Minutes of the
HOME Board Meeting
July 16, 2015

Members Present:	Mark Baldwin, Joseph Birbaum, Ron Buchanan, John Kannard, Russell Kutz, Dennis Myers, Kathleen Schilling, Jay Schreurs, Dick Schultz, Glenn Stumpf
Staff:	Kristin Silva, Lori Rutzinski, and Christina Brockish, Waukesha County; Debbie Narus, Wisconsin Partnership for Housing Development
Excused Absence:	Christine Howard, Jay Shambeau, Peter Sorce, Duane Paulson, Maria Watts
Guests:	James Tarantino and Aaron Matter, Tarantino & Company; 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 Ron Buchanan and seconded by Dennis Myers, the minutes from the June 18, 2015 HOME Board meeting were unanimously approved.

IV. Staff comments: Kristin Silva shared a policy brief showing HOME funds have been cut by over 50% since 2010. On a motion by Joe Birbaum and seconded by Dennis Myers, the Board unanimously approved directing the staff on the Board's behalf to send letters to the appropriate offices to talk about how important HOME is to our communities.

Kristin shared the HUD expiring funds report, Waukesha County is not on the list and is not at risk of funds expiring.

V. The fund balance report was reviewed. Debbie Narus reported that DPA is going well in 2015, there is $131,000 left; Purchase/Rehab is also going well with only $25,000 left for the year. The Rehab program had a lot of money left from last year, there is still $116,000 from 2014 and the full $225,000 for 2015. Applications are still coming in for the Rehab program.

Kristin stated that the Purchase/Rehab program has really taken off this year and after talking to Wisconsin Partnership for Housing Development, they have requested that the Board consider reallocating $100,000 from the 2014 Rehab to the 2015 Purchase/Rehab. On a motion by Joe and seconded by Mark Baldwin, the Board unanimously approved moving $100,000 from 2014 Rehab to 2015 Purchase/Rehab.

VI. Representatives from Village Pointe Commons were present to answer questions about the development project. James Tarantino stated that they would be willing to take a smaller loan and may come in at another time to apply for more funding for more affordable units.

On a motion by Glen Stumpf and seconded by Kathleen Schilling, the Board unanimously approved a $200,000 loan for 4 affordable units at 2% interest-only for 3 years and payments beginning 3 years after project completion; amortized over 25 years. A friendly amendment was made by Joe Birbaum seconded by Mark and accepted by Glen to offer $250,000 loan for 5 affordable units under the same terms as outlined above.

VII. Kristin shared that there was a public comment period for 30 days and we held a public hearing regarding the 2016 HOME funding allocation. There were no public comments on the HOME funding. On a motion by Dennis Myers and seconded by Dick Schultz, the Board unanimously approved the 2016 HOME allocation.

Kristin also stated that Cooperation Agreements just went out to all of the jurisdictions. This is typically an automatically renewing contract with an opt-out possible every three years; however there were changes to the contract to include additional fair housing language. Each municipality will need to sign and return by September 30, 2015 to remain eligible for HOME funds.

VIII. On a motion by Glen and seconded by Ron Buchanan, the Board unanimously approved the meeting adjourned at 9:37 a.m.

Respectfully submitted,

Jay Schreurs
Chair, HOME Board