



PH residents first, second to home buyers under the AHA's first time affordable housing program and thirdly to the general market. Funds realized would be utilized to purchase newer replacement housing units.

**Motion to Approve: By Commissioner DeWall.**

**Motion seconded: By Commissioner Groat.**

**Motion carried: Yes.**

#### **V. New Business:**

Chairperson Schmidt presented Resolution #2009-03 Homebuyer Temporary Loan Revision. Ms. Dillenberg reviewed a summary statement regarding the practice of temporary personal loans to homebuyer clients. Although most loans were under \$500.00, Ms. Dillenberg stated she is seeking approval to cease the continuation of loans since many clients were in arrears and a repayment agreement only causes a hardship on the family budget that is intended to create an affordable home buying experience. Discussion followed. Commissioner DeWall commented that he was concerned about the AHA lending money at zero interest. Ms. Dillenberg stated that the Finance Manager brought this matter to her attention. The commissioners agreed with Ms. Dillenberg's recommendation to end all loan activity above the program limits. Chairperson Schmidt called for a motion to approve.

**Motion to Approve Resolution # 2009-03: By Commissioner DeWall.**

**Motion seconded: By Commissioner Groat.**

**Motion carried: Yes.**

Chairperson Schmidt presented Resolution #2009-04 SEMAP Certification. Ms. Dillenberg briefly reviewed the SEMAP template that is used to rate the housing choice voucher program and self-sufficiency program under a variety of outcome measurements. Since the housing authority is required to submit financial and program data electronically, HUD can accurately measure data and assign a rating to our agency to either reflect a high performance or areas of deficiencies. The AHA has received a high performer ranking for over 10 years.

**Motion to Approve: Commissioner DeWall.**

**Motion seconded: Commissioner Groat.**

**Motion carried: Yes.**

Chairperson Schmidt presented Resolution #2009-05 ACOP Revision. Ms. Dillenberg reviewed the revisions to the Admissions and Continued Occupancy Policy for Public Housing. These revisions were high-lighted in a typed summary that was drafted by Rebecca Salzman. Commissioner DeWall commented on 10.1 Preference in regards to a displaced person by government action. Commissioner DeWall requested that the AHA add language to clarify this provision exclude those that are displaced by government action due to drug abatement. Commissioner Groat commented on 20.1 referencing the 30 day notice to move and asked Ms. Dillenberg to check on state law for 28 day vs. 30

day. 20.2 B. delete language “a history of late rental payments”. The word “suitability” will be stricken from Leasing Policies paragraph #5 on page 29.

**Motion to Approve Revisions: By Commissioner Groat.**

**Motion seconded: By Commissioner DeWall.**

**Motion carried: Yes.**

After review and discussion, Chairperson Schmidt called for a motion to approve all department/program reports as submitted.

**Motion to approve: By Commissioner Groat.**

**Motion seconded: By Commissioner DeWall.**

**Motion carried: Yes.**

**Any other Business:**

Ms. Dillenberg informed the board members that a REAC physical inspection was completed on selected public housing properties. The score was less than 100% due to dings in siding, heaved cement from the winter weather and other minor point deduction. The inspector was a national known expert in UPCS and REAC inspections.

Ms. Dillenberg stated that the presentation of the 2008 community partnership award would take place on March 18 at the common council meeting. Chairperson Schmidt confirmed he would be present to assist Ms. Dillenberg.

Ms. Dillenberg informed the commissioners that she wanted to increase the salary of the finance coordinator as he was performing higher level work and duties associated with the finance manager position while in training. Discussion followed. The board agreed with Ms. Dillenberg.

**Adjournment:**

With there being no further business before the board, Chairperson Schmidt called for a motion to adjourn the regular meeting of the board of commissioners.

**Motion to Adjourn: By Commissioner Groat.**

**Motion seconded: By Commissioner DeWall.**

**Motion carried: Yes.**

**Certification: I hereby certify that the foregoing minutes were duly adopted by the Board of Commissioners this 16<sup>th</sup> Day of March, 2009.**

\_\_\_\_\_ Debra Dillenberg, Board Secretary  
Seal