

Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, July 24, 2019 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, Eugene Wurtz, Mary Reak, Shirley Kitchen, Becky Glewen

Also Present: Donna Braun, Executive Director and Jamie Rhodes, Housing Supervisor

Pledge of Allegiance

Verification of proper meeting posting

Motion was made by Mary Reak to approve the agenda. The motion was seconded by Shirley Kitchen. Motion carried.

Oath of office of commissioners-no action taken. Action was taken at the June meeting.

Motion was made by Becky Glewen to approve the June 26, 2019 board minutes. The motion was seconded by Mary Reak. Motion carried.

Public Forum- none

Communications-A133 auditor is in the office and available. No direct communications to the board.

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. Board reviewed D1 check number 6746. Invoice was to rekey Theresa Apartments. Motion was made Becky Glewen and seconded by Eugene Wurtz to approve the bills and pay as due. Motion carried.

Unfinished Business:

Dodge 1, 6 and OGLLC Occupancy Report for period July 2019.

Theresa	12-10	Burnett	12-10	Iron Ridge	8-8	Waupun	48-47
Ashippun	12-11	Lowell	12-11	Juneau	15-15	Oak Gove	24-24
Reeseville	14-14	Hustisford	14-14	Beaver Dam	17-17		

Progress report on Housing Choice Voucher Section 8 Program: Vouchers – 122+ 1 port out

Occupancy report- Reviewed details of occupancy report.

Maintenance report- Got ready for REAC inspection. Shorter notice time. Now notice is 14 days. Was 6 weeks. Inspection was 7/11/19 and went well. Scored 96/100. Prior score in 2015 was 80.

Tenant/Program participation report- Reviewed details of Tenant/Program Participation Report.

Management Report- SEMAP final rating 130/130. D1 and D6 year end reports were submitted to Rural Development. They will hold them until the A133 audit is available.

Oak Grove Development Phase 2- Communicated to Dimension and architect board input from June meeting discussion. Received Housing Trust Fund award. HOME Funds application requires an archeological study. No questions from AHP yet. Continued conversations with Rural Development for transfer/lease of land. Donna and Jocelyn attended Horicon planning meeting on 7/8. Gave overview of pocket neighborhood concept. Planning committee had suggestions for property. Requested bids from civil engineering firms. Reached out for potential sale of credits to 2 local entities.

Old Business: A. Tree Trimming bids-tabled

B. A motion was made by Eugene Wurtz to approve the 5-year PHA plan as presented. The motion was seconded Shirley Kitchen. Motion carried.

New Business:

A. Discussion was held on HA purchasing Lot 3 Parcel No. 0822-010. No action taken.

Announcements: WAHA agendas Sept 17-19 Milwaukee, WI

The next meeting of the Dodge County Housing Authority is scheduled August 26, 2019 pending training schedule.

A motion was made by Becky Glewen to adjourn. The motion was seconded by Shirley Kitchen. Motion carried.

Meeting adjourned at 9:30 a.m.

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Glenn Stousland, Chairperson

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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

July 1, 2019

Move-Outs/Move Ins

August 1, 2019

### Dodge 1

Theresa 12-10

1 M/I

Theresa 12-11

Ashippun 12-11

Ashippun 12-11

Reeseville 14-14

Reeseville 14-14

Burnett 12-10

1 transfer in

Burnett 12-11

Hustisford 14-14

1 transfer out

Hustisford 14-13

Lowell 12-11

1 M/I

Lowell 12-12

Iron Ridge 8-8

Iron Ridge 8-8

Juneau 15-15

Juneau 15-15

Beaver Dam 17-17

Beaver Dam 17-17

Total Vacancies 116 -111

Total Vacancies 116 - 112

Percent Vacancy 4.3%

Percent Vacancy 3.4% YTD 3.63%

### Dodge 6

Waupun 48-47

Waupun 48-47

Total Vacancies 48-1

Total Vacancies 48 - 1

Percent Vacancy 2.1%

Percent Vacancy 2.1% YTD 1.78%

### Dodge 8/OGLLC

Oak Grove 24 -24

Oak Grove 24-24

Percent Vacancy 0%

Percent Vacancy 0% YTD 3.91%

**All Units 188 /183 2.7%**

**All Units 188/183 2.7%**

## **HUD HOUSING CHOICE VOUCHER PROGRAM**

**July 1, 2019**

Total program participants paid by Dodge County 122 + 1 port out = 123 total

**August 1, 2019**

Less 2 household removed

Less 0 households voluntarily off

Less 0 port out absorbed

Less 0 voucher searching

Added 0 Port In absorbed

Added 4 New

Added 0 voucher searching back on program

Program Participants in Dodge County 124

Paying for port out 1

Total program participants we are paying for 125

Current program participants searching 0

Current Vouchers Issued 14

Waiting List / with local preference, and not very low 2966/3317

Prepared – August 21, 2019