

CommUnity Team

November 6, 2024

Farmer's & Merchant's Bank

Present: Bobbie Erdmann, Marie Reilly, Matthew Stepniewski, Sue Kiener, Kelly Drover

#1 The CommUnity Team meeting was called to order at 10:04AM by Sue Kiener.

#2 & #3 - Approval of the Agenda and Minutes

Motion to approve the agenda: Erdmann 1st, Reilly 2nd, motion approved through a voice vote.

Motion to approve the October 2, 2024 minutes: Erdmann 1st with corrections noted on the Inspiration wall (#40 & #41), Stepniewski 2nd as corrected, motion approved through a voice vote.

#4 - Discussion and updates from civic groups, organizations, city departments, etc.

Kiener gave an update on the search for the new City Administrator that interviews will be held at City Hall on November 16 and reminded everyone that all City COTW & Council meetings can be watched live on otherwise on YouTube.

Reilly/BCDC update: downtown building was sold and there will be an announcement soon. Truesdell building did not close & is still on the market. The Safeguard site parking lot is being looked at by DNR. Ribbon cutting at Russell Moccasin is coming up. The olive oil and cheese store is not going through. Bohn Implement site had potential buyers.

Erdmann gave Historical Society update:

Reminded us that the Inspiration Wall event at the High School will be November 9th at 2PM. The Fortnum building will be getting work done soon.

Stepniewski gave a Farmer's & Merchant's Bank update:

FMB along with WHEDA is offering a housing program with low to no down payment loan for the low to moderate income customers and will also offer a restoration package for homes that require some work. See attachment.

#5 CommUNITY Team direction, leadership & future

Maybe someone who is not a City employee could take over doing the agenda & minutes?
With continuous low attendance has the Team come full circle and should it be discontinued?
What does the Team do? Who actually shares the info? Why does it exist?

#6 & #7 – Old & New business

None.

#8 Next Meeting date/location

December 4, 2024 at the Berlin High School

#9 Adjournment

Motion to adjourn by Erdmann 1st, Reilly 2nd, motion approved through a voice vote.

Farmer's & Merchant's Bank attachment/information shared:

WHEDA Advantage Conventional First Mortgage Program

- Conventional 30-year Fixed Rate Mortgage
- Downpayment requirement: 0% down
- Income requirements: < or equal to 80% AMI (Income Limit for Green Lake County: 1PP \$48,550 / 2PP \$55,450 / 3PP \$62,400 / 4PP \$69,300 / 5PP \$74,850 / 6PP \$80,400 / 7PP \$85,950 / 8PP \$95,500)
- Minimum credit score of 620.

Extension of WHEDA Advantage Conventional First Mortgage Program:

- Borrowers can buy and renovate a home with one mortgage
- All ELIGIBLE costs associated with your purchase and renovation – including six months of mortgage payments if you are unable to occupy your home during renovation – may/can be financed.
- Six months after closing to complete the work.
- Up to 100% financing for eligible borrowers and property types when used in conjunction with a WHEDA down payment assistance loan.

In addition to this program, we have two different down payment assistance program options through WHEDA (These can't be combined, but the WHEDA Capital Access DPA can be combined with the FHLBC Down Payment Assistance Grant that I will discuss below)

Downpayment Assistance through WHEDA:

WHEDA Easy Close Advantage DPA

- Conventional Loan
 - Minimum of \$1,000
 - Maximum of 6% of the purchase price when partnered with the WHEDA Advantage Conventional First Mortgage Program
- 10-Year Fixed rate second mortgage with monthly payment
 - Interest rate is the same as the first mortgage.
 - Max HCLTV of 105%
- This one is difficult to subordinate to a 3rd position unless it is to another WHEDA product.
- Income requirements: < or equal to 80% AMI (Income Limit for Green Lake County: 1PP \$48,550 / 2PP \$55,450 / 3PP \$62,400 / 4PP \$69,300 / 5PP \$74,850 / 6PP \$80,400 / 7PP \$85,950 / 8PP \$95,500)

WHEDA Capital Access DPA

- Conventional Loan
 - \$7,500 loan
 - 0% Interest Rate
 - NO MONTHLY PAYMENTS!
 - 30-year loan
 - Max HCLTV of 105%
- Does need to be paid back eventually, usually when the house sells, or when the house is paid in full, but it can be paid back at any point.
- This can be subordinated to a 3rd position.
- Income requirements: < or equal to 80% AMI (Income Limit for Green Lake County: 1PP \$48,550 / 2PP \$55,450 / 3PP \$62,400 / 4PP \$69,300 / 5PP \$74,850 / 6PP \$80,400 / 7PP \$85,950 / 8PP \$95,500)

Down Payment Assistance through Federal Home Loan Bank of Chicago (FHLBC):

- Down Payment Plus Grant

- \$10,000 or 25% of first mortgage amount, whichever is less.
- Requires \$1,000 of borrower's own funds.
- Grant is forgiven on a monthly basis, over a 5-year timeframe.
 - If the house sells prior to the 5-year timeframe, the remaining portion will need to be paid back from the proceeds.
- Income requirements: < or equal to 80% AMI (Income Limit for Green Lake County: 1PP \$48,550 / 2PP \$55,450 / 3PP \$62,400 / 4PP \$69,300 / 5PP \$74,850 / 6PP \$80,400 / 7PP \$85,950 / 8PP \$95,500) Not just for first time home buyers.

The example I gave at the meeting was a borrower with 2 people (PP) living in a household making less than \$55,450 as income.

They could potentially qualify for a 30-year conventional loan through WHEDA, and if they are a first-time homebuyer, it would be at a discounted rate of 6.375% based on 11/12/23's rate.

- They could just top there if their income is at 100% of AMI, but if it is at 80% of AMI, they would qualify for the down payment assistance programs.
 - If we couple the WHEDA Capital Access DPA with the FHLBC Down Payment Assistance Program, they could have the following situation.
 - 30-Year Fixed Rate Mortgage with \$1,000 Downpayment of their own money, but access to \$18,500 to be used for downpayment and closing costs.

Additional program that can be used through WHEDA is their Home Improvement Loan Program:

- Home Improvement loan for current homeowners.
- 15-year fixed rate mortgage
- Loan amounts between \$10,000-\$50,000 (Up to 125% CLTV)
- Primary Residence Only
- 100% AMI income requirements
- Up to 6 months to complete renovations/improvements
- First mortgage doesn't have to be WHEDA.