

# WCHA Regular Meeting Agenda

**1/24/2022**  
**3:30 p.m.**  
**WCHA Community Room**  
**410 E. Eureka Ave., Eureka, IL 61530**

**Please review and bring:** Regular Board Packet

- ❖ Call to Order, Roll Call
- ❖ Motion to approve December 20, 2021 Regular Meeting Minutes
- ❖ Recognition of Guests/Audience Participation
- ❖ Committee Reports
  - Finance committee
  - Personnel committee
  - Visionary committee
- ❖ Executive Director's Report – Motion to approve Financial Reports & Review November 30, 2021
  - Vacancies
  - Section 8
  - HUD
  - Rural Development –
  - Maintenance – Work Order Report
  - Evictions
- ❖ Resident Council Report
- ❖ Old Business
  - Discussion of possible approval of By-Laws Updates – Tabled
  - Update to Operating Reserve Litigation
- ❖ New Business
  - FY2020 Audit
  - Discussion and possible approval of Updates to Housing Choice Voucher Payment Standards (Resolution 2022-01)
  -
- ❖ Adjournment

The **next scheduled Regular meeting** will be held in the community room of the WCHA office at 410 E. Eureka Avenue, Eureka on February 28, 2021.

## **WOODFORD COUNTY HOUSING AUTHORITY MISSION STATEMENT**

**To serve and empower the citizens of Woodford County by providing adequate and affordable housing with proactive administration of programs to promote self-sufficiency and improve the quality of life.**

**Woodford County Housing Authority  
Regular Board Minutes**

Regular Board Meeting held at Eureka Community Room **January 24, 2022.**

Vice-Chairperson Boschulte called the meeting to order at 3:44 p.m.

Those present were: Vice-Chairperson, Diana Boschulte; Chairperson, Tammy Prather (via zoom); board members; Eric Pigman; Dale Greenhalgh; Laura Siscoe; Dorothy Kelso; and Diane Gregoire, Executive Director.

Com. Siscoe made a motion to approve Regular Meeting minutes from December 20, 2021, 2<sup>nd</sup> by Com. Greenhalgh, motion carried.

**Recognition of Guests/Audience Participation: no guests**

Finance committee – nothing  
Personnel committee – nothing  
Visionary committee – nothing

**Director's Report**

**Financial Reports & Review:** As presented and reviewed for November 30, 2021 Low Rent was under by \$1286.46, HCV was under in Admin. Fees \$.56 and HAP was under \$777.00, Prairie Haven under budget by \$7725.57, Washburn under by \$2323.19, Prairieton was under by \$2359.80 and Management Fund under by \$413.09. Com. Pigman made a motion to approve the financials as presented, 2<sup>nd</sup> by Com. Siscoe, motion carried.

**Vacancies** – As of January 24, 2022, we have 3 at South Haven and 1 at Prairie Haven. This is still very good.

**Section 8** – Diane explains that for December we had 191 in payment and spent \$79,927 and the average payment was \$418, one Hard to House families 84 elderly/disabled households with 2 portables.

**HUD** – They checked on our progress on vacancies, more online and will give us more info on PBV.

**Rural Development** – They would like our audit but we do not have it at this time.

**Maintenance** – They are working on unit turns and always do emergency work orders first so list is a little longer.

**Evictions** – There is one out but it is not to the attorney yet.

**Resident Council Report** – Nothing at this time.

**Discussion and possible approval of By-Laws Updates** – Tabled at this time up for next meeting.

**Update on Operating Reserve Litigation** – Have not heard from them., still waiting.

**Audit** – The audit is done and Diane will give a copy once received.

**Discussion and Possible Approval of Updates to Housing Choice Voucher Payment Standards (Resolution 2022-01)** Diane explains that training with HUD recommended that we set our Payment Standards to 110% of the FMR. We have update them. Com. Siscoe makes a motion to approve the Updates to the Housing Choice Voucher Payment Standards as presented, 2<sup>nd</sup> by Com. Greenhalgh, motion carried (Siscoe, Y; Greenhalgh, Y; Kelso, Y; Pigman, Y; Prather, Y).

Com. Pigman makes a motion to adjourn 2<sup>nd</sup> by Com. Siscoe, adjourned at 4:21 p.m.

Respectfully submitted,

Respectfully submitted,

Diane Gregoire  
Executive Director

Diana Boschulte  
Vice-Chairperson