

**Western Iowa Community Improvement Regional Housing Trust Fund**  
**Board of Directors**  
**Minutes**  
**November 21, 2019**  
**11:15 a.m.**  
**1122 Pierce Street, Sioux City, Iowa**

**MEMBERS PRESENT:**

Gary Horton, Plymouth County – Vice Chair  
Rhett Leonard (*Substitute for Creston Schubert*), Ida County  
Tammy Bramley, Monona County  
Wane Miller, Cherokee County  
Bill Anderson, Cherokee County  
Robert Meyer (*Conference Call*), Monona County  
Julie Colling, Plymouth County  
Scott Brekke, Woodbury County

**SIMPCO STAFF:**

Michelle Bostinelos, Executive Director, SIMPCO  
Amanda Harper, Housing Manager, SIMPCO  
Emily Coppock, Administrative Assistant, SIMPCO

The WICIRHTF Board of Directors met on Thursday, November 21, 2019, at 11:15 a.m., SIMPCO, 1122 Pierce Street, Sioux City, Iowa. A quorum was present. The meeting was called to order at 11:15 a.m. by Vice Chair Horton.

1. **Approval of the Agenda** – Vice Chair Horton asked if there were any additions or corrections to be made to the November 21, 2019, agenda as presented.

*Tammy Bramley moved to approve the agenda as presented, seconded by Wane Miller. 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 September 26, 2019, minutes as presented. It was noted both Julie Colling and Scott Brekke attended the September 26, 2019 but were not included in the minutes.

*Rhett Leonard moved to approve the minutes with the correction stated above, seconded by Tammy Bramley. Motion carried all ayes.*

3. **Asset Limits** – Amanda Harper reported to the board that the neither program guidelines nor HAP provide for maximum limit of asset for program participants; only income limits. Discussion held regarding setting an asset limit, leaving as is with no

limit, or rank applicants – higher assets receive lower ranking. Board agreed to limit liquid assets only, capping at \$35,000.

*Wane Miller moved to approve setting liquid asset limit to \$35,000, seconded by Tammy Bramley. Motion carried all ayes.*

4. **Grant Updates** – Amanda updated the board on current grants. Amanda noted HTF 17-25 was officially closed with an audit completed by IFA with no concerns or findings. Amanda also noted that HTF 18-19 is currently underway with applicants from each county in progress.
5. **2020 Legislation** – Amanda reported that the current legislation has a cap of \$3 million remittance from the Real Estate Transfer Tax (RETT) and that proposed legislation would remove the \$3 million cap and HTF to receive 30% of RETT. This means if legislation was in place this year that HTF would have been awarded an additional \$3-4 million. IFA and IEDA support this increase.
6. **Local Development Group Partnerships** – Amanda opened up discussion on whether the board would be in favor of project partnerships. She noted she is receiving feedback regarding housing needs, grant funds and possible partnership and wondered if this was something the board would be in favor of in the future. Board requested more examples of what other programs are doing with project partnerships before coming to a decision.
7. **Pocket Neighborhoods** – Amanda Harper and Michelle Bostinelos presented information regarding Pocket Neighborhoods for discussion. They used the Maquoketa Pocket Neighborhood location as an example going over site layout, development budget, funding sources, and development steps to construct such neighborhood. Discussion held.
8. **Homes for Iowa** – Amanda Harper presented information regarding Homes for Iowa. This new single family housing program produces quality homes across the state, trains offenders in high-demand building trades, and is a self-sustaining program. Discussion held.
9. **Funding Campaign** – Amanda Harper opened discussion on whether or not the board would want to add additional funding mechanisms to increase funding to complete more projects. Funding campaign ideas included United Way, local banks, fundraisers, and estate. The Board held discussions and deemed to not be in favor of idea.
10. **Other Comments** - Next meeting: Thursday, January 23, 2020 at 11:15 a.m.

## 11. ***Adjournment***