

## **Minutes**

**Beloit Community Development Authority**

**100 State Street, Beloit WI 53511**

**November 7, 2012**

**4:30 P.M.**

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, November 7, 2012 in the Forum of Beloit City Hall, 100 State Street.

1. **Call to Order and Roll Call**

Meeting was called to order by Commissioner Johnson at 4:30 p.m.

**Present:** Commissioners Adama, Evans, Jacobs, Johnson, Leavy, and Luebke

**Staff Present:** Cathy Pollard, Julie Christensen, Clint Cole, Rebecca Melito, Scott Schneider and Ann Purifoy

2. **Approval of Minutes**

Motion was made by Commissioner Luebke and seconded by Commissioner Jacobs to approve the minutes of the Regular Meeting held on October 3, 2012.

3. **Citizen Participation**

None

4. **Housing Authority**

a. **Presentation of the September Activity and Financial Reports**

Cathy Pollard, Beloit Housing Authority Director, gave a brief summary of the reports.

Cathy explained that we are proposing to write off a large amount in our Tenants Accounts Receivable due to fraud discovered through our policy of checking tax returns. Units are vacant because tenants are not able to come up with the down payment to set up a repayment agreement.

b. **Discussion of Letter from the Department of Housing and Urban Development (HUD)**

Cathy Pollard expressed her shock when she received a letter from HUD stating that the Beloit Housing Authority had been designated as 'Substandard Management' due to the number of vacancies in 2011. She explained that we had received a failing Public Housing Assessment System management score of 5 (of 25) and an overall score of 75 (of 100) because the units were vacated for demolition and renovation. At this point, there seems to be nothing we can do to remove this blight from our records.

- c. Review and Consideration of Resolution 2012-51, Accepting the Public Housing Family Self-Sufficiency Grant from the Department of Housing and Urban Development  
Rebecca Melito presented the staff report and recommendation.

Commissioner Luebke moved and Commissioner Adama seconded a motion to approve Resolution 2012-51. Motion carried unanimously.

- d. Review and Consideration of Resolution 2012-52, Accepting the Housing Choice Voucher Family Self-Sufficiency Grant from the Department of Housing and Urban Development  
Rebecca Melito presented the staff report and recommendation.

Commissioner Adama moved and Commissioner Jacobs seconded a motion to approve Resolution 2012-52. Motion carried unanimously.

- e. Review and Consideration of Resolution 2012-47, Approving a Family Self-sufficiency Addendum to the Housing Choice Voucher Administrative Plan  
Clinton Cole presented the staff report and recommendation.

Commissioner Luebke moved and Commissioner Leavy seconded a motion to approve Resolution 2012-47. Motion carried unanimously.

- f. Review and Consideration of Resolution 2012-46, Approving a Family Self-Sufficiency Addendum to the Admissions and Continued Occupancy Plan (ACOP)  
Clinton Cole presented the staff report and recommendation.

Commissioner Leavy moved and Commissioner Jacobs seconded a motion to approve Resolution 2012-46. Motion carried unanimously.

- g. Discussion of the Preference Points for Domestic Victims  
Cathy Pollard explained that this is not the first time that this issue has come before the CDA. Some years ago, our policy stated that proof of a pattern of domestic violence, like police reports or court records, was needed to get the preference points. Recently, we have had an influx of people from surrounding cities come to our domestic violence shelters because our policy offered immediate housing for those coming to us from a shelter. HUD has a new form that the domestic violence shelter is using to give the preference points without any proof.

This has become an issue again. For the last three months we have not been able to house our own residents because most of those being housed are from the shelter list. We currently give ten (10) preference points for domestic violence, which is more than we give for our elderly, disabled and our veterans. So, right now we have several populations of people who are not being served because the domestic violence preference is so high. Cathy is asking that we "level the field" and take the domestic violence preference back to five (5) points and make it the same as it is for our veterans, disabled and low income.

Cathy responded to questions and concerns regarding residency at domestic violence shelter, legality of changing preference points, and other means of assuring that housing goes to those who really need it. In the end, the Board asked Cathy to do all she could, within her power, to give Beloit residents preference in housing.

- h. Review and Consideration of Resolution 2012-48, Authorizing the Beloit Housing Authority to Dispose of Non-Operating Appliances and Equipment  
Cathy Pollard presented the staff report and recommendation.

Commissioner Luebke moved and Commissioner Leavy seconded a motion to approve Resolution 2012-48. Motion carried unanimously.

- i. Review and Consideration of Resolution 2012-53, Authorization to Write-off Beloit Housing Authority Public Housing Tenants Accounts Receivable Third Quarter 2012 Vacated Residents  
Cathy Pollard presented the staff report and recommendation.

Commissioner Leavy moved and Commissioner Jacobs seconded a motion to approve Resolution 2012-53. Motion carried unanimously.

## 5. **Community Development**

- a. Review and Consideration of Resolution 2012-49, Approving the Bids for 823 St. Lawrence Avenue  
Scott Schneider presented the staff report and recommendation. Commissioners inquired as to what determines when a contingency is paid in a contract. Scott stated that this is for unexpected work items and eliminates the need for an alternate contract.

Commissioner Luebke moved and Commissioner Leavy seconded a motion to approve Resolution 2012-49. Motion carried unanimously.

## 6. **Adjournment**

Motion by Commissioner Leavy and seconded by Commissioner Jacobs to adjourn at 5 p.m. Motion carried.