



# HOUSING COMMISSION MEETING MINUTES

WHEATON CITY HALL, 303 W WESLEY STREET, WHEATON, ILLINOIS 60187

Regular Meeting  
Thursday, August 13, 2020  
7:00PM

In accordance with Governor Pritzker's Executive Order, the regular meeting was held via Zoom with the public allowed to attend the meeting virtually.

## I. Call to Order

The regular meeting of the Wheaton Housing Commission was held via Zoom Meeting due to Governor Pritzker's Executive Order. Housing Commissioner Chair, Kristine Eisenmann, called the meeting to order at 7:08 pm on Thursday, August 13, 2020.

### Present:

Kristine Eisenmann, Chair	David Horton
Stu Johnson	Mike Rybinski
Jan Kay	Rochelle Favale
Andrea Rosedale – City of Wheaton	

### Absent:

Marcella Incarnati	Tom Zullo
Bill Gilbertson	

### Guests:

None

## II. Public Comment

### A. None

## III. Approval of Minutes

Commissioner Rybinski moved, and Commissioner Johnson seconded, a motion to accept the minutes of the January 9<sup>th</sup>, 2020 meeting. **The motion was unanimously approved by a voice vote.**

## IV. Correspondence

2020 Housing Assistance Summary

Group was presented with and reviewed data regarding the total number of applicants, those who are no longer in the program, and those who are on the waiting list

## V. New Business

- a) In-House visit suspension alternatives
  - i) Due to pandemic, in house visits must be suspended. The group decided for the current year, interviews will be conducted via telephone only. Commissioner Johnson moved and Commission Rybinski seconded to approve telephone interviews as the interview method for the year.
- b) CY2021 Modified Application Review & Approval
  - i) Group reviewed the modified application and agreed it has a better layout that forms used in the past

- ii) Group also decided that the interview packets will include more detailed information with regard to the applicant in order to obtain a larger picture as to the candidate's situation
- c) Approval of CY2021 Income Cap, Monthly Stipend Amounts & Proposed Budget for 2021
  - i) Group decided to increase the income cap to \$27,450 based on the following:
    - (1) For most years we have used 215% of the current Poverty Level.
    - (2) The base poverty level for 2020 = 12,760 (set in January by HHS)
    - (3)  $12,760 \times 2.15 = 27,450$ , the new income cap. That is a 2.2% increase over the 2019 cap of 26,850, higher than the last Social Security COLA of 1.7%

**Commissioner Johnson moved and Commissioner Rybinski seconded a motion to approve the new income cap for the CY2021. The motion was unanimously approved by a voice vote.**

- d) Review/Approve Housing Commission Homeowner/Renter Interview Questions
  - (1) There was not a copy of the recent questions included for review. Group will review at the next scheduled meeting.

**VI. Adjournment**

The meeting was adjourned at 7:39 pm

The next regular meeting of this commission will be held on Thursday, September 11, 2020.