

**Western Iowa Community Improvement Regional Housing Trust Fund
Board of Directors
Minutes
Thursday, November 18, 2021
11:15 a.m.
1122 Pierce Street, Sioux City, Iowa**

MEMBERS PRESENT:

Keith Radig, Woodbury County - Chair
Gary Horton, Plymouth County – Vice Chair
Bryan Petersen, Cherokee County
Rita Frahm, Ida County
Rhett Leonard, Ida County
Robert Meyer, Monona County
Julie Colling, Plymouth County
Jason Rasmus, Woodbury County
Scott Brekke, Woodbury County

SIMPCO STAFF:

Bill Cole, Finance Director, SIMPCO
Amanda Harper, Housing Manager, SIMPCO
Emily Coppock, Administrative Assistant, SIMPCO

The WICIRHTF Board of Directors met on Thursday, November 18, 2021, at 11:15 a.m., via Zoom and in person in the Meisner Conference Room, 1122 Pierce Street, Sioux City, Iowa. A quorum was present. The meeting was called to order at 11:15 a.m. by Chair Keith Radig.

1. **Approval of the Agenda** – Chair Radig asked the board if there were any additions or corrections to the November 18, 2021, meeting agenda.

*Julie Colling moved to approve the agenda as presented, seconded by Rhett Leonard.
Motion carried all ayes.*

2. **Approval of the Minutes** – Chair Radig asked the board if there were any additions or correction to the September 16, 2021, meeting minutes as presented.

*Bryan Petersen moved to approve the minutes as presented, seconded by Gary Horton.
Motion carried all ayes.*

3. **Appointment: Jason Rasmus, Woodbury County** – Amanda Harper asked the board to approve the appointment of Jason Rasmus of Woodbury County.

Keith Radig moved to approve the appointment of Jason Rasmus to the board, seconded by Bryan Petersen. Motion carried all ayes.

4. **Rental Rehab Rules** – Amanda Harper presented the rental rehab income and property eligibility rules for the newly proposed rental rehab program targeted to assist landlords with health and safety repairs to their rental properties. Amanda noted in order for an applicant/landlord to be eligible for the assistance, the property to be assisted must be occupied or available for occupancy by an income-eligible resident. Amanda noted she will start marketing the program to gather interested applicants. The board agreed to open the program up with a waitlist and revisit the program at a future meeting to discuss response back from marketing.

Rita Frahm moved to approve the 1 to 1 match with max repair assistance of \$10,000, the income requirements presented, and to open the program with a waitlist to track what response comes in from marketing. Motion seconded by Julie Colling. Motion carried all ayes.

5. **Capacity Building – LBP Class** – Amanda Harper proposed to the board hosting a free lead-based paint class to recruit additional contractors to the program using grant funding set aside for capacity building. She hopes offering a free lead-based paint class will bring in more registered contractors to the program to bid on upcoming projects.

Rhett Leonard moved to approve the implementation of hosting a free lead-based paint class to draw in more contractors to the program, seconded by Rita Frahm. Motion carried all ayes.

6. **Home Safe Home** – Amanda Harper discussed the proposal of expanding the WICIRHTF services and impact in the community by implementing “Home Safe Home” program. Program would be designed to assist senior community members to age in place and stay in their homes and communities. The goal is to enable low-income elderly persons remain in their homes through low-cost, low barrier, high impact home modifications. These modifications will help reduce fall risks, general safety, and increase accessibility. Amanda noted funds will be in the form of a forgivable loan with a 10-year deed restriction filed with the county. Seniors must be 62+, own and occupy the property, located within the service area, current on mortgage and taxes, at or below 80% AMR, with a maximum allowable assistance of \$10,000.

7. **Other Comments** – Next Meeting: January 20, 2022, 11:15 a.m.

8. **Adjournment** – Chair Radig adjourned the meeting at 12:00 p.m.