

OSKALOOSA HOUSING TRUST FUND COMMITTEE MINUTES
Thursday, March 7, 2019 - 12:00 Noon
City Hall Lower Level Meeting Room
220 South Market Street

The committee meeting was called to order by Chair Adams at 12:02 p.m. with the following members present: Dan Adams, Joe Caligiuri, Bernice Hahn, Royce Spoelstra, Valinn McReynolds and Carri Vande Ree. Members absent: Randall Davis, Tamera Sauer, Noel C. Stahle and Mark Willett. Staff present: Shawn Christ and Marilyn Johannes.

Approval of November 1, 2018 Housing Trust Fund Committee Regular Meeting Minutes.

It was moved by Hahn, seconded by Spoelstra to approve the November 1, 2018 Housing Trust Fund Committee Minutes. Motion carried unanimously.

Consider a request for a time extension to complete redevelopment at 603 A Avenue East.

Jeremy DeRonde was approved for a grant under the Demolition Program I at the December 1, 2016 OHTF meeting. The home was subsequently demolished and final inspection of the site completed February 27, 2017. DeRonde is requesting an extension of the deadline for completion of improvements to the property due to a personal injury and recovery period.

The administrative plan for the Demo I program requires that the grant recipient rebuild on the property within two years of dispersal of the grant funds. The deadline for improvements at 603 A Avenue East is April 1, 2019, and the improvements have not yet been completed. Staff recommends a six month extension for completion of construction and redevelopment work which extends the deadline to October 1, 2019.

It was moved by Caligiuri, seconded by McReynolds to approve a six month extension for completion of construction and redevelopment work at 603 A Avenue East as recommended by staff which extends the deadline to October 1, 2019. Motion carried unanimously.

Consider a request for Demolition Grant I for a house located at 809 15th Ave E.

Brian Booy with BG Rental Properties LLC has applied for \$4,000 in grant funds under the Demolition Assistance Grant/Loan Program I for a property located at 809 15th Avenue East. Booy is proposing to replace the house with a new duplex.

It was moved by Caligiuri, seconded by McReynolds to approve the request for a Demolition Grant I for a house located at 809 15th Avenue East. Motion carried unanimously.

Discussion regarding Housing Trust Fund program usage and possible changes.

During the City Council's recent budget discussions it was recommended that the Housing Trust Fund Committee review and consider changes to its current programs to increase participation which may help meet the city's housing needs.

Since that time the city's consultant, McClure Engineering, has completed work on Oskaloosa's Creative Placemaking action plan. One of the recommendations from that plan is to consolidate all existing housing programs and offer a progressive new incentive to urgently attract developers and spur housing construction -- a low-interest revolving loan fund. The program would be offered directly to developers

and have enough funding available to bridge the gap between the cost to build and the cost to sell/rent. To meet the estimated demand, the program would require \$1.27M per year for 7 years and would be created by pooling resources from the city, private sector, county, and state.

Staff recommends that the committee discuss program usage and initiate the study of one or more options for possible changes. One approach may be to assign a few members to a subcommittee which is assigned this task and to bring back a recommendation to the committee.

Adams said could create a subcommittee to go over the programs and make a recommendation. Hahn said do not want to go against what original donors had in mind. Christ said could take a look at that. Caligiuri said want to use OHTF funds for placemaking program. Want to know what looking for. Hahn said do not have a lot of money. Trying to fill price gap on sale price. Spoelstra said not many houses for single families. Hahn: Since rental housing inspection program implemented there are a lot of contract sales now. Spoelstra: Need to use funds judiciously.

One suggestion was to subsidize lot sales. Christ said that could be a component.

Do not want to mess up what contractors are currently doing in the city.

McReynolds said maybe have 1st time home builder program instead of homebuyer. Caligiuri said all for subcommittee. Need to decide what programs want to keep. What to get rid of. Upper story program not being used. VandeRee asked if the upper story housing program is being marketed.

Christ suggested the committee start with existing programs and decide whether to leave them alone or make changes.

Committee discussed lack of use of the 1st time homebuyer program. Spoelstra said maybe due to low interest rates. No need to tie up funds that can be used for other programs.

Claims

It was moved by Caligiuri, seconded by McReynolds to approve the October 2018, November 2018, December 2018 and January 2019 claims for payment. Motion carried unanimously.

Review of Accounting Reports

The committee looked over the accounting reports. The committee was interested in the status of the Ironwood loan.

Christ said would like to have the next meeting on Thursday, April 4, 2019, to continue discussion of the housing programs.

McReynolds suggested talking to developers/contractors and perhaps inviting them to an OHTF meeting to answer questions. Spoelstra: Get a wish list from contractors/developers. Need new development, some do not want to live in older neighborhoods. Christ said to achieve large developments need to pull builders from out of town, need over 600 homes. Need to incentivize. State says money available if all entities commit to the placemaking program. Caligiuri: Need to continue the demo programs.

It was moved by Caligiuri, seconded by McReynolds that the meeting adjourn. Motion carried unanimously. The meeting adjourned at 12:39 p.m.

Minutes by Marilyn Johannes