



**HOUSING AUTHORITY
Minutes – October 5, 2022
In person at Planning Office
and via Zoom**

Call to Order: Chair Schulz called the meeting of the Housing Authority of Rock County to order at 9:04 AM on Wednesday, October 5, 2022.

Members present in person: Chair Supervisor Kathy Schulz

Members present via ZOOM: Supervisor Bill Wilson, Jason Heidenreich, Billy Bob Grahn and Michelle Ponkauskas

Rock County Staff present: Ilana Eisenberg (Office Coordinator) Andrew Baker (Planning Director)

Adopt Agenda: Supervisor Wilson made a motion to approve. Mr. Grahn seconded the motion. ADOPTED

Approval of Minutes from Meeting Held September 7, 2022: Mr. Grahn made a motion to approve. Mr. Heidenreich seconded the motion. ADOPTED

Citizen Participation, Communications and Announcements: Andrew noted that he was part of the review committee for grant applications submitted for services related to homelessness prevention. All good applications with a range of services offered. The applications submitted in the first round would not utilize the \$3 million allocation, therefore Human Services will reopen application period and work with existing applicants to determine if then would be able to utilize more funds than were initially requested.

State Update Regarding Goals in Analysis of Impediments to Fair Housing Document

Member Michelle Ponkauskas was asked prior to the meeting to give the Committee an overview of the lending process for home loans. Minimizing barriers to home ownership is generally one of the goals considered in the AI document. Supervisor Schulz would like to see more ways that we can help people become homeowners that desire to. Michelle stated generally 10% down payment is required (20% in secondary market) and an application cannot have any judgments or collections outstanding because those then may become a lien against the property. Medical collections may be exempt. Supervisor Schulz stated tax foreclosed properties may be an opportunity to get a house at a

reduced cost. However, the Down Payment assistance program the County offers requires inspections prior to approval. Inspections are not allowed on tax foreclosed properties. Billybob mentioned one thing the Committee can do is to help support and advertises the services provide by non-profits in the area, such as Community Action. Jason also suggested a flow chart with options for first time homebuyers.

Supervisor Schulz asked that a rep from ACTS in Beloit be at our meeting, but he was unable to attend. Andrew will reach out for the next meeting. Supervisor Schulz also asked the Neighborworks and Todd from WPHD be asked to attend. Andrew noted that Todd has indicated he has some suggestions to change the Down Payment Assistance program in a way that would make it more marketable and usable in the County. The Committee would like to hear more about that at the next meeting.

The Committee discussed not having a November meeting because County Board members are busy with the budget process at that time. Waiting until December would also give invited guests a chance to prepare. Therefore, the Committee decided the next meeting will by December 7 at 9:00.

Adjournment:

Mr. Grahn made the motion to adjourn at 9:52 am. Supervisor Wilson seconded the motion.
ADOPTED

Next meeting: 12/7/2022 at 9:00AM

Respectfully submitted,
Andrew Baker, Director