



C/o Waukesha County CDBG Program  
Lead Agent  
515 W. Moreland Blvd.  
Waukesha, WI 53188  
1.262.896.3370 (direct)  
1.262.896.8510 (fax)

C/o Wisconsin Partnership for Housing Development, Inc.  
Program Administrator  
121 South Pinckney Street Suite 420  
Madison, WI 53703  
1888.318.4486 (toll-free)  
1.608.258.5560 (direct)  
1.608.258.5565 (Fax)

The HOME Consortium  
Board of Directors Meeting  
Thursday, August 15, 2013  
515 W. Moreland Blvd. Rm 355/359  
Waukesha, WI 53188  
@ 9:00 A.M.

### **AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Approval of the Minutes from the June 20, 2013 Board Meeting
4. Public/Staff Comment – Correspondence
5. IDIS Issues
6. WI Partnership Fund Balance Report
7. 2013 Allocation (additional funding received)
8. Hebron House Application - Update
9. Habitat for Humanity of Rock & Jefferson County
10. New HOME Final Rule
11. Adjournment

**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.

**SUMMARY OF FUND BALANCES FOR HOME CONSORTIUM**

	ESTIMATED TOTAL FUNDS AVAILABLE DURING 2013	July, 2013		2013 Year to Date		FUNDS AVAILABLE July 31, 2013	Comments	FUNDS AVAILABLE TO COMMIT
		Reserved		Reserved				
		Number of Loans	Amount	Number of Loans	Amount			
	1	2	3	4	5			
Carryover from 2012 DPA, P/R, and Rehab	\$ 12,156.37			1 \$ 12,156.37		\$ -		
Downpayment Assistance Program 2013	\$ 300,000.00			44 \$ 299,734.80		\$ 265.20		
Purchase/Rehab Program 2013	\$ 175,000.00			2 \$ 16,522.63		\$ 158,477.37		
Rehab Program 2013	\$ 225,000.00			7 \$ 112,710.82		\$ 112,289.18		
County Allocations								
<i>Jefferson County</i>	\$ 25,975.31			\$ 25,975.31		\$ -		
<i>Ozaukee County</i>	\$ -					\$ -		
<i>Washington County</i>	\$ -					\$ -	\$0 remaining to be drawn	
<i>Waukesha County</i>	\$ 102,915.00			\$ 102,915.00		\$ -	\$102,915 remaining to be drawn	
CHDO Operating Funds								
<i>Movin' Out (Globe Apts., Watertown)</i>	\$ 28,000.00			\$ 28,000.00		\$ -	\$28,000 remaining to be drawn	
CHDO Reserve Funds								
<i>Movin' Out (Globe Apts., Watertown)</i>	\$ 435,000.00			\$ 435,000.00		\$ -	\$435,000 remaining to be drawn	
2012 CHDO Reserve allocation	\$ 4,812.80					\$ 4,812.80		
2013 CHDO Reserve allocation	\$ 159,593.40					\$ 159,593.40		
<b>UNALLOCATED CHDO RESERVE</b>	\$ 341,968.40					\$ 341,968.40		\$ 506,374.60
Administrative Funds								
<i>Waukesha County Admin 2011</i>	\$ 80,836.32			\$ 80,836.32		\$ -	\$17,802 remaining to be drawn	
<i>Waukesha County Admin 2012</i>	\$ 69,890.20			\$ 69,890.20		\$ -	\$69,890 remaining to be drawn	
<i>Waukesha County Estimated Admin 2013</i>	\$ 69,890.20			\$ 69,890.20		\$ -	\$69,890 remaining to be drawn	
<i>WPHD Admin/Technical Assistance 2013</i>	\$ 35,000.00			\$ 35,000.00		\$ -	\$35,000 remaining to be drawn	
<b>UNALLOCATED ADMINISTRATIVE</b>	\$ 48,841.34					\$ 48,841.34		\$ 48,841.34
Other Entitlement Projects								
<i>Habitat for Humanity Jefferson Co</i>	\$ 17,400.00			\$ 17,400.00		\$ -	\$17,400 remaining to be drawn	
<i>MSP (New Berlin project)</i>	\$ 300,000.00			\$ 300,000.00		\$ -	\$300,000 remaining to be drawn	
<b>UNALLOCATED ENTITLEMENT</b>	\$ (183,856.44)					\$ (183,856.44)		\$ (183,856.44)
CHI - Rehab funds held by Waukesha Co.	\$ 24,039.23					\$ 24,039.23		
FHLBC - Rehab funds held by Waukesha Co.	\$ 17,066.39			\$ 17,066.39		\$ -	Funds returned to FHLBC	
<b>TOTAL AVAILABLE</b>	\$ 2,289,528.52					\$ 666,430.48		\$ 371,359.50

