



**ROCK COUNTY HOUSING AUTHORITY**  
**Monday, February 28, 2011 - 8:30 A.M.**  
**P & D Conference Room 270**  
**Second Floor, East Wing**  
**Rock County Courthouse**  
**Janesville, WI**

1. **Call to Order:** Vice Chair Billy Bob Grahn called the meeting to order at 8:35 A.M.  
**Members Present:** Vice Chair Billy Bob Grahn, Anda O'Connell, Jackie Wood,  
**Members Absent:** Chair Brian Christianson, Anna Marie Johnson  
**Staff Members Present:** David Somppi, Neale Thompson  
**Staff Members Absent:** None  
**Others Present:** None
2. **Adoption of Agenda:** Motion to approve agenda for meeting of February 28, 2011, by Com'r. O'Connell, 2<sup>nd</sup> by Com'r. Wood. Motion carried.
3. **Minutes of Meeting from December 6, 2010.** Motion to approve the minutes of the meeting from December 6, 2010, by Com'r. Wood, 2<sup>nd</sup> by Com'r. O'Connell. Motion passed.
4. **Secretary's Report:** Mr. Somppi reported that several Home Purchase Assistance projects have fallen through in the recent past, probably because the stricter requirements for getting a loan. This may mean that the quota of Home Purchase jobs compared to Rehabilitation Loans may have to be revised. Vice Chair Grahn noted that delays, budgets, and such restrictions could idle the program for a while. Com'r O'Connell noted that sometimes information comes up from the late-in-the-process title search that stops the loan. Staff represented the RCHA in the semi-annual homeless count of January 26, 2011. Approximately 120 volunteers worked from 11 pm to 3 am to locate 306 people, before other information comes in from shelters and other agencies. Vice Chair Grahn said a TV crew was in Beloit at 2:30 am and generated film clips that were used all over the state. He added that the school systems counted 209 students as homeless "couch hoppers." People are using abandoned and foreclosed properties and it is nearly impossible to count the homeless in rural areas. The funding of homelessness is very difficult because of complex rules covering different age groups and regulations from every level of government. Some Mr. Bryon (sic) from Racine is known as someone who has mastered the subject. Mr. Somppi explained that a presentation from the Housing Section to the Rock County Board is planned in late March. He wanted the RCHA to be informed about that event.
5. **Citizen Participation, Communications and Announcements:** Com'r Wood distributed information about a documentary film about Hobos in America that will be shown in Janesville on Friday, March 11, 2011, where a Director of the film will make an appearance. Vice Chair Grahn explained that he bought a house for \$23,000 but had extreme difficulty in getting a loan from his bank. After an ultimatum to his banker, he got a loan last Friday.
6. **Review of Loan Request - #97334-I-1:** Mr. Somppi explained that this Rental Rehab Project would complete required HQS work at a residence that had flood damage repair funding and also Lead Hazard Control funding. After discussion of this Rental Rehab loan in the Town of Rock, the board supported the \$10,017 3% interest home loan. Com'r. Wood made the motion that was seconded by Com'r. O'Connell. The motion passed.

7. **Review of Loan Request - #97335-I-1:** Mr. Somppi explained that this Rental Rehab Project would provide matching funds for the Lead Hazard Control Program. After discussion of this LHC2 project in the City of Edgerton, the board supported the \$13,480 3% interest home loan with 10 years of maintaining qualifying low-to-moderate income tenants. Com'r. O'Connell made the motion that was seconded by Com'r. Wood. The motion passed.
8. **Set Date for Next Meeting:** Next meeting date was set for Monday, April 4, 2011, for the regular and annual meeting.
9. **Adjournment:** Motion to adjourn by Com'r. O'Connell, 2<sup>nd</sup> by Com'r. Wood. The meeting was adjourned at 9:45 A.M.

Respectfully submitted,

Neale Thompson, Assistant Secretary

(Planning)\Housing Specialist\HA Meetings\Minutes\Minutes-02-28-11)

NOT OFFICIAL UNTIL APPROVED BY THE ROCK COUNTY HOUSING AUTHORITY