



MINUTES
 January 28, 2019
 7:45 A.M.
 Regular Meeting

NORTH CONFERENCE ROOM
 2020 PRAIRIE LN STE 102
 EAU CLAIRE, WI

Chair Klinkhammer called the meeting to order at 7:45 a.m.

MEMBERS PRESENT:	MEMBERS ABSENT:	STAFF PRESENT:
Chair Klinkhammer Vice Chair Prindle Commissioner Christopherson Commissioner Dalton Commissioner Evans	Vice Chair Prindle Public: None	Keith Johnathan Ruth Schermerhorn Tom Gordon Jennifer Frueh Jennifer Govek

CONSENT AGENDA

1. **REPORT AND CONSIDERATION ON THE CONSENT AGENDA**
 - A. Minutes – December 17, 2018
 - B. Monthly Reports
 1. Community Development Block Grant (CDBG) Rehabilitation Loan Program Reports
 - a. Application Status Report
 - b. Monthly Loan Status Report
 - c. Year to Date Report
 - d. Delinquency Report
 2. Housing Authority Financial Reports
 - a. Monthly Expenditures
 - b. Operating Statements, if available
 - c. Investments
 - d. 30-day Tenant Delinquencies
 - e. Tax Intercept Update
 3. Housing Authority Occupancy Reports
 - a. Waiting List
 - b. Tenant Placements
 - c. Occupancy Report & Vacant Units Move-Out Summary
 - d. Summary of Termination, Appeals, and Hearings
 - e. Newsletters, if available

Mr. Johnathan reported on the consent agenda.

Motion to approve as presented: Commissioner Christopherson
 Second Motion: Commissioner Dalton
 Motion Carried: Yes – Unanimous Vote

Closed Session

The Housing Authority may convene in closed session pursuant to Section 19.85 (1) (f), of the Wisconsin Statutes for discussion of rehabilitation loans and relocation payments to consider financial histories of specific persons which may have an adverse effect upon individual reputations if discussed in public, would be likely to have a substantial adverse effect upon the reputation of the homeowners, pursuant to s. 19.85 (1) (f) of the Wisconsin Statutes.

Motion to approve as presented: Commissioner Christopherson
 Second Motion: Commissioner Dalton

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Motion Carried: Yes – Unanimous Vote

2. CDBG REHABILITATION LOAN

Mr. Gordon presented the following loan information for the Board's approval:

Name:	Su Zette
Address:	2511 Somona Pkwy
Application #:	25-2016-3396-D
CDBG =	\$19,500
HOME =	\$ 3,500
WEATHERIZATION =	\$ 3,500
ASBESTOS =	\$ 3,500
Western Dairyland =	0
Home Owner's Funds =	0
Approved for =	0

Open Session

Motion to approve as presented: Commissioner Dalton
Second Motion: Commissioner Christopherson
Motion Carried: Yes – Unanimous Vote

Approve the rehabilitation loan.

Motion to approve as presented: Commissioner Dalton
Second Motion: Commissioner Evans
Motion Carried: Yes – Unanimous Vote

BUSINESS AGENDA

3. BUSINESS CONSIDERATIONS

A. REPORT AND CONSIDERATION ON A RESOLUTION REGARDING HOUSING AUTHORITY ANNUAL FURNACE MAINTENANCE

Mr. Johnathan presented the Housing Authority annual furnace maintenance plan.

Motion to approve as presented: Commissioner Dalton
Second Motion: Commissioner Evans
Motion Carried: Yes – Unanimous Vote

B. REPORT AND CONSIDERATION ON A RESOLUTION REGARDING HOUSING AUTHORITY ANNUAL FURNACE MAINTENANCE PULSE FURNACES

Mr. Johnathan presented the Housing Authority annual maintenance plan for the pulse furnaces.

Motion to approve as presented: Commissioner Dalton
Second Motion: Commissioner Evans
Motion Carried: Yes – Unanimous Vote

C. REPORT AND CONSIDERATION ON A RESOLUTION REGARDING HOUSING AUTHORITY ANNUAL LAWN TREATMENTS

Mr. Johnathan presented the resolution regarding the Housing Authority annual treatments.

Motion to approve as presented: Commissioner Dalton
Second Motion: Commissioner Evans
Motion Carried: Yes – Unanimous Vote

D. REPORT AND CONSIDERATION ON A RESOLUTION REGARDING ADDITIONAL ADMINISTRATIVE POLICIES FOR PUBLIC HOUSING

Mr. Johnathan presented the additional Administrative Polices for Public Housing.

