

**Western Iowa Community Improvement Regional Housing Trust Fund  
Board of Directors**

**Minutes**

**June 28, 2018**

**11:30 a.m.**

**1122 Pierce Street, Sioux City, Iowa**

**MEMBERS PRESENT:**

Gary Horton, Plymouth County – Vice Chair  
Keith Radig, Woodbury County  
Jeff Simonsen, Cherokee County  
Clint Weaver, Monona County (Conference Call)  
Scott Brekke, Great Southern Bank  
Tammy Bramley, Monona County

**SIMPCO STAFF:**

Amanda Harper, Housing Specialist  
Michelle Bostinelos, Executive Directors  
Emily Coppock, Administrative Assistant

The Board of Directors met on Thursday, June 28, 2018, at 11:30 a.m., SIMPCO, 1122 Pierce Street, Sioux City, Iowa. A quorum was present. The meeting was called to order at 11:30 a.m. by Vice Chair Gary Horton.

1. **Approval of the Agenda** – Vice Chair Horton asked if there were any additions or corrections to be made to the June 28, 2018 agenda as presented.

*Tammy Bramley moved to approve the agenda as presented, seconded by Keith Radig. Motion carried all ayes.*

2. **Approval of the Minutes** – Vice Chair Horton asked if there were any additions or corrections to be made to the January 25, 2018 minutes as presented.

*Jeff Simonsen moved to approve the minutes as presented, seconded by Keith Radig. Motion carried all ayes*

3. **Officer Elections** –

a. *Chair* – Keith Radig

b. *Vice Chair* – Gary Horton

*Tammy Bramley moved to appoint Keith Radig as Chair and Gary Horton as Vice Chair, seconded by Scott Brekke. Motion carried all ayes.*

4. **16-29 Grant Update, Progress Report** – Amanda Harper updated the board on the progress of the 16-29 grant. Amanda noted this cycle has been completed totaling \$301,373.00. Amanda also noted the income levels of the participants in the program. Majority of applicants are in the 50-80% income range. She expressed it is becoming harder to find applicants in the 30% income range to qualify for the program.

5. **17-25 Grant Update, Progress Report** – Amanda noted she has 12 household qualified and ready for rehab. Amanda has held two bid rounds so far this grant cycle. Current waitlist for program is around 45 households (mostly in Plymouth, Monona, and Ida Counties). Amanda reported that all applicants on the list from 2014-2015 have been served. Amanda also noted she is in search of more registered contractors for the program.

6. **Grant Applications (FHLB, US Bank, Wells Fargo, HTF 19-20)** – Amanda reported the applications and asking amount for each upcoming grant.

a. *FHLB* – asking \$550,000 with \$125,000 HTF Match

b. *Wells Fargo* – asking \$75,000 due in July

c. *US Bank* – asking \$25,000 due in July

d. *HTF 2019* – funding not yet released, application due in October

7. **Housing Assistance Plan** – Amanda noted she is working on the HAP throughout the summer and will be brought back to the board for approval in September. Amanda also noted IFA approve changes that were made last year but suggesting a complete re-write this year.

8. **Income Limits** – Amanda presented the board with a breakdown of income limits currently being used via HUD guidelines compared to guidelines set for State Housing Trust Fund. Amanda noted it is becoming harder to qualify applicants in the 30% income bracket and suggests adopting a new income limit set by Iowa Finance Authority (IFA) and not HUD to help serve more applicants applying by raising the limits.

*Jeff Simonsen moved to approve the new income limits by Iowa Finance Authority (IFA), seconded by Scott Brekke. Motion carried all ayes.*

9. **Iowa Housing Partnership** – Amanda informed the group of a new organization uniting affordable housing advocates from across the state of Iowa with a mission to promote policies that create more affordable homes in our communities. This organization is called Iowa Housing Partnership (IHP). Amanda noted they are holding organizational meetings now and are working on the 501C3 designation.

10. **2018 Meeting Schedule** – Next Meeting: (public hearing) September 27, 2018 11:30 a.m.

11. **Comments** – Audit 15-28 underway

12. **Adjournment** – Chair Radig adjourned the meeting at 12:20 p.m.