



Waukesha County CDBG Program
Program Administrator
515 W. Moreland Blvd.
Waukesha, WI 53188
1.262.896.3370 (direct)
1.262.896.8510 (fax)

**The HOME Consortium
Board of Directors Meeting
Thursday, October 22, 2026 at 10:00 A.M.**

The meeting can be accessed via the Microsoft Teams application and will be open to the public. Interested members of the public are encouraged to participate in the meeting via telephone:

To join the meeting:

- Dial 414-435-2078

Enter the Access Code 361 994 73#

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of the Minutes from the September 17, 2026, Board Meeting
4. Public/Staff Comment
5. Financial Status Report
6. Core Programs update
7. Cherryfaithproperties, llc—Niagara St. Apartments, Waukesha application
8. Seven Hills Apts, LLC (Bear Development) – Seven Hills Apartments, Port Washington application
9. Wisconsin Housing Preservation Corporation, Grove Street Homes and Rockwell Court, Fort Atkinson application
10. November HOME Board meeting date change
11. Adjournment

The next HOME Board meeting is scheduled for Thursday, November 19, 2026

All agenda items are potentially actionable

In accordance with the Americans with Disabilities Act, persons requiring any means of handicap accessibility for this meeting must contact Kristin Silva at 896-3370 (FAX 896-8510) at least 48 hours prior to meeting.

Minutes of the
HOME Board Meeting
September 17, 2026

Members present: Duane Paulson, John Kannard, Jay Schruers, Kathleen Schilling, Deb Sielski, Maria Watts, Michael Foster
Staff: Kristin Silva, Christina Brockish, Jack Williams
Members Absent: Phil Ristow, Matthew Van Eperen, Christine Howard, Jason Dzwinel, Jason Wittek
Guests: Kathleen Fisher; Hebron Housing Services, Melissa Songco; Habitat for Humanity

1. The meeting was called to order by John Kannard, Chairperson, with a quorum of the board present at 10:05 a.m. via Microsoft Teams Meeting 414-435-2078 Conference ID# 594 335 569.
2. The Board Chair led the Pledge of Allegiance.
3. On a motion by Duane Paulson and seconded by Kathleen Schilling, the minutes from the July 16 HOME board were unanimously approved.
4. No public comments. Staff comments: Kristin Silva announced that Community Development received final approval by HUD for 2026 HOME funding.
5. Kristin let the Board know that the Financial Status Report was unavailable due to technical issues, but she expects it to be available at the next meeting.
6. KCG Companies LLC was not awarded the tax credits they had hoped to receive as discussed at the last meeting. Kristin Silva recommends reallocating the \$1.1M approved for the project back to unallocated/housing development funding. On a motion by Duane Paulson and seconded by Deb Sielski, the Board unanimously approved acceptance of the funding back to the HOME Consortium.
7. On a motion by Maria Watts and seconded by Kathleen Schilling, the Board unanimously approved the Hebron Housing Services HOME ARP application for rental housing development for \$1,582,421. Hebron will acquire up to 11 units of housing. Hebron will come back to the Board when they have specific addresses identified.
8. On a motion by Kathleen Schilling and seconded by Duane Paulson, the Board unanimously approved amended terms of the \$400,000 loan for South Central HFH CHDO Partners. The terms are amended to change the number of units produced from four to three, the homeownership assistance passed on to the homebuyers changed from \$10,000 to \$13,333 and will be forgiven at the end of the affordability period as defined by HUD, and the CHDO will be allowed to retain HOME funding

generated by the sale of the homes as CHDO proceeds and used for a new HOME project within 5 years.

9. On a motion to by Duane Paulson and seconded by Jay Schreurs, the meeting was adjourned at 10:40 a.m.

Respectfully Submitted,

John Kannard
Chairperson