

**COLUMBIA CITY HOUSING AUTHORITY MEETING MINUTES**  
**Regular Session**  
**Common Council Chambers of City Hall, Columbia City, Indiana**  
**February 20, 2024**  
**5:00p.m.**

**Members Present:** Bryan Graham, Chair  
Matt Curry, Vice Chair  
Latricia Banuelos  
Jennifer Duff  
Mike Malcolm  
Jennifer O'Connor  
Steffanie Powers, Secretary

**Also in Attendance:** Lori Shipman, Community Development Consultant

**Call to order/Roll call/Minutes**

Chair Bryan Graham called the meeting to order. All CCHA board members were in attendance as listed above. Bryan Graham asked for a motion to approve the January 2024 minutes. Jennifer Duff made a motion to approve the minutes, seconded by Latricia Banuelos. A voice vote was taken; passed unanimously.

**Lori Shipman regarding possible grants**

Lori Shipman presented potential funding opportunities to the CCHA. She gave information about two programs: the HOME Homebuyer Program and the IHEDA Development Fund. The HOME Homebuyer Program provides subsidies for the acquisition, rehabilitation, and/or new construction of housing for purchase to serve low-income beneficiaries. Lori explained that this program is focused on one house, one buyer situations, not multi-site development. It might be a possibility to get lots subdivided to be individual. Money from the IHEDA Development Fund can be used for multi-site development, although not for the rehabilitation of mobile homes. Lori estimated that it would be a six-month process from applying for IHEDA funds to actually getting the funds. She also confirmed that we must apply for a specific project.

Lori warned that dealing with HUD would involve a lot of red tape, particularly for any acquisition that displaces people. The owners/titles for each trailer would need to be located. She also noted that HUD has income requirements for the beneficiaries of residential developments as well as restrictions regarding the environmental review process. Lori shared that there is a residential utility development program that could potentially help with a sewage system in the Oak Street trailer park area, but the city/mayor would need to apply for this.

Lori is also looking into the Blight Elimination Program. Applications closed in October, but may open again in the future. Lori will let us know when she hears back from them. Lori showed a picture of a project in Sullivan, Indiana that included several rent-to-buy townhomes that utilized an IHEDA program.

### **Oak Street trailer park**

The Oak Street trailer park and the Lincolnway trailer park have the same owner and are both for sale. The Oak Street property was last sold in 2019 for \$160,000.00 and the Lincolnway property was last sold in 2018 for \$285,000.00.

A suggestion was made to see whether the Blue River Board would be interested in being involved in the Oak Street project.

There was a discussion about the condition of the trailers and whether they could be condemned. The CCHA intends to check with Marcia McNagny about the rules for inspections and condemning homes. The CCHA also intends to check with Mayor Ryan Daniel about the rules for displacement. The board discussed various housing options for anyone who would be displaced from the Oak Street trailers and noted that the Blue River Apartments are the only ones we know of in Columbia City that are both low-cost and quality. However, they are full.

### **Van Buren Home and changing the addendum**

Orizon Real Estate was drawn as the real estate agency for listing the Van Buren home (the LT Group Real Estate was not interested in participating). Brokers for Orizon Real Estate and The Ferrell Group had opined that requiring 5 years of owner-occupancy was too long for the Van Buren home. An alternative addendum requiring 1 year of owner occupancy for the Van Buren home was proposed. Jennifer Duff moved to approve an addendum requiring 1 year of owner occupancy for the Van Buren home, as long as it conforms with Fair Housing rules; seconded by Vice Chair Matt Curry. A voice vote was taken; passed unanimously. The CCHA will check to confirm that deciding terms regarding length of owner occupancy on a case-by-case basis conforms to Fair Housing rules.

### **Landlord Registration List**

The board discussed possible options for landlord payments. Two possibilities include a \$5/year fee per landlord or a \$5/year fee per location. The details will be decided on in the future. There were no other updates regarding the landlord registration list.

### **Adjournment**

Chair Bryan Graham adjourned the meeting at 5:49 p.m.

*Submitted by Steffanie Powers, Secretary*