

Minutes of the
HOME Board Meeting
June 16, 2011

Members Present: Kathleen Schilling, Duane Paulson, Jan Roou, Jay Schreurs, Lee Krueger, Ron Buchanan, Jill Haupt, Mark Hoefert, Peter Sorce, Glenn Stumpf, Joe Birbaum, Maria Watts and Jennifer Hanneman

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

Excused Absence: Mark Baldwin and Greg David

Guest: Lee Martinson, Slinger Housing Authority, Kathy Mayer, Hebron House of Hospitality, Dennis Heling, Jefferson County Economic Development Consortium, Laurel Walker, Journal Sentinel and Trena Bond, Housing Resources, Inc.

- I. The meeting was called to order by the Chair with a quorum of the Board present at 9:02 a.m.
- II. The Chair led the Pledge of Allegiance.
- III. On a motion by Jill Haupt and seconded by Peter Sorce, the minutes of the May 19, 2011 meeting were approved.
- IV. No Public comments were heard.
Staff informed the Board that the county received a letter from HUD requiring the repayment \$300,450 of CHDO funds for the land purchase by Hebron House for the unsuccessful 811 application and construction not beginning within 12 months from funds expenditure.
- V. 2011 Gant Award
 - a. On a motion by Lee Krueger and seconded by Jan Roou, the Board approved a Staff recommendation for the modified 2011 Allocation based on a reduction of \$202,000 in funding.
 - b. The Board by consensus agreed to hold a public hearing prior to the July Board meeting.
- VI. The Wisconsin Partnership Fund Balance was reviewed and accepted.
- VII. On a motion by Ron Buchanan and seconded by Jill Haupt, the Board, after a staff and subcommittee report, approved the \$350,000 loan for the Wilkinson Manor project, provided the Tax Credit documents are submitted. Terms of the loan are as follows: 3% interest deferred for five (5) years, 20 year amortized loan with repayment of principal and interest in year 6-21 with a balloon payment in year 22. Ten (10) year affordability period and five (5) elderly units & 4 family floating units to be monitored.
- VIII. The board reviewed the Hebron House project and HUD letter requiring the repayment of \$300,450 for the land acquisition for the project that has not begun construction within the regulatory 12 months. One Board member raised the question of shared repayment responsibility among all 4 counties (Jefferson, Ozaukee, Washington & Waukesha). Staff indicated that the county was discussing the timeline for repayment with HUD.

- IX. On a motion by Mark Hoefert and seconded by Peter Sorce, the Board unanimously approved the award of the Waukesha Homebuyer Counseling to Housing Resources, Inc. and the Jefferson County Homebuyer Counseling to Jefferson County Economic Development Consortium.
- X. On a motion by Joe Birbaum and seconded by Peter Sorce, the Washington Habitat for Humanity subordination was tabled.
- XI. Staff provided a summary of foreclosure actions in the past two years showing a total HOME loss of about \$53,000. Based on the national housing foreclosure rate, the Board considered the loss quite low.
- XII. On a motion by Ron Buchanan and seconded by Jill Haupt, the meeting adjourned at 9:56 a.m.

Respectfully submitted,

Kathleen Schilling
Chair, HOME Board