

Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, October 28, 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, Housing Supervisor

Pledge of Allegiance

Verification of proper meeting posting

Motion was made by Ken Neumann to approve the agenda. The motion was Mary Reak. Motion carried.

Motion was made by Eugene Wurtz and seconded by Shirley Kitchen to dispense the reading of the September 23, 2015 and October 22, 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 Ken Neumann 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 Ken Neumann and seconded by Mary Reak to approve the bills and pay as due. Motion carried.

Unfinished Business:

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

Theresa	12-12	Burnett	12-11	Iron Ridge	8-8	Waupun	48-46
---------	-------	---------	-------	------------	-----	--------	-------

Ashippun	12-12	Lowell	12-11	Juneau	15-12	Oak Gove	24-22
----------	-------	--------	-------	--------	-------	----------	-------

Reeseville	14-13	Hustisford	14-14	Beaver Dam	17-14		
------------	-------	------------	-------	------------	-------	--	--

Progress report on Housing Choice Voucher Section 8 Program: Vouchers – 139 + 1 port out

Occupancy report- Reviewed details of the occupancy report.

Maintenance report-Washer and Dryer Analysis of purchasing or leasing machines. Confirmed snow removal for upcoming season. Service Master will do clean up for small stove incident at apartment in Waupun. Flooring seams will be repaired in Horicon on Thursday.

Tenant/Program participation report- Eviction hearing was held September 24th. DCHA was not successful in the eviction process. Sent email to Sheriff Schmidt requesting to discuss how we can better receive information and assistance. Sent 5 day for smoking, clarification for income. Unreported income resulted in a repayment.

HUD- termination hearing 11/3. Sent an email to Anne and John Finger at HUD about Anne coming to visit. Requested HUD Held Request of funds for voucher payments due to cash management system.

Management report- NEF Site visit 10/20/2015 went well. RD Triennial review report was received. Donna will respond to corrections. Kim's NCHM training in Madison went well.

Old Business: None.

New Business:

- A. Fair Market Rents – Fair Market Rents are not finalized yet. No action required unless final amounts differ from proposed.
- B. SVA Engagement letter for Oak Audit- We have not received letter yet. No action taken.
- C. MPR bids- Gathering information to compare bids. No action taken.

The next meeting of the Dodge County Housing Authority is scheduled for November 18, 2015 at 8:30am.

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

Meeting adjourned at 9:46 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

October 1, 2015	Move-Outs/Move Ins	November 1, 2015
<u>Dodge 1</u>		
Theresa 12-12		Theresa 12-12
Ashippun 12-12		Ashippun 12-12
Reeseville 14-13		Reeseville 14-13
Burnett 12-11		Burnett 12-11
Hustisford 14-14		Hustisford 14-14
Lowell 12-11	1 M/O	Lowell 12-10
Iron Ridge 8-8		Iron Ridge 8-8
Juneau 15-12	1 M/I, 1 M/O	Juneau 15-12
Beaver Dam 17-14	2 M/I	Beaver Dam 17-16
Total Vacancies 116 -107		Total Vacancies 116 - 108
Percent Vacancy 7.8%		Percent Vacancy 6.9%
<u>Dodge 6</u>		
Waupun 48-46	1 M/I, 2 M/O	Waupun 48-45
Total Vacancies 48-2		48 - 3
Percent vacancy 4.2%		Percent Vacancy 6.3%
<u>Dodge 8/OGLLC</u>		
Oak Grove 24 -22	1 M/I	Oak Grove 24-23
Percent Vacancy 8.3%		Percent Vacancy 4.2%

HUD HOUSING CHOICE VOUCHER PROGRAM

October 1, 2015

Total program participants paid by Dodge County 139 + 1 port out = 140 total

November 1, 2015

Less 3 household removed

Less 0 voucher searching

Less 0 Port out

Added 4 New

Added 0 voucher searching back on program

Program Participants in Dodge County 140

Paying for port out 1

Total program participants we are paying for 141

Current program participants searching 0

Current Vouchers Issued 4

Waiting List / with local preference, and not very low 1455/1775

Prepared - November 13, 2015