

Minutes of the
HOME Board Meeting
February 17, 2022

Members Present: Christine Howard, John Kannard, Russell Kutz, Kathleen Schilling, Jay Schreurs, Duane Paulson, Peter Sorce, Maria Watts, Jay Shambeau

Staff: Kristin Silva, Michelle Gudynowski, Debbie Narus and Christina Brockish; Waukesha County

Excused Absence: Karl Zarling

Guests: Kate Sullivan, Michael Carlson; Impact 7 Housing Development

- I. The meeting was called to order by John Kannard, Board 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# 868 088 697 to attend the meeting.
- II. The Board Chair led the Pledge of Allegiance.
- III. On a motion by Duane and seconded by Jay Schreurs, the minutes from the January 20, 2022, HOME Board meeting were unanimously approved.
- IV. Kristin announced the sad news that Joe Birbaum died. Joe was a HOME Board member representing Waukesha County for 24 years, since the start of the HOME Consortium. He will be greatly missed. The HOME Board held a moment of silence in honor of Joe's service.

Kristin said the HOME allocation for 2022 should be announced by HUD in the next couple of months.

- V. The financial status report was reviewed. Kristin Silva stated the spreadsheet included with packet, is from December. Kristin and Michelle will work on updating the spreadsheet, will have a more accurate balance for next HOME Board meeting in March.
- VI. Kristin introduced the Impact 7 Housing Development members, Kate Sullivan & Michael Carlson. Kate talked about the great interest in having a housing project for adults with autism within the Milwaukee Metro area. Wanted a place where individuals can live independently and explore learning activities. Kate stated WHEDA set aside funds to help project have been secured. Impact 7 is asking for \$561,000 in HOME funding for 11 units. Would like to break ground in summer of 2022 and complete project in 2023.

Michael gave a short presentation of how the housing units would be set-up. Talked about how the IRIS program provides dollars and supportive services to the residents staying at the facilities.

Kristin stated the Executive Board members should meet to discuss application.

On a motion by Christine and seconded by Kathleen, the Board voted to set up a meeting with Executive committee to score the application for Impact 7 Housing Development. Kristin will send an email to inquire about dates.

- VII. Kristin brought forth a request to increase the DPA limit for 2022. Currently the cap is at \$5,000. Would like to increase amount to \$10,000. Explained these funds have not been increased in the last 10 years. As housing prices are increasing, homebuyers need a larger down payment.

On a motion by Christine and seconded by Maria, the Board unanimously approved the DPA cap to \$10,000.

- VIII. Kristin discussed the current amount for Housing Rehab is set at \$15,000. Would like to increase that amount to \$24,999. Discussed the need to keep under the \$25,000 cap, as it would have different requirements i.e., lead paint remediation and could get costly. Terms of the loan would stay status quo, no interest, monthly/annual payments. Loan would be paid back when homeowner sells the house.

On a motion by Christine and seconded by Kathleen, the Board unanimously approved the Homeowner Rehabilitation increase to \$24,999.

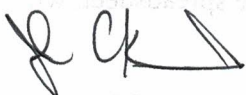
- IX. Kristin gave a brief overview about the Development Program. Units for these projects are currently at the amount of \$51,000 per unit. Request to raise this figure to \$60,000 for Jefferson County and \$70,000 for Ozaukee, Washington and Waukesha Counties. Stated these amounts are still under the HUD cap.

Discussion amongst the Board members to raise the cap to \$70,000 for all four counties.

On a motion by Duane and seconded by Maria, the Board unanimously approved raising the Development Program limit per unit to \$70,000 for the counties of Jefferson, Ozaukee, Washington and Waukesha.

- X. On a motion by Christine to adjourn and seconded by Duane, the Board unanimously approved the meeting adjourned at 9:59 a.m.

Respectfully submitted,



John Kannard
Chair, HOME Board