

Minutes of the
HOME Board Meeting
May 20, 2010

Members Present: Duane Paulson, Jill Haupt, Peter Sorce, Kathleen Schilling, Greg David, Mark Hoefert, Joe Birbaum, Jan Roou, Mike Miller and Glenn Stumpf

Staff: Glen Lewinski, Kristin Silva and Nancy Mojica

Excused Absence: Mark Baldwin and Maria Watts

Guest: Carol Biersach, Lee Martinson, Slinger Housing Authority, Bernie June, Hebron House, Rose Sura, HBC Services, Dennis Heling, Jefferson County Economic Development Consortium, Sandy Scherer, Fritz Ruf, Waukesha County, Hickory Hurie, Bob Berlan, Marcia Bergeson, Community Planning Development & Associates, David Porterfield, Movin' Out and Jacob Klein, MSP Real Estate, Inc.

- I. The meeting was called to order by the Chair with a quorum of the Board present at 9:01 a.m.
- II. The Chair led the Pledge of Allegiance.
- III. On a motion by Peter Sorce and seconded by Duane Paulson, the minutes from the April 15, 2010 were unanimously approved.
- IV. No Public or Staff comments were heard.
 - a. New Board members Jan Roou and Mike Miller representing Jefferson County were introduced and welcomed.
- V. On a motion by Peter Sorce and Seconded by Joe Birbaum, the Fund Balance Report was accepted.
- VI. Staff provided information on foreclosure actions which included HOME Loans, currently seven (7) loans are in process of foreclosures. WPHD Staff also discussed the HOME subordination policy.

Joe Birbaum asked that the information be changed from comparable interest rate to comparable terms and specify that the appraised property value is current (no more than 1 year old).
- VII. Mr. Jacob Klein representing MSP Real Estate and David Porterfield representing Movin' Out presented a proposal seeking HOME CHDO funds \$210,000 for an 80 unit family development in New Berlin subject to the developer obtaining Section 42 Tax Credits. The CHDO will be acting as a co-developer for four (4) accessible units. Staff will require that documentation on the eligibility of a co-development is a HUD CHDO eligible activity prior to any release of funding. The funding decision will be delayed until July pending WHEDA Tax Credit allocation.

VIII. Urban Strategies

- a. Ms. Marcia Bergeson, Hickory Hurie and Bob Berlan representing CPDA the consulting firm hired to complete the Consolidated Plan conducted a power point summary of the focus groups responses and Consolidated Plan housing areas with emphasis on the Fair Housing.

IX. Staff indicated that the TA grant through Urban Development to address the remaining Dennison Associates report is underway and will be presented to the HOME Board as completed.

X. Staff reported no information on the Hebron House of Hospitality Section 811 application has been received.
Staff also reported that only 2 of the 4 application submitted for HOME Low Income Tax Credits were submitted to WHEDA. An allocation decision is expected in June.

XI. On a motion by Joe Birbaum and seconded by Duane Paulson, the meeting adjourned at 11:02

Respectfully submitted,

Greg David
Chair, HOME Board