

## Homeless Services Consortium Membership Meeting

Tuesday August 16, 2022 1-2:30pm

1. Welcome and Introductions
2. Updates from HSC Board and Committees
  - Torrie shared about the HUD CoC Notice of Funding Opportunity (NOFO) and Unsheltered Homelessness NOFO. More information is available on the HSC website funding opportunities page:  
<https://www.danecountyhomeless.org/fundingopportunities>
  - Governance and Nominating Committee: Chair and vice chair election coming up. Members will receive a nomination email from the committee soon. Working on bi-annual review of the bi-laws and training for the HSC board.
  - Committee to End Youth Homelessness: Haven't been meeting; Members are mostly focusing on Youth Homelessness Demonstration Project (YHDP).
  - Written Standards Workgroup: Meeting this week to update Rapid Rehousing section.
  - HSC Board of Directors: The board met on 8/10 to approve the CoC competition documents. Meeting again this Friday. There will be a few special board meetings coming up due to CoC funding competitions and YHDP.
  - Doubled Up Workgroup: Had a panelist discussion with service providers. Will make videos available. Sending out newsletters.
  - Funders Committee: finalized funding opportunities information and will present at the future membership meeting and make the information available on HSC website. Working on gaps analysis.
  - Shelter Provider's Committee: Discussed monkey pox response, shelter trends, coordinated entry at the last meeting.
  - Core Committee: Will focus on CoC consolidated applications in the next couple meetings.
  - Education and Advocacy Committee: Meeting once a month to discuss what projects to advocate for city and county budget process and how the committee can be more active in attending city and county committee meetings; working on community education project teaming up with doubled up workgroup; If interested in the Education and Advocacy Committee, contact Marjorie Lewis, [mlewis@catalystforchangeinc](mailto:mlewis@catalystforchangeinc)
  - Community Plan Committee: City of Madison released the Request for Proposal to seek a consultant to develop community plan.
  - City County Homeless Issues Committee: Met yesterday and had YHDP presentation and discussed Homeless Bill of Rights.

3. Homeownership Program in Madison- Sara Whitley (Cornerstone Home Lending) and Belinda Richardson (the Alvarado Group)

Sara Whitley is a mortgage loan officer at Cornerstone Home Lending. She previously worked at Old National Bank in affordable housing and is passionate about educating and helping people with low income become home owners.

Sara shared the information listed on the [Dane County down payment assistance programs matrix](#). Review the matrix document itself for details, but here are some notes from the presentation:

- All in white rows can be used together (stacked). Orange rows cannot be stacked. For example, someone purchasing a home in Dane County, outside of the City, can get Home Buy the American Dream (up to \$5,000 for outside of City of Madison), Momentum DPA (up to \$12,000), Downpayment Plus (up to \$6,000), Home Start (up to \$6,000).
- Home Buy the American Dream– in the City of Madison, up to \$35,000. Buyer needs to have only 1% of the purchase price (e.g. for a \$200,000 home, \$2,000 required)
- Down payment Plus by Federal Homeloan Bank: Most popular program because it's a 5 year forgivable loan. Sara's company doesn't, but most banks participate (Associated Bank, Park Bank, etc.)
- Movin'Out programs – they can reserve the funds for 90 days for the buyer and potentially extend it.
- WHEDA Capital Access Advantage can be used to purchase duplex+.
- Sara recommends any first time home buyer to attend in-person workshops. Local industry experts teaching the class. You can find the class and registration information here: <https://homebuyersroundtable.org/education-resources/homebuyer-education/>
- Another education opportunity from WHEDA: <https://www.wheda.com/homeownership-and-renters/home-buyers/six-steps-to-a-wheda-loan> (\$75 cost)
- WHEDA mortgage credit certificate: With interest rate going up, it can make sense. Tax credit available to first time home buyers in Wisconsin, up to \$2,000 a year. You can get it every year. <https://www.wheda.com/globalassets/documents/mortgage-lending/mcc-tax-advantage/tax-advantage-matrix.pdf>
- More information can be found Home Buyers Round Table website: <https://homebuyersroundtable.org/>.
- Sara is one of the members of the Home Buyers RoundTable. The lender list can be found here: <https://homebuyersroundtable.org/sponsors-members/members/>
- There may be citizenship/residency requirement. Home Buy the American Dream (City down payment assistance) does not have citizenship requirement. WHEDA allows DACA. Privately funded programs may not require citizenship.
- Rehabilitation assistance:

- City of Madison rehab program:  
<https://www.cityofmadison.com/dpced/economicdevelopment/rehabilitation-loan-programs/314/>
- Project HOME does minor rehabilitation  
<https://www.projecthomewi.org/programs/home-repair/minor-home-repair.html>

Belinda Thomas, realtor at The Alvarado Group, previously worked at The Road Home Dane County and helped participants to become homeowners. Belinda shared points for case managers trying to help clients purchase homes: questions to consider before buying, additional programs available, the role of a case manager in home purchasing, reality and benefits of homeownership. See the attached presentation slide for more details.

Section 8 voucher can be used for mortgage. CDA had 75 household converting the rental to homeownership and there have not been any foreclosures. City of Madison CDA homeownership program is scheduled to open back up in October.