



**AGENDA**  
**ROCK COUNTY HOUSING AUTHORITY**

SEPTEMBER 23, 2019  
8:30 A.M

ROCK COUNTY COURTHOUSE  
PLANNING & DEVELOPMENT CONFERENCE ROOM  
2<sup>ND</sup> FLOOR EAST – ROOM 266  
51 S. MAIN STREET JANESVILLE, WI 53545

1. Call to Order
2. Adoption of Agenda
3. Minutes of Meeting on April 18, 2019
4. Citizen Participation, Communications and Announcement
5. Information Item:
  - Recent HOME Activity Report
  - Review of Draft **Analysis of Impediments to Fair Housing** (AI) for the Rock County Home Consortium (Rock County & Cities of Beloit and Janesville)
  - Set Date for Notice of Public Review Period and Public Hearing for approval for AI.
6. Adjournment

*The County of Rock will provide reasonable accommodations to people with disabilities. Please contact us at 608-757-5510 or e-mail [countyadmin@co.rock.wi.us](mailto:countyadmin@co.rock.wi.us) at least 48 hours prior to a public meeting to discuss any accommodations that may be necessary.*



## MINUTES

ROCK COUNTY HOUSING AUTHORITY  
MONDAY, APRIL 8, 2019  
ROCK COUNTY COURHOUSE – EAST  
PLANNING & DEVELOPMENT CONFERENCE ROOM  
2<sup>ND</sup> FLOOR EAST – ROOM 266  
51 S MAIN ST. JANESVILLE, WI 53545

### 1. Call to Order

Chair Grahn called the meeting to order at 8:32 a.m. Commissioners present: Mary Beaver, Planning and Development Director Colin Byrnes, and Vice-Chair Sarah Williams. QUORUM PRESENT

Planning & Development Staff present: Colin Byrnes (Director) and Dana Sanwick (Office Coordinator and Secretary), and Kathy Kamp (Executive Director Wisconsin Partnership for Housing Development).

Others: None

### 2. Adoption of Agenda

Commissioner Beaver moved the adoption of the agenda. Seconded by Sarah Williams. All in favor – **ADOPTED**

### 3. Minutes of Meetings on October 15, 2108

Commissioner Beaver moved the approval of the October 15, 2018 meeting minutes as presented. Seconded by Colin Byrnes. **APPROVED** as presented.

### 4. Citizen Participation, Communications and Announcements

None.

### 5. Information Item:

- Recent HOME Activity Report

Kathy Kamp presented an overview of HOME activity. Ten projects currently in process with funds available for possibly five more projects. Rehab work a couple months behind due to weather and short supply of contractors.

- Housing Rehabilitation 0% Interest Loan Management

Colin Byrnes gave an overview of recent enforcement activities to collect on defaulted deferred 0% interest loans conducted by Dana Sanwick. Additionally, informed the Housing Authority that the Planning & Development Committee's consensus after hearing this same information was to continue enforcing the terms of the loans when required. Advised that Citizen Objection forms are being sent to clients that are unhappy

with the requirement to repay their loan in full after default. This is an opportunity to appeal the repayment requirement to the Housing Authority. Kathy Kamp will be checking with HUD to see if original loan terms can be modified to accept monthly payments or other payment arrangements.

- Analysis of Impediments to Fair Housing for the Rock County Home Consortium Project Update

Colin Byrnes presented an overview of recent Analysis of Impediments to Fair Housing (AI) meetings. Survey results from the public are coming in and will be added to the draft AI for review at the next AI Steering Committee meeting. One concern expressed has been on how to loan money to people that are not financially responsible. Mr. Byrnes will be submitting AI plan to both Housing Authority and Planning & Development committee for review and approval.

- Marketing of First Time Home Buyer Down Payment Assistance Program

Kathy Kamp spoke of the success cities of Beloit and Janesville have with their First Time Home Buyer Down Payment Assistance Program and asked for ideas on how to market the program to the remainder of Rock County. Chair Grahn mentioned putting the information on billboards to grab attention. Additionally, it was suggested to create brochures to give to real estate agents, lending institutions, and the general public. One of the advantages of Down Payment Assistance is that after 5 years of occupancy the loan is forgiven.

## **6. Adjournment**

Chair Williams moved to adjourn the committee at 9:20 am; Seconded by Commissioner Beaver. **ADOPTED** by acclamation.

## **Next Meeting of the Housing Authority**

The next meeting of the Housing Authority is scheduled for the second quarter of 2019. TBD.

Respectfully submitted,

Dana Sanwick, Recording Secretary

NOT OFFICIAL UNTIL APPROVED BY THE ROCK COUNTY HOUSING AUTHORITY