Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, March 24, 2021 in the Community room of the Juneau Senior Apartments located at 491 E Center Street Juneau, WI.

The meeting was called to order at 8:30 am by Glenn Stousland, Chairman.
Roll Call: Glenn Stousland, Mary Reak, Shirley Kitchen, Eugene Wurtz
Appeared by phone: Donna Maly
Absent: None
Also Present: Donna Braun, Executive Director and Jamie Rhodes, Housing Supervisor

Pledge of Allegiance
Verification of proper meeting posting

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

Motion was made by Eugene Wurtz to dispense the reading of the February 24, 2021 regular meeting and approve them as presented. The motion was seconded by Donna Maly. Motion carried.

Public Forum- Dean Stricker appeared regarding parking at Beaver Dam location. Carrie Higgins appeared regarding the waiting list process.

Communications- Donna read thank you note from former board member Arnold Bashynski's family for the memorial the Housing Authority sent.

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

Tina Crave from the Greater Watertown Community Health Foundation appeared and share information about her organization and a potential collaboration opportunity.

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

Bills for Dodge 1, 6, OGLLC, HA, Phase 2, and HUD were presented. Board reviewed Check 1037. Motion was made Shirley Kitchen to approve the bills and pay as due. The motion was seconded by Mary Reak. Motion carried.

Reports:
Occupancy report/HUD utilization:
Dodge 1, 6 and OGLLC Occupancy Report for period March 1, 2021.

Theresa	12-10	Burnett	12-12	Iron Ridge	8-7	Waupun	48-45
Ashippun	12-12	Lowell	12-11	Juneau	15-14	Oak Gove	24-23
Reeseville	14-13	Hustisford	14-14	Beaver Dam	17-15	Phase 2	20-20

Housing Choice Voucher Section 8 Program March 2021: Vouchers – 107 + 3 port out + 20 PBV

HUD funding cycle currently on track to overspend for 2021. HUD shortfall team meeting is schedule for 3/31/21.

Maintenance report- Regular maintenance, inspections and changing detector batteries.

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

Management- Watching WHEDA supportive housing webinar series. Submitted HA profile to WAHA. Encouraged by HUD secretary remarks. Received notice from Dodge County they will be discontinuing our dental coverage effective 12/1/21. The property insurance renewal for Dodge 1 and Dodge 6 is increased due to circuit panels. Will work on a plan for identifying and replacement. Upgraded cell phone for maintenance and added for Housing Supervisor. Staff will participate in WICARH online Fair Housing Training 5/11/21.

Old Business:

A. A motion was made by Shirley Kitchen to approve the HUD Admin April 2021/March 2022 budget. The motion was seconded by Mary Reak. Motion carried.

New Business:

A. A motion was made by Eugene Wurtz to pursue the collaboration opportunity with Greater Watertown Community Health Foundation. The motion was seconded by Mary Reak. Motion carried.
B. A motion was made by Mary Reak to approve the HA April 2021/March 2022 budget. The motion was seconded by Eugene Wurtz. Motion carried.

Announcements:

A motion was made by Eugene Wurtz to adjourn. The motion was seconded by Mary Reak. Motion carried.

Meeting adjourned at 10:01 a.m.

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Glenn Stousland, Chairperson Donna Braun, Executive Director

DODGE COUNTY HOUSING AUTHORITY
OCCUPANCY REPORT Affordable Apartments

March 1, 2021		Move-Outs/Move Ins	April 1, 2021	
Dodge 1				
Theresa	12-10		Theresa	12-10
Ashippun	12-12		Ashippun	12-12
Reeseville	14-13		Reeseville	14-13
Burnett	12-12		Burnett	12-12
Hustisford	14-14		Hustisford	14-14
Lowell	12-11		Lowell	12-11
Iron Ridge	8-7		Iron Ridge	8-7
Juneau	15-14		Juneau	15-14
Beaver Dam	17-15		Beaver Dam	17-15
Total Vacancies 116 -108			Total Vacancies 116 - 108	
Percent Vacancy 6.9%			Percent Vacancy 6.9% YTD 6.9%	
Dodge 6 Waupun	48- 45		Waupun	48-45
Percent Vacancy	6.3%		Percent Vacancy 6.3% YTD 6.3%	
OGLLC Phase 1	24 –23		OGLLC P1	24-23
Percent Vacancy	4.2%		Percent Vacancy 4.2% YTD 4.2%	
OGLLC Phase 2	20-20	3 M/I	OGLLC P2	20-20
Percent Vacancy 0%			Percent Vacancy 0% YTD	
All Units	**208 /196 6%**	**All Units**	**208/196 6%**	

HUD HOUSING CHOICE VOUCHER PROGRAM

March 1, 2021

Total program participants paid by Dodge County 107 + 3 port out + 20 PBV= 130 total

April 1, 2021

Less 0 household removed
Less 0 households voluntarily off
Less 0 port out absorbed
Less 0 port out billing
Less 0 voucher searching
Added 0 Port In absorbed
Added 0 New
Added 0 voucher searching back on program
Paying for port out 1
PBV 20
Total program participants we are paying for 126
Current program participants searching 0
Current Vouchers Issued 0
HVC Waiting List 747 applications – 487 local preference
PBV Waiting List 61 applications – 40 local preference

Prepared – April 20, 2021