**NOTES**

1. Total funds available during 2013, includes funds carried over from prior years, 2013 allocation and program income received during 2013
2. These are amounts of funds reserved during the month. For downpayment, these means that the banks have reserved the funds for particular home buyers. For the rehab program, it means that an application has been approved and reserved for particular home owners.
3. These are amounts of funds reserved since the beginning of the year. For downpayment, these means that the banks have reserved the funds for particular home buyers. For the rehab program, it means that applications have been approved and reserved for particular home owners.
4. These are amounts available after deducting funds reserved during the year.
5. These are amounts available to fund new applications for funding such as CHDO and Development Projects.

# 2013 RECOMMENDED HOME ALLOCATION-- Revised

	2013 Allocation (estimate)	2013 Allocation (actual)
Grant	\$1,048,902	\$1,063,811
Administration	- 104,890	- 106,381
	<u>944,012</u>	<u>957,430</u>
15% CHDO Reserve (required)	- 157,335	- 159,571
	<u>786,677</u>	<u>797,859</u>
Unallocated	- 86,677	- 97,859
	<u>\$ 700,000</u>	<u>\$ 700,000</u>

## CORE PROGRAMS

Downpayment Assistance	\$ 300,000	\$ 300,000
Housing Rehabilitation	\$ 225,000	\$ 225,000
Purchase/Rehabilitation	<u>\$ 175,000</u>	<u>\$ 175,000</u>
Total:	\$ 700,000	\$ 700,000

The HOME allocation was estimated to be \$1,048,902 for 2013. We actually received \$1,063,811, an increase of \$14,909. The HOME Board needs to approve the actual allocation received for 2013. This adjusted amount will be presented to the Waukesha County Board in an ordinance for their approval at the September meeting.

**From:** David Thomas [mailto:director@hfhrjc.org]  
**Sent:** Tuesday, July 30, 2013 12:24 PM  
**To:** Silva, Kristin  
**Subject:** Monthly Report

Good Morning Kristen

The weather has not been our friend again this month  
This is the update for July that you requested.

520 Brookstone Way

In July

The Foundation walls have been poured  
And backfilled.

As I said on the phone, the weather delays and scheduling conflicts have placed us so far behind that we will not be able to meet the deadline. It is my understanding that we can terminate the contract by repaying the grant. We would like to consider this option can you tell me who we would make the check too and for how much. We would prefer to do this sooner rather than later.

436 Hyer Drive

In July

All of the walls, external and internal are built and standing

Top plates are on

The roof trusses are on and braced

The exterior has been sheeted with OSB

And about ½ of the house has the blue insulation foam up.

This project is on track and will be finished on time.

We are scheduled to meet on August 15<sup>th</sup> at 3:30pm to tour the projects.

Dave

**David Thomas**

Executive Director

Habitat for Humanity of Rock and Jefferson Counties

320 East Milwaukee Street

Janesville WI. 53545

(608) 754-1228

Be a fan of Habitat for Humanity of Rock and Jefferson Counties on Facebook  
at <https://www.facebook.com/pages/Habitat-for-Humanity-of-Rock-and-Jefferson-Counties/450917015367>