

Minutes of the  
HOME Board Meeting  
September 18, 2008

Members Present: Ron Buchanan, Mark Baldwin, Jill Haupt, Alan Schupp, Joe Birbaum, Kathleen Schilling, Scott Seefeldt, John Hilber, Greg David, Peter Sorce, Mark Hoefert and Robert Adam

Staff: Glen Lewinski, Kristin Silva and Nancy Mojica

Excused Absent: Duane Paulson and Maria Watts


Guest: Carol Biersach, Lee Martinson, Slinger Housing Authority, Bernie Juno, Joana Hemschemeyer, Hebron House of Hospitality, Howard Mandeville, David Porterfield, Movin' Out, Ruth Reines, Washington County Department of Human Services, Dennis Heling, Jefferson County Economic Development Consortium, Debbie Narus, WI Partnership, Miguel Pesqueira hbc services, inc.

- I. The meeting was called to order by the Chair with a quorum of the Board present at 9:02 a.m.
- II. On a motion by Ron Buchanan and seconded by Greg David, the minutes from the July 17, 2008 Board meeting with a spelling correction in section VI (behave changed to behalf) were unanimously approved.
- III. Staff reported that the 2009 Allocation will probably not be approved during the Presidential race and all budgets will be based on a continuing federal resolution. Staff also indicated that the presentation by Bill Perkins (item 5) was being re-scheduled until October when more information on funding and other Foreclosure Crisis funding was known.
- IV. Kristin Silva (WI Partnership) summarized a written report she had prepared regarding the status of the file transfer. The greatest concern appears to be a discrepancy between available funds and funds transferred from Community Housing Initiative (CHI). The WI Partnership and staff will be scheduling a meeting with Scott Fergus to review the loan file discrepancies. If not resolved, the Board advised staff to explore the CHI legal liabilities and audit alternatives. Staff is also advised to determine the CHI liability for previous servicing fees and prepare a claim for loan file discrepancies and loan servicing recovery.

On a motion by Joe Birbaum and seconded by Jill Haupt, to authorize staff, with the concurrence of the Chair, to begin the process for an audit. Staff should consult with HUD and the internal county auditor prior to proceeding. The motion passed unanimously.

- V. The presentation by Bill Perkins (WI Partnership) will be rescheduled for October when more information on the HUD Foreclosure Funding is determined.
- VI. Kristin Silva reviewed the Fund Balance report and indicated to the Board that a number of activities (DPA, Housing Rehab and Purchase Rehab) were almost out of uncommitted funds.

On a motion by Joe Birbaum and seconded by Ron Buchanan, the Board approved the merger of the balance of non-committed funds remaining in the DPA, Housing Rehab and Purchase Rehab

- funds into a single pool of funds to be allocated by the WI Partnership on a 1<sup>st</sup> come 1<sup>st</sup> serve basis for any of the three activities. Based on the Fund Balance Report there is about \$155,000 in uncommitted funds remaining for the three (3) programs. Carol Biersach and Lee Martinson from Slinger Housing Authority both expressed their opposition to the motion because it would shutdown the programs until January making re-start difficult in 2009. The motion carried.
- VII. The Lender File transfer was addressed by Kristin Silva including fees to be paid by lenders in 2008 and 2009.
- VIII. The HOME Consortium inspector has possession of two lead testing guns one purchase through the HOME program and one through Community Development (CDBG). The lead guns are not being used and the Board directed staff to inquire via e-mail if any Health Dept. or other entitlement communities would want to purchase one or both guns. Staff was to investigate all possible sale or lease options including lead compliance contractors.
- IX. Slinger Housing Authority expressed their disappointment with decision to merge the balance of funds into a 1<sup>st</sup> come 1<sup>st</sup> serve basis source of funds since you can assist 5 homebuyers through the DPA program for every \$24,999 allocated for the Purchase/Rehab Program.
- X. Jefferson County TAC met on recommending the continuation of the Housing Rehab program in Jefferson County using their county set-aside funds of \$56,000.
- XI. Action Items:
- a. On a motion by Ron Buchanan and seconded by Joe Birbaum, the Board unanimously approved the Jefferson County allocation set-aside funds for continuation of its Housing Rehabilitation Program in Jefferson County.
  - b. The Board reviewed and accepted the WI Partnership servicing budget for 2009.
  - c. Kristin reviewed the Budget Servicing in item #4.
  - d. On a motion by Kathleen Schilling and seconded by Peter Sorce, the Board accepted the 2009 WPHD budget as proposed. The Board will delay funds approval until a discussion to fund through CDBG or use uncommitted HOME administration funds is determined. The motion passed unanimously.
  -  d. David Porterfield and Howard Mandeville along with Ruth Reines, Washington County Department of Human Services presented to the Board an overview of Movin' Out activity related to their CHDO funding. They will be seeking Board approval for purchase of a side-by-side duplex in Washington County in October for occupancy under the new State Family Care program for persons with disabilities.
  - e. On a motion by Ron Buchanan and seconded by Jill Haupt, the proposed 2009 HOME allocation was approved. The motion passed unanimously. Staff will schedule public hearings for comment prior to inclusion in the County ordinance. The Board clarified that the proposed allocation was subject to modification by the Board and HUD HOME funding for 2009.
- XII. On a motion by Ron Buchanan and seconded by Joe Birbaum, the meeting adjourned at 10:35 a.m.

Respectfully submitted,

  
Mark Baldwin  
Chair, HOME Board