

CHAPTER 1119

CANDIDATE LEAVES OF ABSENCE FOR DEPUTY SHERIFFS

H.F. 252

AN ACT relating to leave for a chief deputy sheriff, second deputy sheriff, or other officer or employee subject to civil service who becomes a candidate for elective office.

Be It Enacted by the General Assembly of the State of Iowa:

Section 1. Section 341A.7, Code 1989, is amended to read as follows:
341A.7 CLASSIFICATIONS.

The classified civil service positions covered by this chapter shall include persons actually serving as deputy sheriffs who are salaried pursuant to section 331.904, subsection 2, but do not include a chief deputy sheriff, two second deputy sheriffs in counties with a population of more than one hundred thousand, and four second deputy sheriffs in counties with a population of more than two hundred thousand. However, a chief deputy sheriff or second deputy sheriff who becomes a candidate for a partisan elective office for remuneration is subject to section 341A.18. A deputy sheriff serving with permanent rank under this chapter may be designated chief deputy sheriff or second deputy sheriff and retain such that rank during the period of service as chief deputy sheriff or second deputy sheriff and shall, upon termination of the duties as chief deputy sheriff or second deputy sheriff, revert to the permanent rank.

Sec. 2. Section 341A.18, unnumbered paragraph 8, Code 1989, is amended to read as follows:

~~Any~~ An officer or employee subject to civil service and a chief deputy sheriff or second deputy sheriff, who shall become becomes a candidate for any a partisan elective office for remuneration, unless running unopposed, shall automatically be given a leave of absence without pay, commencing thirty days prior to before the date of the primary or general election and continuing until such the person is eliminated as a candidate, either voluntarily or otherwise, automatically receive leave of absence without pay or wins the primary, and commencing thirty days before the date of the general election and continuing until the person is eliminated as a candidate or wins the general election, and during such the leave period shall not perform ~~no~~ any duties connected with the office or position so held. The officer or employee subject to civil service, or chief deputy sheriff or second deputy sheriff, may, however, use accumulated paid vacation time for part or all of the leave of absence required under this section. The county shall continue to provide health benefit coverages, and may continue to provide other fringe benefits, to any officer or employee subject to civil service, or to any chief deputy sheriff or second deputy sheriff during any leave of absence required under this section.

Approved March 30, 1990

CHAPTER 1120

LOCAL HOUSING AUTHORITIES AND SWEAT EQUITY HOUSING COOPERATIVES

H.F. 2131

AN ACT relating to housing cooperatives by authorizing the creation of local housing authorities to encourage and organize sweat equity housing cooperative associations with state financial assistance as available, and providing procedures and requirements.

Be It Enacted by the General Assembly of the State of Iowa:

Section 1. NEW SECTION. 499A.101 DEFINITIONS.

As used in this subchapter, unless the context otherwise requires:

1. "Authority" means a local housing authority created pursuant to section 499A.102.
2. "Association" means a sweat equity housing cooperative association created pursuant to this subchapter.
3. "Partner" means a low-income sweat equity member of the association, and member of the sweat equity partners' committee.
4. "Advisor" means a member of the association's advisory committee.
5. "Low income" means the income of "very low-income families" as defined in section 220.1, subsection 4.
6. "Sweat equity" means any contribution made by a partner to the operations of the association, including but not limited to physical labor.

Sec. 2. NEW SECTION. 499A.102 LOCAL HOUSING AUTHORITY.

1. A local housing authority may be created to encourage and assist the formation of housing cooperatives under chapter 499A. The following persons are authorized to form an authority, separately, or in combination with other authorized persons:

- a. A city.
- b. A county.
- c. A nonprofit community organization.
- d. A nonprofit religious organization.

2. The local housing authority shall be funded from the following sources:

- a. State grants, loans, or other appropriations administered by the Iowa finance authority.
- b. Funds solicited from third parties by the local housing authority.
- c. Local government appropriations to the local housing authority.
- d. Any other available sources, including but not limited to bequests, devises, and federal moneys.

