

Minutes
Beloit Community Development Authority
100 State Street, Beloit WI 53511
April 22, 2020
4:30 P.M.

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, April 22, 2020 in the Forum of Beloit City Hall, 100 State Street.

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

Meeting was called to order by Commissioner Ellison at 4:30 PM.

Present: Commissioners Douglas, Ellison, Forbeck, Gorman, Leavy and Roland

Absent: Commissioner Baker

Staff Present: Julie Christensen, Clinton Cole, and Ann Purifoy

2. **Public Comment**

None

3. **Consideration of the Minutes of the Regular Meeting held on January 22, 2020**

A motion was made by Commissioner Forbeck and seconded by Commissioner Gorman to approve the minutes of the Regular Meeting held on January 22, 2020. Roll call vote, motion carried unanimously.

4. **Beloit Housing Authority:**

a. **Presentation of the December 2019 Activity Report**

Clinton Cole, Beloit Housing Authority Director, gave a brief summary of the report.

b. **Presentation of the January/February Activity Report**

Clinton Cole gave a brief summary of the report.

Congratulations are in order to our Maintenance staff for a job well done in preparing our units for the REAC Inspections.

c. **Presentation of the November/December 2019 Financial Report**

Clinton Cole gave a brief summary of the report.

All of our debtors have been entered into a new system with the City which uses new avenues, other than relying solely on the TRIP (Tax Refund Interception Program), to collect debts. We will pay attention to the debts collected at the end of this year compared to last year.

d. Presentation of the January Financial Report

Clinton Cole presented the staff report and recommendation.

Clint explained that when BHA offices closed on March 16, we continued our normal operations remotely, by phone, through mail and drop off at BHA office. In response to the Stimulus Bill, HUD's Office of Public and Assisted Housing (PIH) issued Notice PIH 2020-05 on April 10 announcing a list of 44 waivers of various public housing and Housing Choice Voucher (HCV) statutory and regulatory requirements. Some of the more significant waivers include the way income changes are verified, suspension of all public housing annual inspections, suspension of inspections of occupied Section 8 units, moratorium on evictions for non-payment of rent until July 24.

Councilor Leavy asked if BHA had a plan in place to address the changes in income and how will this affect the budget. Clint explained that we are here to advocate for our public housing and Section 8 tenants and are willing to make changes to rent payments as long as tenants are reporting income changes. The Stimulus Bill and HUD Notice PIH 2020-05 made additional funds available for Section 8 HAP payments and provided two bonus months of public housing operating fees.

Councilor Leavy expressed concerns regarding tenants being evicted when the moratorium ends. Julie Christensen expressed that the greater concern is for residents who don't have rental assistance and lose their job. Rent payments and Section 8 HAP payments will be adjusted as long as tenants report income changes. It is our hope that Section 8 landlords are generous and lenient with good tenants. Clint stated that while we are able to work with our public housing tenants, possible evictions will be addressed on a case by case basis.

e. Consideration of Resolution 2020-04, Awarding the Construction Contract for 745 Highland Avenue

Clinton Cole presented the staff report and recommendation.

Commissioner Forbeck moved and Commissioner Ellison seconded a motion to approve Resolution 2020-04. Motion carried unanimously.

5. Consideration of Resolution 2020-05, Recommending Approval of the 2020 Home Investment Partnership Program (HOME) Contract

Julie Christensen, Community Development Director, presented the report.

Commissioner Leavy moved and Commissioner Roland seconded a motion to approve Resolution 2020-05. Roll call vote, motion carried unanimously.

6. **Adjournment**

Motion by Commissioner Forbeck and seconded by Commissioner Leavy to adjourn at 5:04 p.m. Roll call vote, motion carried unanimously.

Respectfully submitted, Ann Purifoy