

Minutes of the
HOME Board Meeting
April 18, 2024

Members Present: Duane Paulson, Russell Kutz, John Kannard, Maria Watts, Christine Howard, Jay Shambeau, Deb Sielski, Christine Howard, Jay Schreurs, Kris Deiss, Kathleen Schilling

Staff: Kristin Silva, Christina Brockish, Lisa Johnson, Debbie Narus


Absent: None

Guests: Roxanne Witte, Jefferson County; Melissa Mailloux, Madison Hughes, Mosaic Community Partners

1. The meeting was called to order via Teams by Deb Sielski, Chairperson, with a quorum of the Board present at 10:00 am via Microsoft Teams Meeting 414-435-2078 Conference ID# 298 993 077.
2. The Board Chair led the Pledge of Allegiance.
3. On a motion by John Kannard and seconded by Maria Watts the minutes from the March 21, 2024, HOME Board meeting were unanimously approved.
4. No public comments. Jefferson County Board member Jeff Smith was not re-elected, so he will be replaced on the HOME Board. Jefferson County will appoint a new member at their next meeting. HUD will send out the 2024 award letters in a couple of weeks; we should know our actual 2024 allocation by early May and have a revised Annual Action Plan at the next meeting with actual numbers.
5. Kristin presented the updated Financial Status report. CHDO funds available are extensive, and we need a CHDO project soon. The Habitat for Humanity Domenica Park project in Waukesha will close on its first home in May and expects to close on one home every month after that through the end of 2024.
6. Melissa Mailloux from Mosaic Community Partners presented the 2025-2029 Consolidated Plan to the HOME Board. Phase one is the kickoff, Phase two is collecting community input and data collection. They will begin holding meetings in May to collect information from the communities. Phase three will be later this year with analysis and report drafting of the data collected. Phase four is review, approval and submission but will be after we know our 2025 allocations. HOME challenges are that the housing market is difficult right now because land and construction are very expensive and interest rates are high. There is a lack of supply in the housing market that is projected to continue for the next 5—10 years. The HOME Board needs to look at current programming and determine if things can be changed to help meet the needs for the next 5 years. Things to look at over the next few months could include increasing the maximum amounts for the DPA program, and the max amount for the development subsidy.
7. TBRA update- Kristin is working with the Waukesha Purchasing Dept on this. The RFP should be released by May 1, and a contract will be in place by July 1. Kristin has talked to a few nonprofits who are interested in applying and we are hoping for 3 bids.

8. On a motion by John Kannard and seconded by Christine Howard, the meeting was adjourned at 10:42 am.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Deb Sielski". The signature is written in dark ink and is positioned above the printed name.

Deb Sielski