3. The Iowa finance authority may provide assistance for initial organization of local housing authorities.

Sec. 3. NEW SECTION. 499A.103 LOW-INCOME PARTICIPANTS.

The local housing authority shall recruit low-income persons to participate as sweat equity partners in a housing cooperative association organized by the local housing authority.

Sec. 4. NEW SECTION. 499A.104 SWEAT EQUITY HOUSING COOPERATIVE ASSOCIATION.

1. The local housing authority may form one or more sweat equity housing cooperative associations under this chapter. A sweat equity housing cooperative association shall operate as a multiple housing cooperative association under subchapter I, except as specifically provided otherwise under this subchapter.

2. A sweat equity housing cooperative association shall meet the following additional conditions:

a. A sweat equity partners' committee shall be established, with each partner entitled to one vote on the committee.

b. The sweat equity committee shall hold twenty-five percent of the stock of the association upon incorporation of the association.

c. An advisory committee shall be established, made up of equity investors, skill contributors, and other community representatives including, but not limited to:

- (1) Tradesperson volunteers.
- (2) Community college trade representatives and business educators.
- (3) Financial and legal advisors to association management.

d. The advisory committee shall hold seventy-five percent of the stock of the association upon incorporation of the association.

3. The association shall be controlled by the board of directors, with representation of partners and advisors on the board proportional to each group's equity interest at the time of the last election of directors to the board.

4. An association shall do all of the following:
 - a. Acquire existing housing or small business building stock in need of rehabilitation.
 - b. Establish a rehabilitation plan, which shall include, but not be limited to all of the following elements:
 - (1) Statement of purpose.
 - (2) Financial plan.
 - (3) Construction timetable.
 - (4) Materials schedule.
 - (5) Construction training program schedule for partners. The program shall involve, to the greatest extent possible, persons participating as dislocated workers under the federal Job Training Partnership Act as provided in section 7B.1. If a contract is executed with a person to perform skilled labor or to supervise skilled work, the person must be certified by an organization recognized as representing a membership of persons with common skills.
 - (6) Financial and managerial training program for partners.
 - (7) Bylaws of the association.
 - (8) A contract between the partners and advisors including the terms of transfer of stock from the advisory committee to the partners' committee.
 - c. Establish a program to ensure that partners are equipped with skills necessary for full participation in society.
 - d. Encourage participation by partners in the activities of the community.

Sec. 5. NEW SECTION. 499A.105 ASSOCIATION FINANCING.

1. ORGANIZATIONAL AND CONSTRUCTION PHASE. Upon incorporation, and after adoption of a rehabilitation plan pursuant to section 499A.104, the association may apply to the Iowa finance authority or other sources for financial assistance. The Iowa finance authority shall review the rehabilitation plan, and subject to the availability of moneys, may approve for the association state grants, loans, or other appropriations administered by the Iowa finance authority.

2. STOCK TRANSFER. Advisory committee stock shall be transferred to the partners' committee for distribution to partners in accordance with the terms of the rehabilitation plan contract.

3. OPERATIONAL PHASE. Upon completion of the rehabilitation plan and implementation of the contract, the association shall be wholly owned by partners. The partners shall rent space only to other association partners. New partners may be admitted subject to completion of required partner training programs and sweat equity contributions, as required by the association's bylaws. Partners shall make mortgage payments in proportion to their equity interest in the property, with total payments sufficient to repay the mortgage loan, maintain the property, and accumulate a capital reserve fund for future repairs and improvements. The capital reserve fund and enforcement of partner obligations is the responsibility of the board of directors.

Sec. 6. NEW SECTION. 499A.106 REIMBURSEMENT OF SWEAT EQUITY CONTRIBUTION.

The association shall establish criteria for the reimbursement of a partner terminating membership in the association, in accordance with the partner's sweat equity contribution.

Sec. 7. The Code editor shall codify this Act as subchapter II of chapter 499A.