

Tonight's agenda:

1. Guest speaker Joe Rupnik, Executive Director, Sheboygan Housing Authority
2. Introduced by Jana Keller
3. LWVW Issues Briefing (Kristin Casey-Booth)
4. December social at 3 Sheeps Brewing Company (Nona Benning)
5. Treasurer's report (Dhany's Andrus)
6. Development (Sus Grassie)
7. 2019 Youth Voter Registration Project grant (Maive Quinn)
8. Nominating Committee (Nona Benning, Sus Grassie)
9. Upcoming events (Luan Burton)
10. Join us at Paradigm following tonight's meeting



Welcome newcomers

Meeting called to order 6:34

For visitors, Luan Burton – president – gave a description of the League – non-partisan non-profit. Membership in our org includes WI and US league, applications in the back
4 visitors – Diane Pauly, Dave Pauly, another visitor non-member Judy Hartman,

What is a Housing Authority?

- Purpose:
 - provide safe, sanitary, affordable housing where private enterprises cannot
- Why public rather than private?
- Governed by a Board of Commissioners
 - appointed by Mayor, confirmed by Common Council
 - Commissioner responsibilities?



Guest Speaker: Joe Rupnik from the Sheboygan Housing Authority
Governmental entity, non-profit but not charitable.

Exist under state statute, with cooperative agreement with city of Sheboygan
1968 origin

Originally these were elderly only, but have evolved to meet income-driven low income housing

Little interest from private investors because it's not profitable

Committee run, Mayor appoints, but serve at the pleasure of the mayor but it doesn't answer to the city

HUD understanding and funding opportunities

240 public housing units

Buildings:

105 units at Wasserman

105 units at Tamarak

24 family units on Georgia Ave built 1982

12 units – Niagara, special purpose use building. Several tenants who require 24hr care.
Not staffed by SHA, but by health care provider

80 units - Ontario, multi-family development, financed by WHEDA, SHA is just landlord

48 units - Broadway in Sheboygan Falls – a separate Housing Authority. SHA manages Sheboygan Falls Housing Authority as a contract or management agent since 1978.

Tenant Qualifications

- What are the income and asset limits?
- Elderly (over 55)
- Disability
- Other?
 - How are income limits, age, disability, other qualifiers are verified: interview? Paper documentation?
- Does SHA have a waiting list?



Payment is on a deduction-based credits against income

No asset limits for this kind of housing. They count income only you earn off your assets.

Charter is to provide clean decent and safe housing

Income limits – change from year to year – set by HUD – focus on low and extremely low income in the community. 1 person – Low income = 26,100/yr, extremely low 15,700/yr. Average Sheboygan tenant has only 1000 a month or 12k a year.






Preference for elderly, disabled, residency (city of Sheboygan) but they can service anyone legally here, homeless (salvation army and safe harbor) but there are other kinds of homeless in our community.








300 households on the waitlist

Verifications of eligibility for the service every year after the first assessment

Not a service provider – historically, just the landlord but since so many of the tenants have multiple challenges – they started a tenant council. Tenants wanted someone on staff to help them plug into services they weren't navigating on their own. SHA petitioned for and was approved to provide this role.

Service Coordinator – paid for by a ROSS grant. This person is a social worker who is available to all the public housing families. Since subsidized housing counts negatively against you when you move into public housing (\$15 versus \$200 month on SNAP), Coordinator works with Sheb Co food bank – who delivers 2x a month to the buildings.

<p>Funding</p> <ul style="list-style-type: none"> Tenant Rent (capped at 30% of tenant's monthly income) HUD (Federal agency; Mission of HUD?) WHEDA (State agency; Mission of WHEDA?) Other??? SHA receives no funding from the City. SHA is exempt from property taxes so makes annual "Payment in Lieu of Taxes" 	<p>SHA also manages the Housing Choice Voucher program. HUD pays 1/3, tenant pays 1/3 of gross monthly income. In this program, the tenant can find any housing, rather than a property managed by SHA. \$370 the ceiling for a 1 bedroom fee.</p> <p>HUD is a huge agency – red tape – Many many types of HUD programs. Tons of community reinvestments HSC pays their bills with tenant rent and receive 2 grants per year: typically 190k/year from Capital grant and an Operating grant which defrays the cost of utilities.</p> <p>Q: Washington School apartments - not SHA but the Gorman & Company used tax credits to renovate Washington School. A portion of their units are 'affordable' rent, lower than market value.</p>
<p>Summary</p> <ul style="list-style-type: none"> Semi-autonomous, not-for-profit public corporation Mission: provide housing options for low to moderate income tenants Tenants must meet eligibility criteria Service coordinators help tenants with: many things Not part of City budget – makes annual payment to the City. Funding comes from rent, and state and federal subsidies 	<p>HUD plans to eliminate public housing Every year the contract for capital funds requires an agreement for 20 years but it limits the amount of improvements that can be done on the properties. HUD doesn't have enough money to fund the projects fully. SHA has tried to work around this with the Wasserman building – they'll use tax credits for total 15m renovation on that building. Tax credits: values of tax credits dropped to 64c rather than 1.09 and SHA couldn't afford to use tax credits til now. Value of credits is coming back.</p> <p>HUD wants to eliminate public housing partly because across the US the housing stock is aging and it's too expensive to maintain or renovate. Gets HUD off the hook for the physical property but allows them to support the service end at a higher level.</p>
<p>Issues Briefing 2018 <small>(Kelli Casey-Scott)</small></p> <ul style="list-style-type: none"> Post-election Review of Election Security in Wisconsin by Megan Wolfe, Intern Administrator, Wisconsin Elections Commission City of Racine Water Diversion Challenge presentation by Joel Hebrath-Brylin, Attorney, Midwest Environmental Advocates Wisconsin Crisis Games Panel: United by Love - United Against Hate: Building an Inclusive Community Panel: The Role of Media in Our Democracy  <p>www.lwsheboygan.org/events</p>	<p>Tabled for March meeting</p>
<p>Social <small>(Hera Berings)</small></p> <p>December social at 3 Sheeps Brewing</p> 	<p>2 teams of 6 people in December. Team Defenders of Democracy and Team Blind Leading the Blind It was great fun and we should do it again!</p> <p>Look for a February facebook invite.</p>
<p>Treasurers Report <small>(Sheryl Antkus)</small></p> <p>Treasurer's report was shared via email reminder</p> 	<p>Ytd – our fiscal year ends on May 30 We are switching to Quickbooks. All following reports will have that new format.</p>
<p>Development <small>(Sue Grasse)</small></p> <p>Results of year-end fundraiser Donate via PayPal Donate to the banner fund (Maive Quinn)</p>	<p>The dues we pay go to the State and National League. We need to fundraise to carry out our own endeavors. Last month we made it easy for us by adding PayPal/debit/credit card donate online in addition to in-person and by mail With our league growing and taking on more, we have a need to generate more funds.</p> <p>End of year plea only generated only \$10. It's an investment in our future. Please consider getting involved and making an additional gift – perhaps monthly – as we ramp up to 2020 election and 100 year anniversary.</p> <p>See Sue Grasse to get to work on this committee!</p> <p>SIGN UP FOR THIS COMMITTEE – send an email to SUE</p>

