



MINUTES

**September 28, 2020
7:45 AM
Regular Meeting**

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

Mr. Dalton called the meeting to order at 8:03 AM with all present, except Mai Xiong and Mr. Prindle. Mr. Dalton, Mr. Weinke, & Ms. Deutsch joined virtually, via Webex. Christopher Lanners called the role:

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

CONSENT AGENDA

1. Report and Consideration on the Consent Agenda

- A.** Minutes – September 11, 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.

Motion to approve as presented: Commissioner Weinke
 Second Motion: Commissioner Deutsch
 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 Increase in Homeownership Subsidy

Mr. Johnathan reported on the need to increase the subsidy amounts from \$50,000 to \$100,000 due to the cost of homes increasing and the need for larger subsidies in the future in order to make the homes affordable.

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

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

Mr. Johnathan reported on changes to the homeownership guidelines as a result of subsidies increasing. For the next meeting, Mr. Weinke requested that wording be changed to more accurately reflect the intent of the subsidies and the guidelines then be brought back to the board for final approval.

Motion to approve pending changes:	Commissioner Weinke
Second Motion:	Commissioner Deutsch
Motion Carried:	Yes – Unanimous Vote

C. Report and Consideration on a Resolution Regarding Substantial Rehabilitation Gross Rent Changes.

Mr. Johnathan reported on the resolution regarding the gross rent changes for Substantial Rehabilitation.

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

4. Director's Update/Board Announcements & Directives

Mr. Johnathan reported there was a tenant who filed a complaint against the Housing Authority with Fair Housing. Fair Housing suggested we negotiate with the tenant by forgiving any monies owed the Housing Authority by the tenant. As a result of Eau Claire County Housing Authority agreeing to cover all rent under the tenant's voucher for the time the tenant was a holdover,

Mr. Johnathan negotiated by accepting the voucher rent payment and forgiving the balance. He is awaiting a final decision from Fair Housing.

Mr. Dalton also requested the pagination on the Agenda PDF be changed so they are all uniform regardless of the page orientation.

Next Meeting Date

October 26, 2020

7:45 AM

City Hall Council Chambers

And Via Webex

Motion to Adjourn: Commissioner Weinke

Seconded: Commissioner Deutsch

Motion Carried: Yes – Unanimous Vote

Adjournment: 8:18 A.M.