HOUSING AUTHORITY OF THE CITY OF NEW LONDON

505 Division Street ▪ New London, Wisconsin 54961
Phone: (920) 982-8509 Fax: (920) 982-8613

MEETING NOTICE

Housing Authority of the City of New London
Franklin Park Apartments
505 Division Street
New London, Wisconsin 54961
Monday October 26, 2020, 3:30 P.M.

1. **Call to Order.**
2. **Roll Call.**
3. **Approval of Agenda.**
4. **Approval of Minutes–September 28, 2020**

5. **Resident Concerns—10 minutes.**

6. **Statement of Accounts, Approval of Bills and Financial Report –none, 9/30 fiscal year.**

Correspondence: Shelter, Fresh Air, Rad, Air conditioning quote sunroom, FPA 50th Anniversary on hold due to covid, and Misc.

7. **Old Business:**
   A. **Resolution 60-01202020 Lobby flooring. (Waiting on available funding and samples.)**

8. **New Business:**
   A. Resolution 124-10262020 Updated Utility Allowances & Fair Market Rents for the Section 8 Housing Choice Voucher program.

   B. Resolution 125-10262020 New London Housing Authority updated Signature Cards for First State Bank; Board Chair, Vice Chair, and Executive Director.

Capital Funds: 104,883.00

9. **Management Agent's Report.**
   A. Occupancy Report.
   B. Section 8 reports.
10. **Adjourn.**

Next scheduled meetings are on Mondays at 3:30 PM; 11/30/20, 12/21/2020 and 01/25/2020
(Posted 10/22/2020 at Franklin Park Apartments, New London City Hall WPPI Energy, and New London Library)

The Housing Authority supports equal housing opportunities for all persons.

Housing Authority of the City of New London
Regular Meeting **September 28 , 2020** at Franklin Park Apartments.

Call to Order: A. Herminath; Board Chair, called the meeting to order at 3:35PM

Members Present: C. Handrich, A. Herminath L. Shaw, Call-in; present by speaker Phone: H. Opperman.
Members Absent: P. Franzmeier.

Staff Present: L. Marker.
Others Present: D. Asman.

Approval of Agenda: Motion by H. Opperman, second by C. Handrich, All voting aye, and motion carried.
Approval of Minutes: Motion by C. Handrich, Second by L. Shaw.
Approval of the Meeting Minutes for August 31, 2020 all voting aye, and motion carried.
Resident Concerns- Resident commissioner comment: resident are doing laundry on 5th floor before and after laundry hours; at Franklin Park Apts.

Statement of accounts, approval of payment of bills: the approval of bills paid for 08/01/2020-08/31/2020Check#22267-22249 lincluding one online payments, voided check 0, 0-capital fund check $0.00. $12493.16 total, Section 8 checks#24592-24616= $21,584.00Total, section 8 a/p check #16090-16091 Total $410.52 Motion by C. Handrich, second A. Herminath, All voting aye, and motion carried.

Correspondence: Shelter, Fresh Air, Rad, Air conditioning quote Sunroom, FPA 50th Anniversary (on Hold Due to Covid 19), Sunroom Roof Review Due to Covid Cost increase; building materials, and Misc.

Old Business: A. Resolution 60-01202020 Lobby flooring. Carried over till (waiting on Available funding.)

New Business:

A. Resolution 122-09282020 welcome, Lori Shaw; to fill Maxine Cristy board member seat for New London Housing Authority and Franklin Park Apartments. Motion by C. Handrich, Second by A. Herminath, All voting aye, and motion carried.

B. Resolution 123-09282020 A. Laundry Charges; Top washer $1.00; no change, Front load washers $1.75; no change, 5th floor dryer $1.00; no change, 4th and 2nd floor dryer $0.75; will increase to 1.00, 2nd floor front load dryer $1.25; no change. B. Current passbook rate.01% will go to .05%. C. Tenant Bad Debit write off; approved. Motion by H. Opperman, Second by C. Handrich, All voting aye, and motion carried.

Capital Fund: $104,883.00

Management Agent's Report: FPA 98% occupancy FPA. Section 8 Voucher:60 vouchers 0 leased, 0 searching vouchers, $21,584.00 total vouchers funded for 08/01/2020.

Adjournment: 4:18 PM Motion by A. Herminath, Second by C. Handrich, all voting aye, and motion Carried.

Respectfully Submitted:

Laura Marker Date

Executive Director

Approved by:

A. Herminath Date

Board Commissioner

Next Meetings Scheduled: Next scheduled meetings are on Mondays at 3:30 P.M. October 26, 2020, November 30, 2020 and December 21, 2020.

NLHA New London Housing Authority
505 Division St., New London, WI 54961 Phone: (920) 982-8509 Fax: (920) 982-8613

RESOLUTION 124-10262020

Updated Utility Allowances & Fair Market Rents for the Section 8 Housing Choice Voucher program.

