



MINUTES

ROCK COUNTY HOUSING AUTHORITY
MONDAY, APRIL 10, 2017
PLANNING & DEVELOPMENT CONFERENCE ROOM 2ND FLOOR
51 S MAIN ST
JANESVILLE, WI 53545

1. Call to Order

Chair Grahn called the meeting to order at 4:00 p.m. Commissioners present: Billy Bob Grahn, Sarah Williams, Mary Beaver, Anda O'Connell and Jason Heidenreich. Absent: None

Planning & Development Staff present: Colin Byrnes (Director Planning & Development) and Cheryl Martin (Recording Secretary)

Others: Dorinda White

2. Adoption of Agenda

Supervisors Beaver and Heidenreich moved the adoption of the agenda. All in favor – **ADOPTED**

3. Minutes of Meeting for January 24, 2017

Commissioners Heidenreich and Beaver moved the approval of the January 24, 2017 meeting minutes as presented. **APPROVED** as presented.

4. Program Administration Report

Staff reported that all HOME Program Allocations 2015 and older would need to be committed by July 2017.

Staff also reported on a recent meeting that was attended by Community Development organizational representatives from the Cities of Beloit and Janesville, Rock County, and the Edgerton and Evansville Housing Authorities. At this meeting, Rock County Staff received notice of the requirement for all program participants receiving Housing and Urban Development (HUD) funding to produce an Affirmatively Furthering Fair Housing Plan (AFFH). HUD's AFFH rule indicates that participants should "take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics". Unless there are changes at the federal level, the plan would need to be approved by March of 2019. Discussion followed and the commissioners asked that Staff keep the Housing Authority informed of any information updates or developments on this issue.

5. Citizen Grievance Resolution – Loan ID 094439D1

A Community Development loan customer presented their request to have Rock County subordinate its loan in order to refinance their primary mortgage for a lower interest rate and monthly payment.

The Commissioners followed up by discussing Rock County's Community Development Policy and Procedure guidelines concerning subordinations. Commissioner O'Connell suggested additional possible resources to assist the customer with a refinance of their primary loan.

Commissioner Beaver moved to deny the request to subordinate Rock County's loan because the loan to value of the combined first and second mortgages exceeded the 80% Policy and Procedure guidelines; motion seconded by Commissioner Heidenreich – **DENIED YES (4) / NO (1)**

6. Adoption of the Rock County Housing Authority By-Laws

Commissioner Williams moved the adoption of the draft Rock County Housing Authority By-Laws; seconded by Commissioner O'Connell. Discussion followed and the subsequent changes and additions were made:

- In ARTICLE 2 – OFFICERS: Section 6. Election or Appointment, change "...at the annual meeting" to "...at the first meeting of the new calendar year."
- In ARTICLE 3 – MEETINGS: Section 5. Manner of Voting, add to the first sentence "...unless paper ballot is requested."

Commissioner Beaver moved the adoption of the draft Rock County Housing Authority By-Laws with the noted changes and additions; seconded by Commissioner Heidenreich. All in favor – **APPROVED (5-0)**

7. HOME Program Loans

Staff presented a Change Order that had been executed as approved under the Rock County Community Development Program Policies and Procedures guidelines:

Loan ID 020189D1 = \$1,295 increase for additional work to bring porch steps up to code.

8. Next Housing Authority Meeting

The next meeting of the Rock County Housing Authority is tentatively scheduled for May 8, 2017

9. Citizen Participation, Communications and Announcements

None

10. Adjournment

Commissioners Heidenreich and Williams moved to adjourn the committee at 5:26 pm; **ADOPTED** by acclamation.

Respectfully submitted,

Cheryl Martin, Recording Secretary