



AGENDA

Rock County Housing Authority

Monday, February 11, 2013 - 8:30 A.M.
Rock County Court House - P&D Meeting Room
51 South Main Street
Janesville, WI 53545

1. Call to Order
2. Adoption of Agenda
3. Minutes of Meeting on November 1, 2012
4. Secretary's Report
5. Information About Rock County Community Development Program and
Rock County Housing Authority
6. Action Items:
 - A. Loan Request - Consortium #06094-D 1
7. Informational Items:
 - A. Loan Request - Consortium #06095-D 1
8. Citizen Participation, Communications and Announcements
9. Adjournment

**ROCK COUNTY HOUSING AUTHORITY –
REQUEST FOR ACTION**



DATE: February 11, 2013

Project ID(s) 06094D-1

Project Recommended By David Somppi

Funding Source(s) HOME PROGRAM FUNDS

HOUSEHOLD INFORMATION

Household Size: 4 Annual Income: \$ 16,954 Location: Harmony Township

ASSESSED VALUE INFORMATION

Land	\$ 26,300	Fair Market Value	\$ 119,400
Buildings	\$ 96,000	When Determined	2012
Total	\$ 122,300		

MORTGAGES OR LIENS

1. \$ 0	4. \$	TOTAL MORTGAGE(S)
2. \$	5. \$	
3. \$	6. \$	

\$ 0

Available Equity \$ 119,400 Is there 5% owner equity in the property? Yes No

VERIFICATIONS

Income Insurance Taxes Title and Mortgage Ownership
Disclosure of Potential Conflict of Interest Yes None

SUMMARY OF PROPOSED WORK

The 1-story wood frame house is about 40 years old. The septic system has failed and serves as little more than a holding tank. This portion of the project proposes to have the required soil evaluation conducted for septic system replacement. Upon HQS inspection, the following items required replacement: Roof leak, electrical improvements, plumbing leaks, garage fireproofing, windows, and flooring. These project will be bid with the replacement septic system. Conducting this project will address several health and safety issues, and repair several structural defects. Loan will be for 0% interest to be repaid upon sale of the house.

Funding Source: CDBG Small Cities – 0% Deferred Payment \$ 750.00
Recommended Total Project Amount \$ 750.00

HOUSING AUTHORITY ACTION

APPROVE DENY Housing Authority Approved Bid Total \$ _____

Signature of Housing Authority Chair _____ Date _____

ROCK COUNTY HOUSING AUTHORITY – PROJECT INFORMATION



Date: February 11, 2013

Project ID(s) 06095 I-1

Project Recommended By David Somppi

Funding Source(s) HOME Program Funds

HOUSEHOLD INFORMATION

No. of Units:	6	Incomes:	All are Low Income	Location:	City of Edgerton
No. of Persons:	11	No. of Children:	3	No of Children under 6:	3

ASSESSED VALUE INFORMATION

Land	\$ 30,500	Fair Market Value	\$ 296,600
Buildings	\$ 259,800	When Determined	2012
Total	\$ 290,300		

MORTGAGES OR LIENS

1. \$ 228,112	4. \$	TOTAL MORTGAGE(S) \$ 228,112
2. \$	5. \$	
3. \$	6. \$	
Available Equity \$ 68,488	Is there 5% owner equity in the property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

VERIFICATIONS

<input checked="" type="checkbox"/> Income	<input checked="" type="checkbox"/> Insurance	<input checked="" type="checkbox"/> Taxes	<input checked="" type="checkbox"/> Title and Mortgage	<input checked="" type="checkbox"/> Ownership
Disclosure of Potential Conflict of Interest		Yes <input type="checkbox"/>	None <input checked="" type="checkbox"/>	

SUMMARY OF PROPOSED WORK

For Informational purposes. The project is proposed for the residential portion of a downtown building. HQS inspection found that the following items need to be addressed:
 Heating plant – boiler replacement, Repairs to 16 windows, 4 plumbing repairs,
 Smoke detectors – CO detectors, GFCI outlets, 3rd floor handrails, Several repairs to interior surfaces.

Bids are currently being obtained. It is estimated that the total project cost will be about \$50,000. The loan will be at 0% interest to be repaid over 20 years.

Funding Source: HOME PROGRAM FUNDS

\$ TBD

Recommended Total Project Amount

\$ TBD

HOUSING AUTHORITY ACTION - NOT REQUIRED AT THIS TIME