BE IT HEREBY RESOLVED that the above Resolution is Passed and Adopted by the New London Housing Authority Board of Commissioners at the Monthly Meeting.

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Arien Herminath
Board Chair

I, Laura Marker, Executive Director of the Housing Authority of the City of New London, Wisconsin, do hereby certify that the above Resolution is a true copy of the Resolution adopted by the Housing Authority of the City of New London on the 26th day of October, 2020.

_____

Laura Marker
Executive Director

Utility Allowance Schedule

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furished utilities and appliances.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Appro
No. 2577-01
exp. 7/31/20

Date (mm/dd/yyyy):

Locality:
New London Housing Authority, WI

Unit Type: **Single-Family (Detached House)**

Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
	Monthly Dollar Allowances					
Heating						
a. Natural Gas	$18.00	$21.00	$24.00	$28.00	$31.00	$35.0
b. Bottle Gas/Propane	$52.00	$62.00	$73.00	$83.00	$94.00	$105.0
c. Electric	$56.00	$65.00	$77.00	$88.00	$100.00	$111.0
d. Electric Heat Pump	$29.00	$34.00	$41.00	$46.00	$51.00	$56.0
e. Oil / Other						
Cooking						
a. Natural Gas	$1.00	$1.00	$2.00	$2.00	$3.00	$4.0
b. Bottle Gas/Propane	$3.00	$3.00	$5.00	$8.00	$10.00	$11.0
c. Electric	$4.00	$5.00	$7.00	$10.00	$12.00	$14.0
Other Electric & Cooling						
Other Electric (Lights & Appliances)	$24.00	$29.00	$40.00	$51.00	$62.00	$73.0
Air Conditioning	$1.00	$2.00	$4.00	$6.00	$8.00	$10.0
Water Heating						
a. Natural Gas	$4.00	$4.00	$6.00	$8.00	$10.00	$12.0
b. Bottle Gas/Propane	$11.00	$13.00	$17.00	$24.00	$29.00	$36.0
c. Electric	$15.00	$18.00	$23.00	$28.00	$32.00	$37.0
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	$22.00	$22.00	$27.00	$32.00	$36.00	$41.0
Sewer	$38.00	$39.00	$53.00	$67.00	$81.00	$95.0
Trash Collection	$15.00	$15.00	$15.00	$15.00	$15.00	$15.0
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	$11.00	$11.00	$11.00	$11.00	$11.00	$11.0
Refrigerator Tenant-supplied	$12.00	$12.00	$12.00	$12.00	$12.00	$12.0
Other--specify: Monthly Charges						
Electric Charge $14.70	$15.00	$15.00	$15.00	$15.00	$15.00	$15.0
Natural Gas Charge $10.33	$10.00	$10.00	$10.00	$10.00	$10.00	$10.0

Actual Family Allowances

To be used by the family to compute allowance. *Complete below for the actual unit rented.*

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	per month cost
Heating	$
Cooking	$
Other Electric	$
Air Conditioning	$
Water Heating	$
Water	$
Sewer	$
Trash Collection	$
Range / Microwave	$
Refrigerator	$
Other	$
Other	$
Total	$

Seal of Certified Compliance 2019

Utility Allowance Schedule

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approv
No. 2577-016
exp. 7/31/202

Date (mm/dd/yyyy):

Locality:
New London Housing Authority, WI

Unit Type: **Multi-Family (Garden/Apartment)**

Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
	Monthly Dollar Allowances					
Heating						
a. Natural Gas	$12.00	$14.00	$17.00	$19.00	$22.00	$25.0
b. Bottle Gas/Propane	$37.00	$43.00	$51.00	$58.00	$65.00	$74.0
c. Electric	$23.00	$27.00	$37.00	$48.00	$58.00	$68.0
d. Electric Heat Pump	$21.00	$24.00	$29.00	$32.00	$36.00	$39.0
e. Oil / Other						
Cooking						
a. Natural Gas	$1.00	$1.00	$2.00	$2.00	$3.00	$4.0
b. Bottle Gas/Propane	$3.00	$3.00	$5.00	$8.00	$10.00	$11.0
c. Electric	$4.00	$5.00	$7.00	$10.00	$12.00	$14.0
Other Electric & Cooling						
Other Electric (Lights & Appliances)	$16.00	$19.00	$27.00	$35.00	$42.00	$50.0
Air Conditioning	$2.00	$2.00	$3.00	$4.00	$5.00	$6.0
Water Heating						
a. Natural Gas	$3.00	$3.00	$5.00	$6.00	$8.00	$10.0
b. Bottle Gas/Propane	$9.00	$10.00	$14.00	$19.00	$24.00	$28.0
c. Electric	$12.00	$14.00	$18.00	$22.00	$26.00	$30.0
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	$22.00	$22.00	$27.00	$32.00	$36.00	$41.0
Sewer	$38.00	$39.00	$53.00	$67.00	$81.00	$95.0
Trash Collection	$15.00	$15.00	$15.00	$15.00	$15.00	$15.0
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	$11.00	$11.00	$11.00	$11.00	$11.00	$11.00
Refrigerator Tenant-supplied	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00
Other--specify: Monthly Charges						
Electric Charge $14.70	$15.00	$15.00	$15.00	$15.00	$15.00	$15.00
Natural Gas Charge $10.33	$10.00	$10.00	$10.00	$10.00	$10.00	$10.00

