



**AGENDA
ROCK COUNTY HOUSING AUTHORITY**

**NOVEMBER 28, 2016
8:30 A.M**

**Rock County Courthouse
Planning & Development conference Room
51 S. Main Street Janesville, WI 53545**

1. Call to Order
2. Adoption of Agenda
3. Minutes of Meeting on October 10, 2016
4. Program Administration Report – WPHD
 - Community Development Activity Report
5. Action Item: HOME Program Loans
 - Project ID 76 = \$11,055
 - Project ID 77 = \$23,190
6. Information Item: HOME Program Loans
 - Project ID 71 = Change Order = + \$ 1,010
7. Information Item: By-Laws of the Rock County Housing Authority
8. **Action Item:** Set Next Meeting Date
9. Citizen Participation, Communications and Announcements
10. Adjournment

ROCK COUNTY REQUEST FOR COMMITTEE ACTION FOR REHAB LOAN

Date:	November 14	Project ID:	76
Project Recommended By:	WPHD		
Project Funding Source	HOME-rental rehab project		
HOUSEHOLD INFORMATION			
Household Size	2	Household Income	\$17,868
		Project Location	Janesville
FAIR MARKET VALUE INFORMATION		ASSESSED VALUE INFORMATION	
LAND	\$19,800	LAND	\$19,600
BUILDINGS	\$57,900	BUILDINGS	\$57,300
TOTAL	\$77,700	TOTAL	\$76,900
MORTGAGE AND LIENS			
1. (Bank)	\$11,611	2.	
3.		PROPOSED ROCK COUNTY LOAN	\$11,055
TOTAL MORTGAGES AND LIENS (with new loan)	\$22,666	LOAN TO VALUE (WITH ROCK COUNTY LOAN)	.30

ELIGIBILITY VERIFICATIONS			
<input checked="" type="checkbox"/>	Income less than 80% (tenant)	<input checked="" type="checkbox"/>	Title in Name
<input checked="" type="checkbox"/>	Loan to Value less than 120%	<input checked="" type="checkbox"/>	Mortgage Current
<input checked="" type="checkbox"/>	Home value (after rehab) less than \$143,000 (NA)	<input checked="" type="checkbox"/>	Taxes Current
<input checked="" type="checkbox"/>	Insurance	<input checked="" type="checkbox"/>	Conflict of Interest Signed
<input type="checkbox"/>	Flood Insurance (if required)	<input checked="" type="checkbox"/>	Lead Pamphlet received and signed

SUMMARY OF WORK:	
Work includes window replacement, electrical updates and minor exterior work. This is a rental unit, originally a lead hazard grant application, but cost of lead work is minimal, so no lead grant to be provided.	
Requested Loan Amount:	\$11,055

COMMITTEE ACTION

<input type="checkbox"/>	APPROVE	<input type="checkbox"/>	DENY
LOAN AMOUNT APPROVED		\$11,055	
Signature-Committee Chair		Date	

ROCK COUNTY REQUEST FOR COMMITTEE ACTION FOR REHAB LOAN

Date:	November 28	Project ID:	77
Project Recommended By:		WPHD	
Project Funding Source		HOME Grant funds	
HOUSEHOLD INFORMATION			
Household Size	4	Household Income	\$34,239
		Project Location	Janesville
FAIR MARKET VALUE INFORMATION		ASSESSED VALUE INFORMATION	
LAND	\$15,700	LAND	\$15,600
BUILDINGS	\$60,000	BUILDINGS	\$59,500
TOTAL	\$75,700	TOTAL	\$75,100
MORTGAGE AND LIENS			
1. (Bank)	\$0	2.	
3.		PROPOSED ROCK COUNTY LOAN	\$23,190
TOTAL MORTGAGES AND LIENS (with new loan)	\$23,190	LOAN TO VALUE (WITH ROCK COUNTY LOAN)	.30

ELIGIBILITY VERIFICATIONS			
<input checked="" type="checkbox"/>	Income less than 80% (tenant)	<input checked="" type="checkbox"/>	Title in Name
<input checked="" type="checkbox"/>	Loan to Value less than 120%	<input checked="" type="checkbox"/>	Mortgage Current
<input checked="" type="checkbox"/>	Home value (after rehab) less than \$143,000 (NA)	<input checked="" type="checkbox"/>	Taxes Current
<input checked="" type="checkbox"/>	Insurance	<input checked="" type="checkbox"/>	Conflict of Interest Signed
<input type="checkbox"/>	Flood Insurance (if required)	<input checked="" type="checkbox"/>	Lead Pamphlet received and signed

SUMMARY OF WORK:	
Work includes window replacement, electrical updates and roof replacement. This HOME loan will be paired with lead hazard grant funds.	
Requested Loan Amount:	\$23,190

COMMITTEE ACTION

<input type="checkbox"/>	APPROVE	<input type="checkbox"/>	DENY
LOAN AMOUNT APPROVED		\$23,190	
Signature-Committee Chair		Date	

ROCK COUNTY HOUSING AUTHORITY
COMMITTEE ACKNOWLEDGEMENT REQUEST

Date: November 28, 2016

TO: Rock County Housing Authority

FROM: Wisconsin Partnership for Housing Development,
Administrator for Rock County Homeowner Rehab Program

SUBJECT: INFORMATION ITEM: Change Order # 1 for Project ID 71

SUMMARY:

This project is a lead and HOME Program project. The HOME loan needs to be increased by \$1,010 to accommodate additional work needed for the front porch. The porch is in poor condition and needs lead hazard control. Once complete, the entire porch must be wrapped with aluminum and this will cover the cost of completing the work to meet code.

COMMITTEE ACKNOWLEDGEMENT

Change Order Acknowledged	Allocation of additional \$1,010 to loan referenced above
Signature – Committee Chair	Date