

Minutes of the
HOME Board Meeting
February 21, 2013

Members Present: Mark Baldwin, Joe Birbaum, Ron Buchanan, Jennifer Hanneman, Christine Howard Turowski, John Kannard, Russell Kutz, Dennis Myers, Duane Paulson, Peter Sorce and Maria Watts

Staff: Kristin Silva and Nancy Mojica

Excused Absence: Mark Hoefert, Glenn Stumpf, Kathleen Schilling and Jay Schreurs

Guests: Lisa Kratz, Debbie Narus, Wisconsin Partnership, Kimberly Haines, Sandy Scherer, Dale Shaver, Waukesha County, Bernie Juno, Hebron House, Aaron Matter, Jim Tarantino, Tarantino Company and Dennis Heling, Jefferson County Economic Consortium.

- 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 Peter Sorce seconded by Dennis Myers, the minutes from the December 20, 2012 meeting were approved.
- IV. No Public Comments were heard.

New Board member Christine Howard Turowski was introduced to the Board.

Lisa Kratz, Wisconsin Partnership, updated the Board on the State HCRI grant in the amount of \$100,000 that they received two years ago to help homeowners with either foreclosure assistance or downpayment assistance in the four county area. WPHD tried to use it for foreclosure prevention but because of the restrictions on the funds they could not find the ideal households to receive the funds. They will now convert the funds to downpayment assistance. The Maximum is \$5,000 per household; they have enough funding for 20 households. It is a 5 year forgivable loan very similar to the HOME Consortium Downpayment Assistance program (\$5,000). They will be offering it with the HOME Consortium Downpayment Assistance, which means a homebuyer can potentially receive both. Wisconsin Partnership also runs the Federal Home Loan Bank of Chicago Downpayment Plus s program (\$6,000) which means a household can now get up to a total of \$16,000 if they qualify.

- V. Staff informed the Board that we had an issue with a 2011 IDIS CHDO drawdown of the Movin' Out project in the amount of \$555,555. The funds should have been drawn from the CHDO Reserve allocation and instead were drawn from our entitlement allocation. Staff is working with HUD to resolve this issue.
- VI. Wisconsin Partnership staff prepared a program summary for 2012 showing the success of the core programs. We had a very good year in DPA with 80 loans, Purchase Rehabilitation with 15 loans and the Rehabilitation program with 11.

- VII. On a motion by Ron Buchanan and seconded by Peter Sorce, the Board approved the appointment of Mark Baldwin to the position of Treasurer to the HOME Board.

- VIII. Staff informed the Board that Scott Fergus (Community Housing Initiatives) contacted Waukesha County to inform them that he had dissolved Community Housing Initiatives and CCAP. Staff has been working with Waukesha County Corporation Counsel to come up with a solution to address this situation.

- IX. A presentation by Bernie Juno, Hebron House, Jim Tarantino, Aaron Matter, Tarantino & Company for the request of \$133,000 of CHDO Reserve funds for the Section 811 project at 620 Summit Avenue in Waukesha. On a motion by Duane Paulson and seconded by Dennis Myers, the Board has asked the Executive Committee Board to review the application and bring it back to HOME Board with recommendations

- X. Staff informed the Board that the deadline for the Habitat for Humanity development project in Jefferson County was approaching for the two remaining lots. Habitat for Humanity of Jefferson County lost their Director and now has merged with Rock County, and the organization is now called Rock and Jefferson County Habitat for Humanity. This merged organization has the responsibility of completing the two remaining lots. Staff has learned that one of the two remaining lots will be completed by spring and the other has only the initial construction started, and may not be finished until the end of the year. We are working with the organization to resolve this and will keep the Board updated.

- XI. On a motion by Peter Sorce and seconded by Ron Buchanan, the meeting adjourned at 10:10 a.m.

Respectfully submitted,

Joe Birbaum
Chair, HOME Board