



**AGENDA
ROCK COUNTY HOUSING AUTHORITY**

**Monday, January 18, 2016
8:30 A.M**

**Rock County Courthouse
Planning & Development conference Room
51 S. Main Street Janesville, WI 53545**

1. Call to Order
2. Adoption of Agenda
3. Minutes of Meeting on December 7, 2015
4. Program Administration Report - WPHD
5. **Action Item:** HOME Program Loans
 - A. Loan Approval – Project ID 66 = \$12,380
 - B. Change Order – Project ID 62 = + \$2,170
 - C. Change Order – Project ID 65 = + \$2,000
 - D. Citizen Grievance – HOME Program: Draves
6. December HOME Activity Report
7. Action Item: Set Next Meeting Date
8. Citizen Participation, Communications and Announcements
9. Adjournment

ROCK COUNTY REQUEST FOR COMMITTEE ACTION FOR REHAB LOAN

Date:	January 11, 2016	Project ID:	66
Project Recommended By:		WPHD	
Project Funding Source		HOME Program Income	
HOUSEHOLD INFORMATION			
Household Size	1	Household Income	\$26,609
		Project Location	Edgerton
FAIR MARKET VALUE INFORMATION		ASSESSED VALUE INFORMATION	
LAND	\$32,700	LAND	\$32,600
BUILDINGS	\$83,700	BUILDINGS	\$83,400
TOTAL	\$116,400	TOTAL	\$116,000
MORTGAGE AND LIENS			
1. (Bank)	\$100,280	2.	
3.		PROPOSED ROCK COUNTY LOAN	\$12,380
TOTAL MORTGAGES AND LIENS	\$112,660	LOAN TO VALUE (WITH ROCK COUNTY LOAN)	.96

ELIGIBILITY VERIFICATIONS			
☒	Income less than 80%	☒	Title in Name
☒	Loan to Value less than 120% (NA)	☒	Mortgage Current
☒	Home value (after rehab) less than \$143,000 (NA)	☒	Taxes Current
☒	Insurance	☒	Conflict of Interest Signed
☐	Flood Insurance (if required)	☒	Lead Pamphlet received and signed

SUMMARY OF WORK:

Lead control work on front and back porch, basement sealing and repair, wall repair and painting, electrical and insulation.

Recommended Loan Amount:

\$12,380

COMMITTEE ACTION

☐	APPROVE	☐	DENY
LOAN AMOUNT APPROVED		\$	
Signature-Committee Chair		Date	

January 11, 2016

MEMO

TO: Rock County Housing Authority

FROM: WPHD, Program Administrator

SUBJECT: Change Order

On November 2, 2015 the Housing Authority approved Loan 62 in the amount of \$35,095 for a two person household in Milton.

Work on this project included a new roof. When the old roof was removed, it was found that the roof decking was rotted. All decking needed to be replaced before the new roof could be completed. In addition, there turned out to be several layers of asphalt shingles, which require special disposal, so recycling costs needed to be added.

COMMITTEE ACTION

☐	APPROVE	☐	DENY
CHANGE ORDER APPROVED		\$2,170.00	
TOTAL RESULTING LOAN AMOUNT		\$37,265.00	
Final LTV Ratio		0.53	
		1/11/2016	
Signature-Committee Chair		Date	

January 11, 2016

MEMO

TO: Rock County Housing Authority

FROM: WPHD, Program Administrator

SUBJECT: Change Order

On December 7, 2015 the Housing Authority approved Loan 65 in the amount of \$16,400 for a two person household in the Town of Beloit.

Work on this project included a new roof, new windows and some minor electrical work. The original bids also included new siding, which was deleted by the homeowners. However, the siding amount included the cost of the aluminum siding wrap, which needs to be completed. This results in a change order of \$2,000.

COMMITTEE ACTION

☐	APPROVE	☐	DENY
CHANGE ORDER APPROVED		\$2,000	
TOTAL RESULTING LOAN AMOUNT		\$18,400	
Final LTV Ratio		0.94	
		1/11/2016	
Signature-Committee Chair		Date	

DECEMBER HOME ACTIVITY REPORT

HOME FUNDS	
Program Income	\$ 256,893
Available Grant Funds	\$ 140,605
TOTAL	\$ 397,498
Projects Approved	\$ 228,775.25
December Requests for Approval	\$ 27,646.00
TOTAL HOME FUNDS REMAINING FOR ALLOCATION	\$ 141,076.93
Applications in Process	20
Loans Closed	10
Requests for Approval	2
Bid Packages Ready	2
Inspections Complete-Ready for Scope Development	2
Awaiting Inspection Reports	0
Additional Information	1
TOTAL	17
Projects Completed	2
Lead Hazard Grant Funds	
Lead Hazard Grant Funds	\$ 759,483
Eligible Applications Received	4
Inspections Completed	3
Loans Closed	1
Funds Obligated	\$ 19,795
Funds Spent	0