



CITY OF
FREMONT
NEBRASKA

AGENDA
Fremont Housing Rehabilitation Board Meeting
Tuesday, August 20, 2019
12:00 p.m.

City of Fremont Municipal Building
2nd Floor Conference Room
400 East Military
Fremont, Nebraska

1. Roll Call
2. Approve minutes of the May 16, 2018 meeting.
3. Consider Hardship Application for Owner Occupied Loan # 101292 for 15-TFHO-15038 Grant.
4. Update on housing programs.
5. Adjournment.

The agenda was posted at the Municipal Building on August 12, 2019. The agenda and enclosures are distributed to Board and posted on the City of Fremont's website. The official current copy of the agenda is available at Municipal Building, 400 East Military, office of the Grant Coordinator. A copy of the Open Meeting Law is posted in the 2nd floor conference room for review by the public. The Fremont Housing Rehabilitation Board reserves the right to adjust the order of items on this agenda.

**Fremont Housing Rehabilitation Board
Meeting Minutes: May 16, 2018**

A meeting of the Fremont Housing Rehabilitation Board was held on May 16, 2018, at 12:00 p.m. in the 2nd floor meeting room at 400 East Military, Fremont, Nebraska. The meeting was preceded by publicized notice in the Fremont Tribune and the agenda displayed in the Municipal Building. The meeting was open to the public. A continually current copy of the agenda was available for public inspection at the office of the Executive Assistant, City of Fremont, 400 East Military. The agenda was distributed to the Fremont Housing Rehabilitation Board on May 8, 2018 and posted. A copy of the open meeting law is posted continually for public inspection.

ROLL CALL

Roll call showed Board Members Nielsen, Goree, Seawall, and Carlson as present. Fiala present via phone. Barton as absent. 5 present, 1 absent. Others in attendance included Lottie Mitchell, City of Fremont; Martin Griffith, Northeast Nebraska Economic Development District via phone; and Judy Joy, Northeast Nebraska Economic Development District via phone.

APPROVE MINUTES

Moved by Member Goree and seconded by Member Seawall to approve the minutes of the March 21, 2018 meeting. Motion carried 5-0.

CONSIDER APPLICATION FOR OWNER OCCUPIED REHABILITATION APPLICANT FOR LOAN #101481 FOR 15-TFHO-15038 GRANT

Moved by Member Goree and seconded by Member Carlson to waive \$25.00 per square foot limit listed in the program guidelines and approve applicant #101481 for housing rehabilitation funds up to the amount of \$25,000. Motion carried 5-0.

UPDATE ON PROGRAM

Martin Griffith gave program update stating that the projects are on track to be completed on time.

ADJOURNMENT

Moved by Member Seawall and seconded by Member Goree to adjourn at 12:15 p.m. Motion carried 5-0.

Fremont Housing Board Agenda Item

Object: Recommendation to approve hardship application #101292 for rescheduling of the owner/occupied housing rehabilitation loan from 0% interest rate pay back loan over a 20-year loan term to a forgivable loan over a 10-year loan term in the amount of \$18,610.00

Contact Person: Judy Joy

For: Action

Background: The loan client was originally approved for a 0% interest pay back loan for \$20,000 in repairs to the property. At the time the applicant was approved for the program he was 61 years of age with income below the 50% income threshold. Due to his age he did not qualify for a forgivable loan.

Explanation: The client requested a hardship review due to his inability to make the monthly payments. The client has health related issues and is now incurring higher prescription costs. The only household income is from social security benefits which makes it difficult to pay monthly household and medical expenses.

Recommendation to approve the rescheduling of the loan from a 0% interest pay back loan to a forgivable loan is based upon the client's income which remains at 50% of the area median income, age which is now 64, and inability to pay monthly expenses. Income and age now meet the forgivable loan criteria of the housing guidelines.

Motion: To approve hardship application #101292 for a forgivable loan in the amount of \$18,610.00 over a 10-year term.