

TOMAH PUBLIC HOUSING AUTHORITY

City Hall Annex – 107 E Milwaukee St, Tomah WI 54660

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02/24/2022

MEETING NOTICE

The City of Tomah Public Housing Authority (TPHA) will hold a meeting on Thursday, March 3, 2022 at 4:00 P.M. at Kupper-Ratsch Senior Center, 1002 Superior Av, Tomah, WI.

NOTE: Meeting is open to attend in person or via teleconference as follows:

VIA TELECONFERENCE
CALL 571-317-3122 GO TO MEETING
MEETING ID: 674-282-333 #
Audio PIN: #

AGENDA

- 1) Call Meeting to Order & Roll call
- 2) Reading & Approval Minutes of:
 - A) February 2, 2022 meeting
 - B) February 9, 2022 special meeting
- 3) Financial – Review & Action:
 - A) Approval of Accounts Payable/Bills
 - B) Cash & Investment Report
 - C) Rental Property Recap Reports
 - 1) Rent Manager software upgrade installed 02/09/22 with implementation of new features in progress
 - D) Financial Statements
 - 1) FYE12/31/2021 onsite audit completed 2/16/2022; Audit Report estimated issued/completed 004/2022
- 4) Lawn Care & Snow Removal Proposals/Bid: Review & Select
- 5) Discussion and action on revised Community Development/Housing Executive Director job description
- 6) Public Housing – Lakeside Apartments
 - A) Capital Improvements Projects recap of cost & status of work progress to date Interior Apt Rehabs
 - B) Discussion & reauthorization, following hold that was put in place on 05/06/2020 due to COVID, to proceed on TPHA intend to request HUD Approval to remove its entire public housing inventory (residential and non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract and the Declaration of Trust/Declaration of Restrictive Covenants. TPHA shall request this approval from HUD under the demolition/disposition laws at Section 18 of the 1937 Act and 24 CFR part 970 or Rental Assistance Demonstration Program (RAD) and convert Lakeside Apartments - 28 Public Housing Family units to tenant based or project based assistance with TPHA establishing a separate legal entity to serve as owner. The conversion will streamline agency operations with the elimination of public housing program requirements and consolidation of U.S. Dept. of HUD programs into one reporting & funding source under the Housing Voucher Program and the conversion result in 28 additional tenant based vouchers that would expand available affordable housing.
- 7) Section 8 Housing Voucher Program
- 8) Tomah Manor, 905-907 Maple Grove St & 504 Waterman Av
 - A) Annual apartment inspections & repairs scheduled the week of 04/18/2022
 - B) Charter/Spectrum bulk TV service contract and propose addition of bulk internet service

^ Motion to Adjourn

Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Rebecca Weyer, City Clerk, 819 Superior Avenue, Tomah, WI 54660