Call to Order: Chairman Lenker called the meeting to order at 10:06 a.m.

Members Present: Gary Lenker, Chairman; Roy Newsome, Roy Christ and Terry Haines

Members Absent: None

Others Present: Robert Wesoloskie, Deputy Director and Deb Laudenslager, Administrative Assistant

Public Participation: None

Approval of Minutes: A motion was made to approve the minutes as presented of the April 21, 2016 meeting.

Motion: Mr. Newsome
Second: Mr. Christ

Motion passed 4 – 0

Review of Financials The YTD financials were reviewed. A financial comparison was reviewed for years 2013 to 2016 which reflects a total up until December. It is anticipated that there is a 2nd year of an uptake. There were 89 closings in 2015. Year to date for 2016 (not including December) there are 99 closings. It is anticipated that the total will be approximately 105-110 closings.

A motion was made to approve the financials as presented.

Motion: Mr. Haines
Second: Mr. Newsome

Motion passed 4 – 0
It was explained to the Board that there are three sources of revenue that support the First Time Homebuyers Program. The first source is Act 137 funds which are deposited by the Recorder of Deeds. The second source is that the Board gets a percentage of HOME dollars from HUD every year and the third source is the Board gets the dollars from payoffs. These three funding sources is what allows us to finance the 1st time homebuyers.

HOME dollars are used for homes that are purchased outside of the city limits. Funds that are used for homes that are purchased within the city limits comes from the Affordable Housing Trust Fund money. To date, 77 homeowners have purchased homes outside of the city limits and 22 have purchased homes within the city limits.

**New Business:**

**Review of Meeting Dates for 2017:** The meeting dates were reviewed and it was noted that the meeting date in February is incorrect. The correct meeting date for February should be 16.

A motion was made to amend the February date, approve and publish the 2017 meeting dates.

**Motion:** Mr. Christ  
**Second:** Mr. Haines

**Motion passed 4 – 0**

**HUD Final Rule:** Chairman Lenker reviewed with the Board a new rule published by HUD regarding the housing counselor agencies that maintain the programs that applicants must attend in order to receive the 1st Time Homebuyers Funding.

HUD is stating that the agencies must be HUD certified. Mr. Haines has been tasked to contact the housing counseling agencies that are approved by Dauphin County to make sure that they are aware of the new ruling by HUD.

**Old Business:**

**Center of Independent Living:** Mr. Haines is waiting for the new allocations to come through on January 1, 2017 to take action. It was reiterated to the Board that there was a vote to make a one-time donation of $10,000.00 to the Center of Independent Living.

**Dauphin County Rental Assistance Program:** Mr. Haines explained the goals of this program to the Board. It is run by Gaudenzia. It is a program that assists low income, unwed mothers, and ex-drug offenders to become established. There is zero tolerance for violation of their rules. The program works with the landlords in Dauphin County. The money is used to subsidize the rent of the people that are in the program for three years. The subsidy is reduced yearly with the hopes that after three years the people in the program will be self-sufficient and out of the program. There has been very good successes of the program.
Sunflower Fields: Approved for $50,000.00 over three years. The 2016 draw was done in the spring.

Board Comments: A brief discussion was held about the Assessment of Fair Housing Plan that was prepared for HUD. Once the plan is approved by HUD, a copy of the Plan will be distributed to the Board members.

Chairman Lenker informed the Board that there was an act that was passed to increase recording fees for deeds and mortgages to deal with blighted properties. This will be implemented starting January 2017.

Adjournment: A motion was made to adjourn the meeting at 10:54 a.m.

Motion: Mr. Haines
Second: Mr. Newsome

Motion passed: 4 – 0

The next Board Meeting will be held on February 16, 2017