

HOUSING AUTHORITY OF THE CITY OF EAU CLAIRE
BOARD OF COMMISSIONERS BOARD MEETING MINUTES

Monday, July 28, 2014
7:45 A.M.
Regular Meeting

City Council Chambers, City Hall
203 S Farwell St
Eau Claire, WI 54701

Chair Klinkhammer called the meeting to order at 7:45 A.M.

Roll Call

MEMBERS PRESENT: Chair Klinkhammer, Commissioner Smith, and Commissioner Xiong

MEMBERS ABSENT: Vice Chair Prindle and Commissioner Dalton

STAFF PRESENT: Mr. Johnathan, Ms. Schermerhorn, and Ms. Schmidt

PUBLIC IN ATTENDANCE: None

OPEN SESSION

Consent Agenda

1. Report and Consideration on the Consent Agenda

- A. Minutes from the Meeting of June 23, 2014
- B. Monthly Status on CDBG Rehabilitation Loans
- C. CDBG Rehabilitation Loan Program Delinquency Report
- D. Monthly Expenditures
- E. Operating Statements of Housing Authority Rental Assistance Programs, if available
- F. Housing Authority Investments, if available
- G. Tenant 30-Day Delinquency Report
- H. Housing Authority Waiting Lists
- I. New Tenant Placement Report
- J. Tenant Occupancy Report
- K. Summary of Terminations, Appeals, and Hearing Results
- L. Housing Authority Newsletters, if available
- M. Tax Intercept Update, if available

Commissioner Xiong moved to approve the consent agenda and Commissioner Smith seconded.

Roll Call: Chair Klinkhammer – Aye; Commissioner Smith – Aye; Commissioner Xiong – Aye

HACEC AGENDA
AUG 25 2014
Item No. <u>2. A.</u>
Page <u>1</u> of <u>4</u>

Business Agenda

2. Report and Consideration on CDBG Housing Rehabilitation Loans, if available

There were no loans to be presented so the Board did not proceed into closed session.

3. Report and Consideration on a Resolution Regarding Public Housing 2014 Operating Budget Revision

Mr. Johnathan reported that due to the transfer of the Section 8 Program, revisions were necessary to most other program's budgets.

Commissioner Smith moved to approve the Resolution and Commissioner Xiong seconded.

Roll Call: Chair Klinkhammer – Aye; Commissioner Smith – Aye; Commissioner Xiong – Aye

4. Report and Consideration on a Resolution Regarding Affordable Housing, Home Ownership, Substantial Rehabilitation, Park Towers, and Owen Rust Memorial Apartments 2014 Operating Budget Revisions

Mr. Johnathan reported that this Resolution is similar to the previous one and revisions were also necessitated by the Section 8 Program transfer.

Commissioner Xiong moved to approve the Resolution and Commissioner Smith seconded.

Roll Call: Chair Klinkhammer – Aye; Commissioner Smith – Aye; Commissioner Xiong – Aye

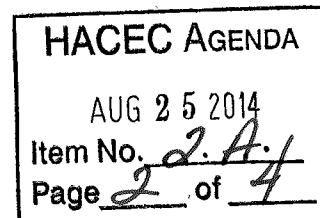
Vice Chair Prindle arrived at 7:48 a.m.

5. Report and Consideration on a Resolution Regarding 2010 – 2014 Five Year Plan Revision # 4

Mr. Johnathan reported that due to the transfer of the Section 8 Program and with some major policy revisions, we are required to update the Five Year Plan and submit it to HUD.

Vice Chair Prindle moved to approve the Resolution and Commissioner Smith seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Smith – Aye;
Commissioner Xiong – Aye



6. Report Regarding Public Housing Assessment System (PHAS) June 30, 2014 Update

Mr. Johnathan reported that most applicants are denied for city owned units as they are unable to qualify due to their rental history, monies owed for utilities, and/or the background checks. A regional HUD representative suggested pre-screening tenants when applications are accepted, which is being taken under advisement.

Mr. Bolstad arrived.

7. Report Regarding Draft Five Year / Annual Plan for 2015 - 2019

Mr. Johnathan reported that the small Housing Authorities are not required to submit Annual Plans, but are required to submit Five Year Plans. This outlines the Housing Authority's activities for the next five years and is due October 31st and will be brought to the Board for approval in a future meeting so it can be submitted to HUD.

9. Report Regarding 2013 Housing Authority Annual Report

Mr. Johnathan presented the Board with the 2013 Annual Report.

10. Director's Update / Announcements / Directives

None.

11. Set Date for Next Meeting

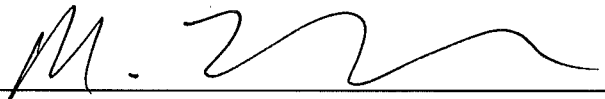
The next Board meeting is scheduled for Monday, August 25, 2014 at 7:45 A.M. in the Council Chambers at City Hall.

Commissioner Smith moved to adjourn the meeting and Vice Chair Prindle seconded.

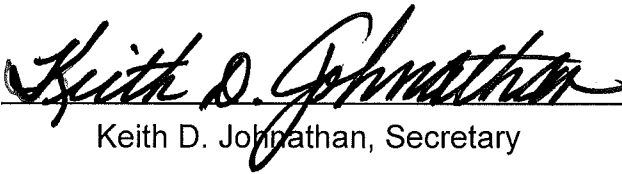
Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Smith – Aye;
Commissioner Xiong – Aye

The meeting adjourned at 7:54 A.M.

August 25, 2014
Date


M. Laurie Klinkhammer, Chair

August 25, 2014
Date


Keith D. Johnathan, Secretary