

Minutes of the
HOME ARP Rental Housing Development Committee Meeting
January 29, 2024

Members Present: Jay Schreurs, Adam Templer, Dave Porterfield
Staff: Kristin Silva, Christina Brockish, Lisa Johnson
Absent: Duane Paulson
Guests: Ted Mattson, Megan Schuetz, Gorman & Company, LLC; Dennis Hanson, LSS; Kathleen Fisher, Gabe Christenson, Hebron Housing Services

1. The meeting was called to order by Jay Schreurs, Chairperson, at 10:00 am via Microsoft Teams Meeting. The public could call 414-435-2078 Conference ID# 948 379 625# to attend the meeting.
2. The committee members introduced themselves.
3. Gorman & Company, LLC, Rimmel Drive Apartments Application. Ted Mattson, Megan Schuetz and Dennis Hanson presented for this project. The application is for \$880,000 to go towards the new construction of 11 of the 56 affordable housing units. The HOME-ARP units will be for the qualified population defined as "other populations: where providing supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability." Gorman plans to accept tenants with incomes at or below 30% of the county's median income in Johnson Creek. They will be ADA compliant and will be single story apartments and townhomes. The townhomes will have garages that are included in with the rent. Lutheran Social Services will have an office space in the facility to be a liaison for services for the residents.
4. Hebron House, Home is Waukesha Housing Project Application. Kathleen Fisher and Gabe Christenson presented for this project. They are asking for \$880,000 to go towards the new construction of 11 affordable permanent rental units for individuals who are chronically homeless or at risk of homelessness. HHS is in negotiations to acquire the now vacant Hope Center property. The first floor would be for Hebron's administrative and supportive services and would be available to the residents. The floors above would be housing. There is a high need for this type of project in Waukesha County to provide to the chronically homeless and Hebron House has many years of experience.
5. Scoring and discussion – There was a discussion about the Gorman & Company project in terms of who they will accept as tenants. The tenants need to not only be at 30% CMI, but they must also be at risk of housing instability. There was also discussion about if projects need to work within the coordinated entry system. Kristin will reach out to HUD for a clearer definition of these requirements and provide that information before the next committee meeting. Kristin also went through the scoring sheets and asked for them to be completed by next Monday, February 5th.
6. The meeting was adjourned at 11:16 am.

Respectfully Submitted,


Jay Schreurs