

CITY OF DODGEVILLE HOUSING AUTHORITY

Monthly Regular Board Meeting
100 E. Fountain Street
Dodgeville, WI

November 13, 2024, 10:00 a.m.
In Person Meeting – Dodgeville City Hall
& Virtual

Join Zoom Meeting

Meeting ID 871 7367 9351

Passcode: Dodgeville

- Certification of Public Notice and Approval of Agenda
- Approval of Minutes from October 9, 2024
- Financials
 - ✓ October
- Program updates
 - ✓ Status of program
 - ✓ PIC Monitoring
- Other Business
 - ✓ WRRP Landlord Grant update and application approvals
- Next meeting
 - ✓ Scheduled - November 13, 2024
- Motion to Adjourn.

Dodgeville Housing Authority (DHA) Minutes, October 9, 2024

Present at Dodgeville City Hall: Commissioners Terry Edwards, Tom DeVoss, John Ziehr, Jeff Thomas and Mary Pipal. Present via Zoom: Commissioner Gretta Stilson and Representing Allegiant Property Management, Cindy Knutson. Excused: Commissioner Patricia Rock.

Chairman Edwards called the meeting to order at 10:03 a.m. Jeff Thomas made the motion, Mary Pipal second, to approve the Certification of Public Notice and Agenda. Motion passed unanimously. Terry Edwards presented the minutes from the September 11, 2024 meeting. Tom DeVoss made the motion, John Ziehr second, to approve the minutes as presented. Motion passed unanimously. Cindy Knutson presented the financial report for September, 2024. Gretta Stilson made the motion, Mary Pipal second, to approve the financial report as presented. Motion passed unanimously.

Program Updates:

- Cindy Knutson provided the Housing Choice Voucher program update. DHA currently has 53 lease-ups, down three from the amount reported at the time of last month's review. There are 15 potential clients on the waiting list with an additional seven vouchers issued but not yet leased.
- There was no PIC monitoring report because of a systems error.

The following was reviewed under New Business:

- Tom DeVoss made the motion, John Ziehr second, that DHA approve the following applications under the Landlord Grant Program: 1. Charles Rolli in the amount of \$6,618.42. 2. Jeff Thomas in the amount of \$3,750. 3. East Chapel, LLC in the amount of \$8,500. 4. Bob Kratochwill in the amount of \$7,500. Additionally, as part of the motion, landlords will be limited to two applications under the program in 2024. Motion passed with Jeff Thomas abstaining.

The following was reviewed under Old Business:

- Cindy reported the following as a result of questions raised from a HUD conference call. 1. Allegiant is working with HUD to determine a date when the next Dodgeville SEMAP report is due. 2. NSPIRE is a new inspection protocol introduced by HUD, with a final date for implementation not yet determined. 3. The HUD-VASH program is an assistance program for Veterans that is handled through WHEDA.
- Cindy reported that, according to the two-year tool, DHA is not in a funding shortfall and can continue to issue vouchers.
- Terry reported that following a request from HUD, he provided the agency a copy of our latest contract with Allegiant.
- Cindy gave an update on the recent WAHA conference, and reported that commissioner training packets were not made available.

The next meeting of DHA will be held Wednesday, November 13, 2024 at 10:00 a.m. at Dodgeville City Hall, with a Zoom option available. There being no further business, Tom DeVoss made the motion, Gretta Stilson second, to adjourn the meeting at 10:32 a.m. Motion passed unanimously.

Respectfully submitted,
Terry Edwards, Acting Secretary

Dodgeville Housing Authority
Profit & Loss
October 2024

	Oct 24
Ordinary Income/Expense	
Income	
Operating Revenue	
3410.00 · Revenue - HUD Grants	25,746.00
3410.01 · Revenue - HUD Admin	3,423.00
Total Operating Revenue	29,169.00
Total Income	29,169.00
Gross Profit	29,169.00
Expense	
Administration	
4190.01 · Office Expense	65.00
4195.00 · Management Fees	2,738.40
Total Administration	2,803.40
HAP	
4715.01 · HAP Occupied Units	23,711.00
4715.04 · HAP Utility	592.00
Total HAP	24,303.00
Total Expense	27,106.40
Net Ordinary Income	2,062.60
Net Income	2,062.60

Dodgeville Housing Authority
Profit & Loss YTD Comparison
October 2024

	<u>Oct 24</u>	<u>Jan - Oct 24</u>
Ordinary Income/Expense		
Income		
Operating Revenue		
3410.00 · Revenue - HUD Grants	25,746.00	261,217.00
3410.01 · Revenue - HUD Admin	3,423.00	35,859.00
Total Operating Revenue	<u>29,169.00</u>	<u>297,076.00</u>
Total Income	<u>29,169.00</u>	<u>297,076.00</u>
Gross Profit	29,169.00	297,076.00
Expense		
Administration		
4190.01 · Office Expense	65.00	1,958.00
4195.00 · Management Fees	2,738.40	28,686.80
4395.00 · Membership Fees	0.00	70.00
Total Administration	<u>2,803.40</u>	<u>30,714.80</u>
HAP		
4715.01 · HAP Occupied Units	23,711.00	248,803.00
4715.04 · HAP Utility	592.00	6,602.00
Total HAP	<u>24,303.00</u>	<u>255,405.00</u>
Total Expense	<u>27,106.40</u>	<u>286,119.80</u>
Net Ordinary Income	<u>2,062.60</u>	<u>10,956.20</u>
Net Income	<u><u>2,062.60</u></u>	<u><u>10,956.20</u></u>