	<p>Banner fund – Maeve</p> <p>Targeted ask to raise money for the banner fund – we’re a visual society. We need these types of resources to tell the story of LWV.</p>
<p>Youth Voter Registration</p> <p>(Maeve Quinn)</p>  <p>2019 Youth Voter Registration Project Grant</p> <p>Training webinar from LWV Education Fund</p> <ul style="list-style-type: none"> Monday, January 14th at 12:00 PM EST Tuesday, January 15th at 12:00 PM EST Wednesday, January 16th at 12:00 PM EST Thursday, January 17th at 12:00 PM EST <p>You need only attend one of the four offered webinar times below. After signing up, you will receive instructions for connecting to the webinar on your chosen day. If circumstances are not able to make any available time, we will furnish a recording, and/or other relevant educational materials.</p> <p>To register: https://www.lwv.org/webinar/20190114/20190115/20190116/20190117</p> <p>We will provide you the link, just ask!</p>	<p>Great news!</p> <p>\$1000 Grant from national LWV for materials. This gets us a presence in different high schools and secondary schools locally.</p> <p>Our goal: Registering new 18yr olds – in addition to the regular registration activities.</p> <p>The committee will focus on setting up voter registration sessions in 10 high schools or colleges prior to the April 2 election. This targeted focus will require a redesign of our materials as well as a new system to organize all of our helpful registration documents.</p> <p>Additionally the committee is trying to get more visual in the community. We are thinking of doing a brat fry to raise awareness about voter registration (bonus - raise some money for banners!)</p>
<p>Nominating Committee</p> <p>(Hona Being, Sue Gross)</p> <p>Open board positions</p> <p>Membership Interest Survey</p> 	<p>We have an immediate need Diversity chair right away. Several other open roles.</p> <p>Survey to come – please step forward and grow into a leadership role</p> <p>We will help you.</p>
<p>Upcoming</p> <p>Upcoming events:</p> <ul style="list-style-type: none"> Enough is Enough book discussion Thursday, January 24 at 6:00 p.m. Mead Public Library Public presentation on coal-tar pavement sealants Wednesday, February 6 at 6:00 p.m. at Meadwest Diversity, Equity, and Inclusion workshop Monday, February 18 at 6:00 p.m. at Mead Public Library Facilitated by Alexandra Nugent and Rev. Len Cady-Wilke 	<p>Enough is Enough – reading the book is not required but you can check out the book at the library</p> <p>Flyers on the back table for the Pavement Sealants session and Enough is Enough.</p> <p>DEI session: Call for Diversity Equity and Inclusion Chair and committee.</p> <p>The League has identified its lack of racial, economic, age, and social diversity as an impediment to achieving its mission and as a barrier to greater impact and growth. Equity prioritizes efforts to ensure the most underserved and marginalized among us has as much of an opportunity to succeed as the most well-served and advantaged. Going forward the League is adopting a bottom-to-top- and a top-to-bottom action agenda to advance diversity, equity, and inclusion in its own ranks as well as in its core work.</p> <p>The facilitators for the DEI event also run a group called CORE: Conversation on Race and Equality</p> <p>PLEASE COME TO THESE 3 presentations – particularly the DEI presentation. It will help us become better community outreach champions</p>
<p>Social</p> <p>Join us at Paradigm following tonight's meeting</p>  <p>www.lwvsheboygan.org</p>   <p>@LWVSsheboygan</p>	<p>Come visit after the meeting at Paradigm on N. 8th Street.</p>
 <p>Next meeting</p> <p>March 13, 6:30pm</p> <p>Mead Public Library - Rocca Room</p>	<p>Motion to adjourn 7:45pm</p> <p>Kristin</p> <p>2nd</p> <p>Nona</p> <p>Suggestion from the floor:</p> <p>½ day workshop for Robert’s Rules run by Roberts Rules of Order</p>