing Quality Standards upon occupancy or shortly after. Staff has been informed that the loan closing will occur before December 6th.
The loan is proposes for 0% interest with payment deferred until the property is sold.

TYPE OF PROJECT

0% deferred 2009 HOME Consortium Fund

RECOMMEND TOTAL PROJECT BID OF

\$ loan to not exceed 4,200 – contingent on approval of bank financing at approved terms.

HOUSING AUTHORITY ACTION

APPROVE

DENY

Committee Approved Bid Total \$

Signature of Housing Authority Chair

Date



Project ID(s) 06085

Project Recommended By David Somppl

Funding Source(s) 2009 HOME Consortium Fund

HOUSEHOLD INFORMATION

Household Size: 2	Annual Income: \$ 24,468	Location: Village of Orfordville
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ASSESSED VALUE INFORMATION

Land	\$ 15,700	Appraised Value	\$
Buildings	\$ 60,900	When Appraised	
Total	\$ 76,600	Type of Appraisal	

MORTGAGES OR LIENS

1. \$ 56,000	4. \$	TOTAL MORTGAGE(S) \$ 56,000
2. \$	5. \$	
3. \$	6. \$	
Available Equity \$ 20,000	Is there 5% owner equity in the property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

VERIFICATIONS

<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Insurance	<input checked="" type="checkbox"/> Taxes	<input checked="" type="checkbox"/> Title and Mortgage	<input checked="" type="checkbox"/> Ownership
Disclosure of Potential Conflict of Interest		Yes <input type="checkbox"/>	None <input checked="" type="checkbox"/>	

SUMMARY OF PROPOSED WORK

The house is approx. 70 years old. The owner is purchasing the house for \$56,000 and has approx. \$2,800 for down payment and closing costs. Approval of the applicants bank financing is contingent on receiving approval of the down payment loan. To receive approval of this loan requires that the loan terms meet HUD and State of Wisconsin requirements. The applicant must provide at least \$1,000, the Rock County loan cannot be for more than 10% of the purchase price or for more than 50% of the required down payment, and the property must meet HUD's Section 8 Minimum Housing Quality Standards upon occupancy or shortly after. Staff has been informed that the loan closing will occur before December 6th.
 The loan is proposes for 0% interest with payment deferred until the property is sold.

TYPE OF PROJECT

0% deferred 2009 HOME Consortium Fund

RECOMMEND TOTAL PROJECT BID OF

\$ loan to not exceed 5,000 – contingent on approval of bank financing at approved terms.

HOUSING AUTHORITY ACTION

APPROVE

DENY

Committee Approved Bid Total \$ _____

Signature of Housing Authority Chair _____

Date _____