

Minutes

Beloit Community Development Authority

100 State Street, Beloit WI 53511

July 28, 2021

4:30 P.M.

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, July 28, 2021 in the Forum of Beloit City Hall, 100 State Street.

1. Call to Order and Roll Call

Meeting was called to order by Chairperson Ellison at 4:30 p.m.

Present: Commissioners Douglas, Dumas, Ellison, Gorman, and Hartke; Councilors Forbeck and Leavy

Absent: None

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

2. Public Comment

None

3. Consideration of the Minutes of the June 23, 2021 regular meeting of the Community Development Authority.

Motion was made by Councilor Leavy and seconded by Councilor Forbeck to approve the minutes of the June 23, 2021 regular meeting of the Community Development Authority. Motion carried unanimously.

4. Beloit Housing Authority

a. Presentation of the June Activity Report

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

Commissioner Ellison asked is BHA is allowing for extensions to Section 8 voucher-holders due to COVID. Clint stated that the Cares Act allows for unlimited extensions until December 31, 2021.

b. Presentation of the May Financial Report

Clinton Cole gave a brief summary of the report.

c. Discussion of Beloit Housing Authority's Housing Choice Voucher and Low-Income Public Housing local waiting list preferences

Clinton Cole gave a brief summary of the report.

Clint indicated that our current waiting list preferences have been in place since at least 2012. One of the preferences is being extremely low income (0-30% of the county median income), and HUD requires that extremely low income families make up at least 75 percent of the new families admitted to the Section 8, Housing Choice

Voucher Program. Therefore, we think it is important to keep that local preference. Ms. Christensen stated that a number of the preferences were added as the need arose, attempting to help those with the most urgent needs for housing.

Councilor Leavy questioned why some applicants are on the waiting lists longer than others. Clint indicated that the purpose of the preference point system is to house the neediest families and help our Administrative staff fairly determine which applicants to issue available vouchers to. Councilor Leavy expressed concern that there could be a perception of racial bias based on the existing waiting list preferences.

Commissioner Gorman asked if information was available to help us determine if anything needs to be corrected before we decide if we need to reevaluate waiting list preferences. Clint stated that the waiting list sequence is generated every month which shows the preference points, date and time of applicants.

Councilor Leavy asked for an explanation of why we don't give out all Section 8 vouchers that are available to Beloit Housing Authority. Julie explained that we must balance the number of vouchers issued with the HAP (Housing Assistance Payments) we have committed to pay to landlords. Additionally, the process of determining eligibility and briefing applicants before we issue vouchers is very challenging and time consuming for our two Section 8 caseworkers.

The Board agreed that there is a need to take a comprehensive look at the waiting list preferences in order to determine whether changes need to be made. It was decided to start working through an analysis of these preferences after the CDBG process and BHA budget process is complete, with a goal of completing it by the end of the year.

5. **Adjournment**

Motion was made by Councilor Leavy and seconded by Commissioner Hartke to adjourn at 5:26 p.m. Motion carried unanimously.



Fransaesca Ellison, Chairperson