



MINUTES

**October 26, 2020
7:45 AM
Regular Meeting**

**City Hall – Council Chambers
203 S Farwell St
EAU CLAIRE, WI**

Mr. Prindle called the meeting to order at 7:41 AM with all present, except Mai Xiong and Betty Deustch, with Mr. Dalton and Mr. Weinke joining virtually, via Webex. Christopher Lanners called the role:

MEMBERS PRESENT:	MEMBERS ABSENT:	STAFF PRESENT:
Chair: William Prindle Vice Chair: Joshua Dalton Commissioner: Paul Weinke	Mai Xiong Commissioner: Betty Deustch	Keith Johnathan Ruth Schermerhorn Christopher Lanners

CONSENT AGENDA

1. Report and Consideration on the Consent Agenda

- A.** Minutes – September 28, 2020
- B.** Community Development Block Grant (CDBG) Rehabilitation Loan Program Monthly Reports
 - 1. Application Status Report
 - 2. Monthly Loan Status Report
 - 3. Year to Date Report
 - 4. Delinquency Report
- C.** Housing Authority Financial Monthly Reports
 - 1. Monthly Expenditures
 - 2. Operating Statements, if available
 - 3. Investments
 - 4. 30-Day Tenant Delinquencies
 - 5. Tax Intercept Update, quarterly
- D.** Housing Authority Occupancy Monthly Reports
 - 1. Waiting List
 - 2. Tenant Placements
 - 3. Occupancy Report & Vacant Units Move-Out Summary
 - 4. PHAS Quarterly Report
 - 5. Summary of Terminations, Appeals, and Hearings
 - 6. Newsletters, if available

Mr. Johnathan reported on the consent agenda. Commissioner Weinke questioned the PHAS score and how it affects the Housing Authority. Mr. Johnathan reported this is done internally as an estimate for the year. This is due to units that may have been vacant for a long period of time for a variety of reasons.

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

BUSINESS AGENDA

2. Business Agenda

CDBG Rehabilitation Loans – No Rehab Loans this month

3. Business Considerations

A. Report and Consideration on a Resolution Regarding Homeownership Program Guideline Changes.

Mr. Johnathan reported on the resolution regarding Homeownership Program Guideline Changes. For the sake of clarity, Mr. Weinke motioned to approve with an addition to a line in the policy making a distinction between first and second subsidies.

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

B. Report and Consideration on a Resolution Regarding Purchase of Homeownership Property at 3128 Delbert Road

Mr. Johnathan reported a resolution regarding the Housing Authority's purchase of the property at 3128 Delbert Road for the Homeownership Program. The purchase price of \$156,000 is considerably lower than the appraisal of \$175,000 and the City's assessment of \$163,000.

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

C. Report and Consideration on a Resolution Regarding Pay Plan Revision.

Mr. Johnathan reported on there being an increase of 1.25% in the pay rates in January 2021 and July 2021.

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

D. Report and Consideration on a Resolution Regarding Public Housing Flat Rent/Cap Rent Changes

Mr. Johnathan reported on the flat rent and cap rent changes for the Housing Authority's Public Housing units.

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

E. Report and Consideration on a Resolution Regarding Utility Allowance for HOME TBRA

Mr. Johnathan reported on the utility allowance schedule for the HOME TBRA Program.

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

F. Report and Consideration on a Resolution Regarding Housing Authority Public Officials and Employee Practices Liability Insurance

Mr. Johnathan reported on a resolution regarding the change in the Housing Authority's insurance carrier switching from Philadelphia Insurance to Greenwich Insurance, through the broker, Marsh and McClennan.

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

G. Report and Consideration in a Resolution Regarding Retainer for Attorney Timothy Johnson, Crivello Carson, S.C.

Mr. Johnathan reported on retaining attorney, Timothy Johnson, Crivello Carson, S.C. to represent the Housing Authority in possible litigation brought from a tenant regarding mold issues.

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

H. Report and Consideration on a Resolution Regarding Policy Changes for All Programs

Mr. Johnathan reported on a resolution regarding policy changes for all Housing Authority programs pertaining to applicant screening.

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

I. Discussion Regarding Housing Authority Audit

There was a discussion regarding the Housing Authority's Audit. The audit was standard with no findings. A copy of the audit was distributed to board members that were in person and will be mailed to any board members who were attending virtually.

4. Director's Update/Board Announcements & Directives

Mr. Johnathan reported that a complaint that a former tenant had filed with Fair Housing against the Housing Authority has been rescinded and will not continue.

Next Meeting Date

November 30, 2020

7:45 AM

City Hall Council Chambers

And Via Webex

Motion to Adjourn: Commissioner Weinke

Seconded: Commissioner Dalton

Motion Carried: Yes – Unanimous Vote

Adjournment: 8:16 A.M.