

Minutes of the  
HOME Board Meeting  
June 18, 2015

Members Present: Mark Baldwin, Joseph Birbaum, Ron Buchanan, Christine Howard, John Kannard, Russell Kutz, Dennis Myers, Duane Paulson, Kathleen Schilling, Jay Schreurs, Peter Sorce, Glenn Stumpf, Maria Watts

Staff: Kristin Silva and Lori Rutzinski, Waukesha County

Excused Absence: Dick Schultz

Guests: RoxAnne Witte, Jefferson County Economic Development Center; Kim Haines, Waukesha County Corporation Counsel

- I. The meeting was called to order by Jay Schreurs, the Board Chair, with a quorum of the Board present at 9:00 a.m.
- II. The Board Chair led the Pledge of Allegiance.
- III. On a motion by Peter Sorce and seconded by Ron Buchanan, the minutes from the April 16, 2015 HOME Board meeting were unanimously approved.
- IV. There were no public or staff comments.
- V. The fund balance report was reviewed. Things are moving along with DPA, all of 2014 funds were used and Debbie Narus is now using the 2015 funding; still using rehab funds from 2014. There have been a lot of rehab closings recently, it is anticipated this money will be committed by the end of the year.
- VI. The Board discussed the scoring for the \$400,000 Village Pointe Commons application, the Executive Committee scored it at 70. Ron Buchanan explained that 20 points were deducted because it was not a home ownership program and it was not going to be repaid.

The Board suggested this should be a loan for \$200,000 at 2% interest with payments beginning 2 years after project completion; amortized. Since there was no representation from Village Pointe Commons, the Board chose to table this discussion until the next meeting.

- VII. The Board discussed the Tenant Based Rental Assistance (TBRA). Kristin contacted a number of agencies to see if there would be any interest in administering a TBRA program. She could not find anyone willing to operate a program in all 4 counties. The Waukesha Housing Authority would not be able to operate it due to staff constraints. The Community Action Coalition would be interested in managing it for Jefferson and Waukesha County. Kristin suggested a pilot year serving Jefferson and Waukesha County only since there is agency that could administer it and it's where the need is greatest.

Mark Baldwin from Washington County and Glen Stumpf from Ozaukee County approved of this pilot program.

Since an RFP is necessary, the Board agreed that a firm commitment should be made. On a motion by Joe Birbaum and seconded by Mark Baldwin, the Board unanimously approved a pilot

TBRA program for Waukesha and Jefferson Counties for 1 year in the amount of \$125,000 with all unused funds coming back.

- VIII. Kristin reviewed the proposed 2016 allocation. This proposal will have a 30 day public comment period from 6/16/15 to 7/15/15 and the HOME Board will vote on the final 2016 allocation at the 7/16/15 Board meeting.
- IX. On a motion by Ron Buchanan and seconded by John Kannard, the Board unanimously approved the meeting adjourned at 9:45 a.m.

Respectfully submitted,



Jay Schreurs  
Chair, HOME Board