

Minutes of the
HOME Board Meeting
March 18, 2010

Members Present: Duane Paulson, Mark Baldwin, Ron Buchanan, Jill Haupt, Peter Sorce, Kathleen Schilling, Greg David, Mark Hoefert, Robert Adam, Glen Stumpf and Maria Watts

Staff: Glen Lewinski, Kristin Silva, Debbie Narus and Nancy Mojica

Excused Absence: James Rothenbach and Joe Birbaum

Guest: Carol Biersach, Lee Martinson, Slinger Housing Authority, Dennis Heling, Jefferson County Economic Development, Joana Hemschemeyer, Hebron House, Lori Rutzinski, Community Development and Robin Reshel, Hartford C.D.A.

- I. The meeting was called to order by the Chair with a quorum of the Board present at 9:00 a.m.
- II. The Chair led the Pledge of Allegiance.
- III. On a motion by Ron Buchanan and seconded by Jill Haupt, the minutes from the February 18, 2010 were unanimously approved.
- IV. Staff reported that the 2010 grant award was still unknown.
Robin Reshel from Hartford Community Development Authority handed out a letter related to her request for Tenant Based Rent Assistance (TBRA) for Board consideration.
- V. Staff passed out a draft 2009 and Ten-Year accomplishment brochure which when finalize will provide information for continuation of the Consortium.
- VI. Kristin Silva summarized meetings that were held with Washington/Ozaukee lenders related to HOME programs and new loan RESPA requirements. Similar meetings will be held at 9:00 a.m. with Jefferson lenders on 3/25/10 at the UW Extension-Workforce Development Center and Waukesha lenders at 9:00 a.m. on 4/1/10 at Citizens Bank of Mukwonago.
- VII. The Fund Balance Report was reviewed and accepted.
- VIII. Staff reported that five foreclosure cases with HOME funds as secondary loans have been filed. HOME funds will only be recovered if there are any net proceeds after the foreclosure sale. Total loan value affected (\$15,000).
- IX. Staff reported that the Waukesha CDBG program committed \$180,000 to successful WHEDA Low Income Housing Tax Credit (LIHTC) applicants to compliment the \$100,000 committed by HOME funds. Based on the approved motion by both Boards, two successful applicants would each receive \$140,000. The Staff indicated that two proposed projects do not appear to be LIHTC applicants since they did not received a favorable zoning approval (Summit Meadows and Meadow Lane Townhomes). The Oconomowoc School Lofts project was approved by the

City of Oconomowoc. The Broadway Commons project is seeking WHEDA Supportive Housing Category funding and will also need City zoning approval.

- X. After a discussion related to Tenant Based Rental Assistance (TBRA) and county allocation funding, On a motion by Duane Paulson and seconded by Jill Haupt to have staff prepare a position paper on TBRA and county allocation as an agenda item for discussion and consideration at the next meeting.
- XI. On a motion by Mark Baldwin and seconded by Peter Sorce the TBRA action items were tabled until April.
- XII. Staff indicated that the Consolidated Plan submitted to HUD and the review period expires on March 28, 2010. The Board also requested that the consultants appear at the May meeting to present a summary of the Consolidated Plan.
- XIII. On a motion by Ron Buchanan and seconded by Peter Sorce, the meeting was adjourned at 10:58 a.m.

Respectfully submitted,

Greg David
Chair, HOME Board