

Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, May, 27 2015 in the board room of the Housing Authority office located at 491 E Center Street, Juneau, Wisconsin.

The meeting was called to order at 8:30 am by Glenn Stousland, Chairman.

Roll Call: Glenn Stousland, Chairman, Mary Reak, Eugene Wurtz, Shirley Kitchen, Ken Neumann

Also Present: Donna Braun, Executive Director and Jamie Rhodes, Caseworker

Pledge of Allegiance

Verification of proper meeting posting

Motion was made by Eugene Wurtz to approve the agenda. The motion was seconded by Ken Neumann. Motion carried.

Motion was made by Ken Neumann and seconded by Mary Reak to dispense the reading of the April 23, 2015 minutes and approve them as presented. Motion carried.

Public Forum: None

Communications: None

The Financial reports were reviewed. A motion was made by Shirley Kitchen and seconded by Mary Reak to approve the financial reports as presented. Motion carried.

Bills for Dodge 1, 6, OGLLC, HA and HUD were presented. A Motion was made by Mary Reak and seconded by Shirley Kitchen to approve the bills and pay as due. Motion carried.

Unfinished Business:

11. A Dodge 1, 6 and OGLLC Occupancy Report for period May 2015.

Theresa	12-12	Burnett	12-12	Iron Ridge	8-8	Waupun	48-45
Ashippun	12-12	Lowell	12-11	Juneau	15-14	Oak Gove	24-23
Reeseville	14-12	Hustisford	14-14	Beaver Dam	17-16		

Progress report on Housing Choice Voucher Section 8 Program: Vouchers – 127

Maintenance report- Busy with remodel of units and regular maintenance. Juneau Lift repair-seals went bad and leaked hydraulic fluid. K&B will be spraying weeds and lawn for Juneau and Beaver Dam.

Tenant/Program participation report-Tenant gave notice 5/11 to vacate on or before 6/11. Court date scheduled for 6/26/2015 if tenant does not vacate. Move out scheduled for 5/27/2015 at noon. Informal hearing for HUD 4/24/2015 termination was upheld. Had cookout for Juneau Tenants. They did not have a Christmas party.

HUD program: Continuing to process applicants, briefing and issue vouchers. HUD admin study results are available. Received individual notice from HUD that suggests we would receive more admin money with new formula from study. Unclear if/when the new formula would be implemented. We have applied for HAP set aside funds, but have heard nothing yet.

Occupancy report- Reeseville move in for 4/8/15. Other unit severe smoke damage is ready.. ADA unit in Lowell is available. Working on waiting lists for open units.

Management report-Fiscal year end. Unaudited FASS submission to HUD by 5/30. SEMAP due 5/30/2015. Ordered 3 new file cabinets for file room. Working to get office organized. Discussed long term investment options for Housing Authority developer funds. Also discussed having Ann from HUD come to our office to speak to the board.

Old Business: None

New Business:

A motion was made by Shirley Kitchen to accept the bid for the A133 audit from Engelson & Associates. The motion was seconded by Ken Neumann. Motion carried.

A motion was made by Mary Reak to approve the D6 yearend report. The motion was seconded by Ken Neumann. Motion carried.

A motion was made by Mary Reak to approve the D1 yearend report. The motion was seconded by Shirley Kitchen. Motion carried.

A motion was made by Eugene Wurtz and seconded by Ken Neumann to retain current Chairperson and Vice Chairperson Positions. Motion carried by unanimous vote.

The next meeting of the Dodge County housing Authority is scheduled for June 24, 2015 at 8:30am.

A motion was made by Mary Reak to adjourn. The motion was seconded by Ken Neumann. Motion carried.

Meeting adjourned at 9:35 a.m.

Glenn Stousland, Chairperson

Donna Braun, Executive Director

DODGE COUNTY HOUSING AUTHORITY

491 East Center Street

Juneau, WI 53039

Office 920-386-2866

Fax Number 920-386-2725

OCCUPANCY REPORT---Rural Development

May 1, 2015

Move-Outs/Move Ins

June 1, 2015

Dodge 1

Theresa 12-12

Ashippun 12-12

Reeseville 14-12

Burnett 12-12

Hustisford 14-14

Lowell 12-11

Iron Ridge 8-8

Juneau 15-14

Beaver Dam 17-16

Total Vacancies 116 -111

Percent Vacancy 4.3%

1 M/O

2 M/I

1 M/O

Theresa 12-12

Ashippun 12-11

Reeseville 14-14

Burnett 12-12

Hustisford 14-14

Lowell 12-11

Iron Ridge 8-7

Juneau 15-14

Beaver Dam 17-15

Total Vacancies 116 - 110

Percent Vacancy 5.2%

Dodge 6

Waupun 48- 45

Total Vacancies 48-3

Percent vacancy 6.3%

1M/O

Waupun 48-44

48 - 4

Percent Vacancy 8.3%

Dodge 8/OGLLC

Oak Grove 24 -23

Percent Vacancy 4.2%

Oak Grove 24-23

Percent Vacancy 4.2%

HUD HOUSING CHOICE VOUCHER PROGRAM

May 1, 2015

Total program participants paid by Dodge County 127

June 1, 2015

Removed households 3

Added New 5

Voucher searching back on program 1

Program Participants in Dodge County 130

Paying for port out 1

Total program participants we are paying for 131

Current program participant searching 1

Currently Vouchers Issued 12 as of 6/3/15

Waiting List / with local preference, and not very low 1272/1575

Prepared - June 3, 2015