Motion to approve as presented: Commissioner Dalton
Second Motion: Commissioner Evans
Motion Carried: Yes – Unanimous Vote

E. REPORT AND CONSIDERATION ON A RESOLUTION REGARDING TENANT RELATED POLICIES FOR PUBLIC HOUSING

Mr. Johnathan presented the resolution regarding Tenant Related Polices for Public Housing.

Motion to approve as presented: Commissioner Dalton
Second Motion: Commissioner Evans
Motion Carried: Yes – Unanimous Vote

F. REPORT AND CONSIDERATION ON A RESOLUTION REGARDING CDBG REHAB PROPERTY VALUE STANDARDS INCREASE

Mr. Johnathan reported on the CDBG rehabilitation property value standards increase.

Motion to approve as presented: Commissioner Christopherson
Second Motion: Commissioner Evans
Motion Carried: Yes – Unanimous Vote

G. REPORT AND CONSIDERATION ON A RESOLUTION REGARDING REHABILITATION OF HOMEOWNERSHIP UNIT LOCATED AT 533 STARR AVENUE

Mr. Johnathan presented the resolution regarding rehabilitation of the home ownership unit located at 533 Starr Avenue.

Motion to approve as presented: Commissioner Dalton
Second Motion: Commissioner Evans
Motion Carried: Yes – Unanimous Vote

H. REPORT AND CONSIDERATION ON A RESOLUTION REGARDING REHABILITATION OF HOMEOWNERSHIP UNIT LOCATED AT 533 STARR AVENUE PORCH REPAIR

Mr. Johnathan presented the information regarding the homeownership unit located at 533 Starr Avenue repairs to the porch.

Motion to approve as presented: Commissioner Dalton
Second Motion: Commissioner Evans
Motion Carried: Yes – Unanimous Vote

I. REPORT AND CONSIDERATION ON A RESOLUTION REGARDING REHABILITATION OF HOMEOWNERSHIP UNIT LOCATED AT 2107 OMAHA ST

Mr. Johnathan presented the resolution regarding rehabilitation of the home ownership unit located at 2107 Omaha St.

Motion to approve as presented: Commissioner Dalton
Second Motion: Commissioner Evans
Motion Carried: Yes – Unanimous Vote

J. REPORT AND CONSIDERATION ON A RESOLUTION REGARDING PERSONNEL POLICY REVISIONS

Mr. Johnathan presented the resolution regarding the personnel policy revisions.

Motion to approve as presented: Commissioner Christopherson
Second Motion: Commissioner Evans
Motion Carried: Yes – Unanimous Vote

K. REPORT AND CONSIDERATION ON A RESOLUTION REGARDING SHORT TERM DISABILITY

Mr. Johnathan presented the resolution regarding short term disability.

Motion to approve as presented: Commissioner Dalton
Second Motion: Commissioner Evans
Motion Carried: Yes – Unanimous Vote

L. REPORT AND CONSIDERATION ON A RESOLUTION REGARDING PARK TOWER ELEVATOR REPAIR

Mr. Johnathan presented the resolution regarding Park Tower elevator repair.

Motion to approve as presented: Commissioner Evans
Second Motion: Commissioner Christopherson
Motion Carried: Yes – Unanimous Vote

M. DISCUSSION ON HOME OWNERSHIP PROGRAM PRESS RELEASES

Mr. Johnathan reported that Commissioner Christopherson had suggested that the Housing Authority issue press releases when a home ownership unit is sold. Mr. Johnathan thought it should be the board's decision whether press releases were issued. Upon further discussion, it

was decided that since the Housing Authority only sells 2-3 houses a year, a press release may generate more applications than we have houses. Therefore, it was decided not generate press releases.

N. DISCUSSION REGARDING RELAXATION OF "ONE STRIKE POLICY"

Mr. Johnathan reported that the "reasonable time frame" for the "One Strike Policy" for anyone convicted in a drug related or violent criminal activity is currently 10 years before they can apply for housing assistance. Due to the difficulty in finding suitable tenants, it was suggested that that policy be changed to 5 years. Upon further discussion it was decided to keep the 10 year reasonable timeframe unless they have been through rehab and can show that they have made progress by successfully graduating from a treatment program.

4. DIRECTOR'S UPDATE / BOARD ANNOUNCEMENTS & DIRECTIVES

None

5. NEXT MEETING DATE

February 26, 2019
7:45 A.M.
North Conference Room, 2020 Prairie Lane, Ste. 102

Motion to Adjourn: Commissioner Dalton
Second Motion: Commissioner Evans
Motion Carried: Yes – Unanimous Vote

Adjournment 8:24 a.m.

December 17, 2018

Date

M. Laurie Klinkhammer, Chair

December 17, 2018

Date

Keith D. Johnathan, Secretary