



**COLUMBIA COUNTY
REVOLVING LOAN FUND/HOUSING COMMITTEE MINUTES
MARCH 14, 2013**

PRESENT: John H. Tramburg, Andy Ross, JoAnn Wingers, Mark Witt, and Vern E. Gove

ALSO PRESENT: Lois Schepp, Mark Zimmerman, and Sue Koehn (MSA)

The meeting was called to order at 11:45 a.m. and was properly noticed and published.

MOTION: On motion by Witt, second by Wingers, the agenda was approved.

MINUTES

MOTION: On motion by Wingers, second by Witt, the minutes of the January 10, 2013 RLF/Housing Committee meeting were approved.

UPDATES ON FRSB/OTHER LOANS

FRSB and RLF loans were reviewed.

2011 HOUSING PROGRAM

Sue Koehn (MSA) joined the meeting. Program status and balances were reviewed.

Total Funds to Spend	\$478,300.84
Committee Approved Projects	\$119,921.02
Balance to Commit	<u>\$358,379.82</u>

2011 HOUSING PROGRAM, CONTINUED

Review/Approve Housing Projects

HO #156 This very low income project in Wisconsin Dells was previously approved for \$16,550 which included a new roof on part of the house. The request changed to include a new roof on the whole house. Additional funds of \$3,525 are needed.

MOTION: On motion by Ross, second by Wingers, the Committee approved an additional \$3,525 for HO #156.

Review/Approve Housing Projects, continued

HO #165 This middle income household in Lodi was purchased in 2006 and includes one child not under the age of six. The after rehab equity available is (\$4,291.89), which is within the \$5,000 limit for negative equity allowed.

The project includes installation of drain tile/sump pump, bathroom tub repair, window replacement, insulated doors, re-roof house and porch, and insulate box sills (basement) for a total of \$21,500.

MOTION: On motion by Wingers, second by Witt, HO #16 was approved for a total of \$21,500.

HO #166 This very low income (VLI) property is located in Pardeeville. There are 5 children in the home (one under the age of 6). Project costs are estimated to be \$47,900 including: bathroom ceiling fan, tub & shower, windows, roof, siding/fascia, porch ceiling/hand railing, amongst other items. The after rehab equity available is estimated to be \$18,501.19.

Discussion was held regarding the cost associated with lead hazard parts of the project.

MOTION: On motion by Ross, second by Gove, HO #166 was approved for \$47,900.

HO #167 The middle income Poynette property was purchased in 2012. There are two children in the household, both under the age of six. Rehabilitation costs are estimated to be \$10,800 including a new roof, basement window, gutters & downspouts, and attic insulation.

MOTION: On motion by Witt, second by Gove, HO #167 was approved for a total of \$10,800.

HO #168 This middle income household is located in the Wisconsin Dells area. Rehabilitation costs are estimated at \$17,400 and include windows, roof, trim, soffit & fascia. Equity available after rehab is expected to be \$6,738.39.

MOTION: On motion by Wingers, second by Ross, HO #168 was approved for a total of \$17,400.

HO #170 This very low income (VLI) property is located in the Rio area and was purchased in 1983. The estimate for work is \$23,500 with equity available after rehabilitation of \$9,272.78. The project includes electrical repairs, bathroom plumbing, water heater, furnace, windows, trim/sill repair, dry wall, carpet, flooring, and other items.

MOTION: On motion by Gove, second by Wingers, HO #170 was approved for a total of \$23,500.

Review/Approve Housing Projects, continued

HO #172 The VLI household is located in the Columbus area, with 2 children (one under the age of six). Rehab is estimated to cost \$41,500 with equity available after rehab of \$90,500. The committee reviewed house needs, including GFI outlets, light fixtures, ceiling fan (exhaust), tub/shower, windows, repair window trim/sills, baseboard trim, doors, siding, and other items.

MOTION: On motion by Ross, second by Witt, HO #172 was approved for \$41,550.

HO #173 This low income property is located in Pardeeville with an elderly head of household. Fair market value of the property is \$116,900. House needs include siding, trim, gutters/downspouts, doors, overhead garage door and skirting around the foundation. Project costs are estimated to be \$17,750. After rehab equity available is \$24,155.36.

MOTION: On motion by Gove, second by Wingers, HO #173 was approved for a total of \$17,750.

Ho #175 The low income household is located in the Wisconsin Dells area, and has an elderly head of household. The estimate for the project is \$31,350 with equity available after rehab of \$78,900. Household needs include: electrical service, GFI outlets, windows, flooring, roof, and other items.

MOTION: On motion by Wingers, second by Ross, HO #175 was approved for a total of \$31,350.

Conflicts of Interest

There were no conflicts of interest.

ADJOURNMENT

MOTION: On motion by Wingers, second by Ross, the meeting was adjourned at 12:50 p.m.

Next Meeting: April 11, 2013

Respectfully Submitted:

JoAnn Wingers, Secretary

Cindy Devine, Recording Secretary

cc: RLF/Housing Committee
 Lois Schepp
 Joseph Ruf III

Susan M. Moll
Internet