

Minutes of the
HOME Board Meeting
December 17, 2020

Members Present: Joseph Birbaum, Christine Howard, John Kannard, Russell Kutz, Anita Martin, Tim Michalak, Duane Paulson, Kathleen Schilling, Jay Schreurs, Jay Shambeau, Maria Watts

Staff: Kristin Silva, Lori Rutzinski and Christina Brockish;
Waukesha County

Excused Absence: Peter Sorce

Guests: Angela Mancuso and Jackie Smith, Housing Action Coalition; Katie Petska, Lutheran Social Services

I. The meeting was called to order by Duane Paulson, Board Vice-Chairperson, with a quorum of the Board present at 9:00 a.m. via Microsoft Teams Meeting. The public could call 414-435-2078, Conference ID#675 426 997 to join the meeting.

II. The Board Chair led the Pledge of Allegiance.

III. On a motion by Joe Birbaum and seconded by Christine Howard, the minutes from the November 23, 2020 HOME Board meeting were unanimously approved.

IV. There were no public comments. Kristin Silva stated the award to Movin' Out for HOME Waivers to fund their operating reserve for troubled HOME projects will be paid once the 2020 Annual Plan is approved by HUD.

V. The financial status report was reviewed. The Core Programs are all running well, it is anticipated that 2020 will be comparable to past years.

VI. 2020 was the first year the Core Programs were administered in-house. The remaining balances from the 2019 programs are still available.

On a motion by Joe and seconded by Tim Michalak, the Board unanimously approved moving the remaining 2019 DPA \$158,613.04 to 2020 Purchase/ Rehab and 2019 Rehab \$102,259.71 to 2020 Rehab.

VII. Kristin has been working on the Regional Analysis of Impediments (AI) with Milwaukee and the finalized draft has gone through the 30-day public comment period; no comments were received.

On a motion by Christine and seconded by Kathleen Schilling, the Board approved the final Regional Analysis of Impediments to submit to HUD. The vote was 10-Aye and 1-Nay.

VIII. Katie Petska from Lutheran Social Services (LSS) was present to update the Board on the Tenant Based Rental Assistance (TBRA) program. Three people have been housed and checks have been made for back-rent and eviction prevention. LSS is requesting an extension so they can continue helping people in Waukesha County.

On a motion by Tim and seconded by Anita Martin, the Board unanimously approved extending the TBRA contract until 12/31/21.

IX. Angela Mancuso and Jackie Smith were present to discuss their request for administrative funds for 2021. Jackie has set up a street outreach team called the Heart Team, which involves HAC, Waukesha County Mental Health, City of Waukesha Police Dept., and NAMI. They have had a lot of success in reaching chronic homeless people, and have entered many of them into the Coordinated Entry system, which places them in a list by priority for services and housing. In addition, HAC is running a winter overflow shelter at a hotel, which is a partnership between HAC, Hebron Housing Services, Salvation Army and Hope Center. The site is serving approximately 25—30 people a night.

On a motion by Christine and seconded by Kathleen, the Board unanimously approved allocating \$40,000 in administrative funds to the Housing Action Coalition.

X. The 2021 Slate of Officers were discussed.

On a motion by Jay Shambeau and seconded by Joe, the Board unanimously approved the 2021 HOME Board Slate of Officers as follows:

Chairperson:	Duane Paulson	Waukesha County
Vice Chairperson:	John Kannard	Jefferson County
Secretary:	Jay Schreurs	Ozaukee County
Treasurer:	Tim Michalak	Washington County

XI. On a motion by Tim and seconded by Joe, the Board unanimously approved the meeting adjourned at 9:51 a.m.

Respectfully submitted,

Peter Sorce
Chair, HOME Board