

HOUSING AUTHORITY OF THE CITY OF EAU CLAIRE

BOARD OF COMMISSIONERS BOARD MEETING MINUTES

**April 27, 2015
7:45 A.M.
Regular Meeting**

**Council Chambers, City Hall
203 S. Farwell Street
Eau Claire WI 54701**

Chair Klinkhammer called the meeting to order at 7:47 A.M.

Roll Call

MEMBERS PRESENT: Chair Klinkhammer, and, Commissioner Rusin, Commissioner Xiong
MEMBERS ABSENT: Commissioner Dalton and Vice Chair Prindle
STAFF PRESENT: Mr. Johnathan, Ms. Schermerhorn, and Ms. Schmidt
PUBLIC IN ATTENDANCE: None

OPEN SESSION

Consent Agenda

1. **Report and Consideration on the Consent Agenda**
 - A. **Minutes from the Meeting of March 30, 2015**
 - B. **Monthly Status on CDBG Rehabilitation Loans**
 - C. **CDBG Rehabilitation Loan Program Delinquency Report**
 - D. **Monthly Expenditures**
 - E. **Operating Statements of Housing Authority Rental Assistance Programs, if available**
 - F. **Housing Authority Investments, if available**
 - G. **Tenant 30-Day Delinquency Report**
 - H. **Housing Authority Waiting Lists**
 - I. **New Tenant Placement Report**
 - J. **Tenant Occupancy Report**
 - K. **Summary of Terminations, Appeals, and Hearing Results**
 - L. **Housing Authority Newsletters**
 - M. **Tax Intercept Update**

Commissioner Xiong moved to approve the consent agenda and Commissioner Rusin seconded.

Roll Call: Chair Klinkhammer – Aye; Commissioner Rusin – Aye; Commissioner Xiong – Aye

Business Agenda

**HACEC AGENDA
MAY 27, 2015
ITEM #: 2. A.
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2. Report and Consideration on a Resolution Regarding Proposal for Programming Relationship with SNAP-ED / WNEP

Mr. Johnathan reported that the University of Wisconsin Extension is seeking an arrangement to conduct educational lessons to residents of Park Tower Apartments and Owen Rust Memorial Apartments for their fiscal year 2016 which starts October 2015. The Housing Authority would incur a minimal cost relating to duplicating and samples.

Commissioner Xiong moved to approve the Resolution and Commissioner Rusin seconded.

Roll Call: Chair Klinkhammer – Aye; Commissioner Rusin – Aye; Commissioner Xiong – Aye

3. Report and Consideration on a Resolution Regarding Affordable Housing Rent Increases

Mr. Johnathan reported that Affordable Housing rents have not been increased since 2011. The formula in figuring the rent increases was the same as Public Housing's flat rent increases. The new rents are set to 80% of the Fair Market Rents (FMRs) (as determined by HUD), but are not to exceed a 35% increase. The rents would be effective starting July 1, 2015.

Commissioner Xiong moved to approve the Resolution and Commissioner Rusin seconded.

Roll Call: Chair Klinkhammer – Aye; Commissioner Rusin – Aye; Commissioner Xiong – Aye

4. Report and Consideration on a Resolution Regarding Public Housing Ceiling / Flat Rent Increases

Mr. Johnathan reported that the Public Housing ceiling / flat rent is annually reviewed and adjusted. These rent increases would be effective June 1, 2015.

Commissioner Xiong moved to approve the Resolution and Commissioner Rusin seconded.

Roll Call: Chair Klinkhammer – Aye; Commissioner Rusin – Aye; Commissioner Xiong – Aye

5. Report and Consideration on a Resolution Regarding Transitional Housing Lease and House Rules Revisions

6. Report and Consideration on a Resolution Regarding Park Tower Apartments and Owen Rust Memorial Apartments House Rules Revisions

Mr. Johnathan reported that items # 6 and 7 were similar. The only difference is that the Transitional Housing Program is eliminating the washer and dryer appliances as the cost of repairs is high and when these appliances break down, they will then be removed from the units and no longer provided. The similarities are revisions to incorporate local and state statute references for smoke detectors and carbon monoxide detectors. For fires / open flames, the change is to not allow candles in the units.

Commissioner Xiong moved to approve the Resolution and Commissioner Rusin seconded.

Roll Call: Chair Klinkhammer – Aye; Commissioner Rusin – Aye; Commissioner Xiong – Aye

7. Report and Consideration on a Resolution Regarding Public Housing, Affordable Housing, Home Ownership, Substantial Rehabilitation, and Park Tower Townhomes House Rules Revisions

Mr. Johnathan reported that this was also similar to items # 5 and # 6 for revisions to the smoke detector and carbon monoxide detector and the fires / open flames revisions that additional revisions pertaining to outdoor grills included statute references also.

Commissioner Xiong moved to approve the Resolution and Commissioner Rusin seconded.

Roll Call: Chair Klinkhammer – Aye; Commissioner Rusin – Aye; Commissioner Xiong – Aye

8. Report Regarding PHAS – Public Housing Assessment System – March 31, 2015 Update

Mr. Johnathan reported on the recent update for PHAS.

9. Report Regarding Housing Authority Draft 2014 Annual Report

Mr. Johnathan reported on the draft of the Annual Report noting some revisions are still in progress and the final report will be available at the annual meeting next month.

10. Discussion Regarding Co-Locating the City and County Housing Authorities

Mr. Johnathan reported that the Committee on Shared Services is looking into co-locating both Housing Authorities as a possible cost saving measure from two separate locations into one location. The Board of Commissioners does not endorse this idea.

11. Director's Update / Board Announcements and Directives

Mr. Johnathan reported that Mr. Young was attempting to re-open his case by filing with the Department of Workforce Development. This has been referred to the attorney to handle.

12. Set Date for Next Meeting


The next meeting is the Annual Meeting and is scheduled for Wednesday, May 27, 2015 at 4:00 P.M. at a location yet to be determined.

Commissioner Xiong moved to adjourn the meeting and Commissioner Rusin seconded.

Roll Call: Chair Klinkhammer – Aye; Commissioner Rusin – Aye; Commissioner Xiong – Aye

The meeting adjourned at 8:06 A.M.

May 27, 2015
Date


M. Laurie Klinkhammer, Chair

May 27, 2015
Date


Keith D. Johnathan, Secretary