

Southwest Iowa Housing Trust Fund, Inc.
Meeting Minutes
November 19, 2019, SWIPCO, Atlantic, IA

Call to Order. Wright called the meeting to order at 10:00 A.M.

Roll Call. The following members were present: Stephanie Bowden, teleconference; Chris Hartwig, teleconference; Pat McCurdy; Wendy Mueller, teleconference; Mahlon Sorensen; Trent Svendsen, teleconference; and Brad Wright. A quorum was present. Staff present: Tammy DeBord, Sandy Hansen, John McCurdy, and Rhonda Oliphant.

Approve Agenda. P. McCurdy moved to approve the agenda. Sorensen seconded the motion. Motion passed with all ayes.

Approve Minutes of August 22, 2019. P. McCurdy moved to approve the minutes and Svendsen seconded. Motion passed with all ayes.

Review and Approve Financials. Oliphant presented the financials for review. The financials covered the period of July 1, 2019 to October 31, 2019. Svendsen moved to approve the financials. Sorensen seconded. The motion passed with all ayes.

Review and Approve Check List. Oliphant presented the check list for review. Sorensen moved to approve the check list. Mueller seconded the motion. The motion passed with all ayes.

Discuss New Board Members. DeBord reported that due to the resignation of Paula Danker and the term expirations of Sharon Yahnke and Wendy Mueller the board will have 3 open positions. Mueller has recommended her head of Weatherization at WCCA as her replacement. Yahnke has made two recommendations of bankers in Fremont County to fill her space. J. McCurdy will meet with those recommendations and review SWIHTF before the February meeting. Board members who have any recommendations to fill the final seat should send those to DeBord or J. McCurdy before the February meeting. The board will vote to fill the vacancies in February.

Staff Update. J. McCurdy reported that due to an increase in contracts in projects, including flood related activities in Mills and Fremont County, Rental Inspections, and CDBG inspections for SICOG, as well an increase in Planning contracts, staff changes are being implemented in the housing department. DeBord, who previously split her time between planning and housing with a majority in housing, will now focus 99% of her time in planning. A new grant specialist was hired from within, Ashley Cox, and she will move into housing as soon as a replacement for her in transit is hired and trained. In addition, Larry Feekes, the part time inspector, has decided to re-retire the first of the year. A full time inspector will be hired to replace him. Approximately 15 applications were received for that position and J. McCurdy hopes to have someone hired and start the first of the year.

Discuss Current Programs. Hansen reported, see attached.

Other Business.

- J. McCurdy reported:
 - IFA Local Housing Trust Fund program currently receives \$3 million in funding annually from the Real Estate Transfer Tax Fund. They plan to request \$6 million for the upcoming year. The money is divided between all the housing trust funds based on population. If funded, this would also increase the amount of match required for the housing trust fund. J. McCurdy is looking into re-starting the partnership program by soliciting donations from banks, realtors, etc. for the increase in matching funds.
 - The Prison Industry Homes project has started in Iowa and are working on the first six homes. Next year they plan to build 18 homes. Currently they are only delivering the homes to within a

- 50 mile distance of Newton. The cost is \$60,000 per home plus the transportation, lot, foundation, etc.
- The current CDBG housing program will be undergoing changes within the next year or two. Due to the hard cost of \$24,999 to not be exceeded coupled with the increase in costs and requirements, they are looking to change the program to continue to make it viable. This may include only exterior work for homes, such as a roof or siding, or interior work. IEDA has not decided yet, staff will continue to monitor and update everyone.
 - Sorensen reported the city of Shenandoah sold a vacant home to a citizen for \$1. She is currently rehabbing the home and hopes to be done within a year to sell to a low to moderate income individual.
 - Wright reported a family in Red Oak also recently bought a vacant home in Red Oak with the stipulation it be brought up to minimum housing standards in a year's time and the family pay off the liens on the home.

Adjourn. P. McCurdy moved to adjourn the meeting and at 10:41 AM and Sorensen seconded. Motion passed with all ayes.

Mahlon Sorensen
Secretary/Treasurer