Actual Family Allowances

To be used by the family to compute allowance. *Complete below for the actual unit rented.*

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	per month cost
Heating	$
Cooking	$
Other Electric	$
Air Conditioning	$
Water Heating	$
Water	$
Sewer	$
Trash Collection	$
Range / Microwave	$
Refrigerator	$
Other	$
Other	$
Total	$

adapted from form HUD-52667
(7/2019)

INCOME LIMITS - 2020

Updated: June 1, 2020

ELIGIBILITY OF INITIAL APPLICANTS:

OUTAGAMIE COUNTY

# of Persons	(Voucher) Extremely Low (30%)	(Voucher) Very Low (50%)	(Public) Low (80%)
1	$18,150	$30,250	$48,400
2	$20,750	$34,600	$55,300
3	$23,350	$38,900	$62,200
4	$26,200	$43,200	$69,100
5	$30,680	$46,700	$74,650
6	$35,160	$50,150	$80,200
7	$39,640	$53,600	$85,700
8	$44,120	$57,050	$91,250

WAUPACA COUNTY

# of Persons	(Voucher) Extremely Low (30%)	(Voucher) Very Low (50%)	(Public) Low (80%)	Over Limit (120%) vl limits 50% * 2.4%
1	$15,100	$25,150	$40,250	$60,360
2	$17,250	$28,750	$46,000	$69,000
3	$21,720	$32,350	$51,750	$77,640
4	$26,200	$35,900	$57,450	$86,160
5	$30,680	$38,800	$62,050	$93,120
6	$35,160	$41,650	$66,650	$99,960
7	$39,640	$44,550	$71,250	$106,920
8	$44,120	$47,400	$75,850	$113,760

FAIR MARKET RENT 20-21

Updated: October 2020

OUTAGAMIE COUNTY

110%	0 BR	1 BR	2 BR	3 BR	4 BR
	$592	$619	$803	$1,103	$1,107
	651	680	883	1,213	1,217

Round down Always

WAUPACA COUNTY

110%	0 BR	1 BR	2 BR	3 BR	4 BR
	$500	$610	$734	$1,019	$1,136
	$605	$671	$807	$1,120	$1,249

Round Down always

UTILITY ALLOWANCES:

_____ **CHANGE**

_____ **NO CHANGE**

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RESOLUTION 125-10262020

New London Housing Authority updated Signature Cards for First State Bank; Board Chair, Vice Chair, and Executive Director.

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Arien Herminath
Board Chair

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Laura Marker
Executive Director

Apartment Status Report
Franklin Park Apartments
As of :10/26/20

97%

VACANTS

APT #	BDRMS BA	ADA unit	RENT	MOVE IN DATE	FINAL INSPEC.	FUTURE RESIDENT	EARNEST DEPOSIT	DEPOSIT DATE
304	1			11/01		R. taylor		
102	1			11/01		R. Martinez		
Total Vacants			**2**	**Total # of Vacants**				

NOTICES

APT #	BDRMS BA	ADA unit	ASKING RENT	CURRENT RESIDENT	M/O DATE	FUTURE	M/I DATE
310				jh	10/31	D Rusch	11/15
302				lb	10/31		11/07
Total Notices			**2**	**Total # of Notices**			

VMS DATA Worksheet **New London**

Month Ending: **1-Sep**

Voucher units leased-1st of month:	Litigation		Voucher HAP-1st of Month:	Litigation	
	1Yr Mainstream			1Yr Mainstream	
	Homeownership			Homeownership	
	MTW			MTW	
	Family Unification			Family Unification	
	Port OUT			Port OUT	
	HOPE VI			HOPE VI	
	Tenant Protection			Tenant Protection	
	All Other Vouchers	57		All Other Vouchers	
	TOTAL VOUCHER UNITS	57		TOTAL HAP	20,211
Voucher Units-End of Month:	Voucher Units leased Last Day of Month	57	Voucher HAP-After 1st of month:	Voucher Prorated HAP for NEW contracts effective after 1st of month	-
				EOP	2
Memo Reporting:	Fraud Collected	50		New leased Vouchers	0
	FSS Forfeitures			53 in	
				7 out	
PORT INS Administered	Port IN Units	0	Vouchers Issued but not under leased at end of month:		0
	Port IN HAP	0	vouchers issued but not leased cumulative Total		8