



*MINUTES*

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

April 25, 2023

7:45 AM

Regular Meeting

Ms. Klinkhammer called the meeting to order at 7:45 AM with Ms. Deutsch and Mr. Roderick, and Mr. Weinke present. Mr. Yang was absent. Ms. Gregorich called the role:

MEMBERS PRESENT:	MEMBERS ABSENT:	STAFF PRESENT:
Chair: Laurie Klinkhammer Vice Chair: Paul Weinke Commissioner: Betty Deutsch Commissioner: Roderick Jones	Commissioner: Dang Yang	Keith Johnathan Christopher Chouinard Abby Gregorich

**CONSENT AGENDA**

**PUBLIC COMMENTS**

THERE WERE NO MEMBERS OF THE PUBLIC IN ATTENDANCE AT THE MEETING.

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

- A. Minutes – March 28, 2023
  
- 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

<p><b>HACEC AGENDA</b>                      May 24, 2023                      ITEM # 2.A.                      Page 1 of 3</p>
--

5. Newsletters, if available

Mr. Johnathan reported on the Consent Agenda.

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

## BUSINESS AGENDA

2. **Business Agenda**

- A. CDBG Loans (None this month)

3. **Business Considerations**

- A. **Report and Consideration on a Resolution Regarding Approving and Update to the Residential Rehabilitation Program and Handbook.**

Mr. Johnathan reported on updates made to the Residential Rehabilitation Program. The update being an increase in the market value maximum to be more aligned with rising home values in the area.

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

- B. **Report and Consideration on Affordable Housing, Park Tower Townhouses, Public Housing, Substantial Rehabilitation, Transitional Housing House Rules Revisions.**

Mr. Johnathan reported on the revisions made to the House Rules Handbook. Changes were made on outdoor/indoor grill storage.

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

- C. **Report on Draft Annual Report.**

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

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

Mr. Johnathan reported on changes coming from HUD. With the new changes being called Housing Opportunity Through Modernization Act of 2016 (HOTMA). This will change procedures including but not limited to income calculation and assets a tenant may have.

HACEC AGENDA  
May 24, 2023  
ITEM # 2.A.  
Page 2 of 3

Mr. Johnathan reported on new inspection standards named National Standards for the Physical Inspection of Real Estate (NSPIRE). Some Housing Authority Staff had introduction training last week while at the Wisconsin Association of Housing Authorities (WAHA) Conference, with more in-depth training being completed this week.

Mr. Johnathan reported on the Lawsuit for mold.

Mr. Johnathan reported on the re-build of 706 Hobart, which was destroyed by fire in July 2022.

**5. Next Meeting Date**

May 24, 2023

Adjournment: 7:59 A.M.

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

*May 24, 2023*

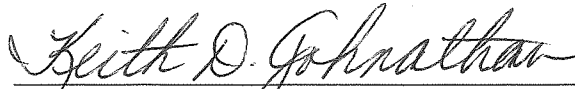
Date

*May 24, 2023*

Date



M. Laurie Klinkhammer, Chairperson



Keith D. Johnathan, Secretary