



**AUTHORITY**

**MINUTES**

**April 26, 2022  
7:45 AM  
Regular Meeting**

**City Hall – Council Chambers  
203 S Farwell St  
Eau Claire, WI**

Mr. Yang called the meeting to order at 7:46 AM with Ms. Deutsch and Mr. Roderick present in person. Ms. Klinkhammer and Mr. Weinke were absent. Ms. Cleasby called the role:

<b>MEMBERS PRESENT:</b>	<b>MEMBERS ABSENT:</b>	<b>STAFF PRESENT:</b>
Commissioner: Dang Yang Commissioner: Betty Deutsch Commissioner: Roderick Jones	Chair: Laurie Klinkhammer Vice Chair: Paul Weinke	Keith Johnathan Ruth Schermerhorn Kris Cleasby

Mr. Johnathan welcomed Council person Roderick Jones to the Board as the new Council Representative replacing Councilperson John Lor.

**CONSENT AGENDA**

**1. Report and Consideration on the Consent Agenda**

- A. Minutes – March 29, 2022**
  
- 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. Tenant Obligation Report
  - 6. PHAS Report, quarterly
  - 7. 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. Summary of Terminations, Appeals, and Hearings
  - 5. Newsletters, if available

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**BUSINESS AGENDA**

**2. Business Agenda**

**A. Closed Session 7:49**

Motion to go into Closed Session: Commissioner Deutsch  
Second Motion: Commissioner Jones  
Motion Carried: Yes – Unanimous Vote

**B. Open Session 7:52**

Motion to go into Open Session: Commissioner Deutsch  
Second Motion: Commissioner Jones  
Motion Carried: Yes – Unanimous Vote

Name:	Ying Vang Yang
Address:	2303 Moholt Drive
Application #:	45-2016- -D
CDBG =	\$30,000
HOME =	\$7,000
LEAD =	\$7,000
ASBESTOS =	\$0
Western Dairyland =	
HOMEOWNERS FUND =	
Approved for =	\$44,000

**C. Motion to approve \$44,000 for the current CDBG loan brought before the board.**

Motion to approve as Presented: Commissioner Deutsch  
Second Motion: Commissioner Jones  
Motion Carried: Yes – Unanimous Vote

**3. Business Considerations**

**A. Report on Draft Housing Authority Annual Report.**

Mr. Johnathan the draft of the Housing Authority's Annual Report and that the final report will be presented at the May meeting.

**B. Report and Consideration on a Resolution Regarding Changes to the Home Ownership Program Guidelines and Procedures**

Mr. Johnathan reported that in an effort to match the appropriately sized family with a suitable and appropriately sized Homeownership unit, it was necessary to adopt Occupancy Standards similar to those used by the other Housing Authority programs. Mr. Johnathan further discussed that if a situation arises that results in a family is eligible for unit that appears to be mismatched but is otherwise suitable, it would be brought to the Board for an exception to policy.

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

**C. Report and Consideration on a Resolution Regarding Approving the Acquisition of a Housing Authority Home Ownership Funding Property at 3228 Mercury Avenue.**

Mr. Johnathan reported on the purchase of single-family home at 3228 Mercury Avenue to be used in the Homeownership Program. Mr. Johnathan advised that this was a private sale. The home is in fair condition. The appraised value is \$136,000. The Housing Authority's offer of \$115,000 was accepted. The Board was asked to approve this item pending site plan approval by the City of Eau Claire Plan Commission.....

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

**D. Report Regarding Approving an Update to the Residential Rehabilitation Program and Handbook.**

Mr. Johnathan reported on the need to codify the environmental review process in its Residential Rehabilitation Program and Handbook.

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

**4. Director's Update/Board Announcements & Directives**

Mr. Johnathan reported that the mold lawsuit, Barilani vs. the Eau Claire Housing Authority, et al, is ongoing.

**5. Next Meeting Date**

Mr. Johnathan explained the Annual Dinner Meeting is held during the May meeting, at which the Annual Report is presented. Because the dinner meeting has not been held due to the COVID 19 pandemic, requirements have eased and Mr. Johnathan asked the board if they would consider having the dinner meeting this year. The Board would be interested and we will secure a venue and a date, avoiding any graduation ceremonies which may be being held the last full week of May.

Motion to Adjourn: Commissioner Deutsch  
Seconded: Commissioner Jones  
Motion Carried: Yes – Unanimous Vote

Adjournment: 8:12 A.M.

**HACEC AGENDA**  
**May 25, 2022**  
**ITEM # 1.B.**  
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May 25, 2022  
Date

By: P. H. W. F. Vice-Chair  
M. Laurie Klinkhammer, Chairperson

May 25, 2022  
Date

Keith D. Johnston  
Keith D. Johnston, Secretary