

## Discuss Current Programs.

DeBord reported:

- Dave Riedemann, housing inspector, left SWIPCO/SWIHTF in May after 12 years. We were able to hire a full time inspector, Matthew Lee, and a part time inspector, Larry Feekes. Both started in June.
- Housing Community Development Block Grants
  - Anita and Woodbine are completed and closed out.
  - Lewis has 2 homes in progress, 1 home needs re-bid because the bid was too high, 1 has been inspected and is ready for contractor walk through, and 2 need inspection. We do have 3 alternate homes as well waiting if there was time and money left. This project closes 6/30/2020.
  - Essex CDBG has 4 income verified. Matthew is going to hold a housing committee meeting to get those four approved. A letter has been sent to IEDA to expand the target area, we are just waiting for approval. We need two more homes to complete the program.
  - 3/5 CDBG housing applications submitted in April were approved for the cities of Harlan, Walnut, and Villisca.
- Carson has 5 homes completed, 2 In Progress, and 2 ready for inspection. This was a project run like CDBG using TIF funds.
- 2018 IFA
  - 30% Owner Occupied Repair (Income is under 30% income guidelines)
    - 5 completed, 1 in construction process, 4 awarded, 3 are getting bids, 2 need inspected.
  - 80% Owner Occupied Repair (Income is under 80% income guidelines)
    - 9 completed, 2 awarded, 6 in the bid stage, 12 ready for inspection, 5 are income eligible, 1 is in verification.
- 2019 IFA
  - Homeownership Assistance
    - Completed in March. 23 Homeowners helped with a purchase of their home.
- FHLB
  - \$749,968 to complete 38 homes (29 need to be special needs) by 12/2020. Average repair costs per home should be \$17,584.
  - These homes could be transferred to IFA 3955/3956 after inspected and determining which program they fit into better.
  - Lower than 60% HO –
    - 1 awarded, 11 are in bid process, 11 need inspected, 8 are income eligible, 4 are in income verification process.
  - 60-80% HO –
    - 1 awarded, 6 are in bid process, 5 need inspected, 1 is income eligible, and 1 is in income verification.
- Demolition –
  - 705 E. Valley St. & 200 Third Ave. in Red Oak have been completed.
  - Villisca and Anita homes have the Asbestos abatement RFP sent out and due Monday (8/26) and demolition RFP were also sent out and due Wednesday (8/28).

- Before asbestos abatement and demolition of the Villisca and Anita homes we have \$8,575.50 left in 2018 money, and all \$40,000 of 2019 money. We will have \$35,000 for 2020 to add to whatever the total leftover amount is.
- IFA HOME application was awarded for up to 10 homes for \$385,000. This is for the cities of Shenandoah, Clarinda, Red Oak, Villisca, and Essex. The contract terms are still being negotiated, as there are some guidelines we were unaware of. We will let those cities know when we are ready to proceed with the program.
- John and Alexis have been working closely with Mills County on flood recovery. We will be contracting with them to eventually help in home buy-outs and demolition.
- Matthew and Larry have been busy with Rental inspections. These are for the cities of Red Oak, Defiance, and Walnut. We are in talks with Harlan and Missouri Valley as well.