HOUSING AUTHORITY
Minutes – July 6, 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 9:00 AM on Wednesday, July 6, 2022.

Members present in person: Michelle Ponkauskas and Supervisor Bill Wilson
Members present via ZOOM: Chair Supervisor Kathy Schulz and Billy Bob Grahn
Members excused: Jason Heidenreich

Rock County Staff present: Andrew Baker (Planning Director)
Others present in person: Al Hulick, City of Milton Administrator
Others present via zoom: Todd Mandel, Wisconsin Partnership for Housing Development, Supervisor Mary Mawhinney, Alexis Stedman and Aaron Stroede (Legal Action).

Adopt Agenda: Supervisor Wilson made a motion to approve. Ms. Ponkauskas seconded the motion. ADOPTED

Approval of Minutes from Meeting Held June 1, 2022: Supervisor Wilson made a motion to approve. Mr. Grahn seconded the motion. ADOPTED

Citizen Participation, Communications and Announcements: Alexis Stedman from Legal Action introduced herself and provide a summary of the services planned in Rock County.

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

A. Possible Update on Proposed Family Services Housing Project. Andrew stated there is no update at this time.

Status of Program Implementation and Outreach Efforts
At this time Supervisor Wilson relayed his plan working to address the multiple housing related concerns that we face in in Rock County. There were many things that he and Supervisor Schulz learn from their meeting with Mark Perry at Community Action. This would be a county-wide initiative starting with a presentation to the County Board (probably after the budget cycle). Next

would be the formation of a Work Group made up of all involved parties (landlords, business, public and private/non-profit agencies, etc). The goal of the work group would primarily to address the limited housing stock at all ends of the spectrum. Supervisor Wilson suggested organizing the efforts into three categories in terms of making the case for taking action to address these concerns. First, provide background information regarding house demographics and the urban v. rural needs. Next, make the connection between housing and economic development. Finally, tie in the Humans Services component of the housing crisis (i.e. motel vouchers, homelessness, transitional housing, etc.) It may be beneficial to look for regional models, not just Wisconsin.

Supervisors Schulz suggested housing development targeting multiple income levels

Todd noted that a big challenge is what he refers to as "the missing middle," families that make a living wage but still cannot afford housing based on the current market or employment location.

Discussion with Milton City Administrator

Al Hulick introduced himself. Al has been City Administrator for eight years. Prior to that he was the Economic Development Manager in Janesville. He is on the Community Action Board and a past Board Member of United Way. He was invited by Chair Schulz to share his experiences with housing.

Al noted that this is a concern that no single entity can tackle. Levy limits make it nearly impossible for units of government to provide incentives for low income housing. Private developers still need to make a profit, 10-12% return on investment is standard. Also, there is many layers of affordable housing; affordable to own, affordable to maintain and/or affordable to rent. Even a "small" 1,000 sq ft apartment costs $150-$200 to construct based on current prices. New housing is helping as people uprade. Todd noted typical a family's third home is when they decide to build new, opening property for others. Al stated that subsidizing new development only assists the first owner. The price reduction is not transferred when the property is sold to the next owner. Ultimately, housing is market driving. Developers build what people want and what will make them profit. Multi-family development has all but stopped because of the price of materials.

Todd explained that government money is often has a lot of strings attached, such as our HOME funds. Many developers don't bother with it because of the compliance requirements, namely the period of affordability, which is 20 years regardless of the amount of the loan. Once the assistance reaches $500,000 to $1,000,000 it is more worthwhile. There is also labor wage requirements.

Chair Schulz asked how the River Flats Development in Janesville came to be. The City provided a large amount of TIFF money, the land was cheap and the developer got Low Income Tax Credits. The tax credits are very, very competitive and only available in Qualified Census Tracts. There are only a few in the County and only within Janesville and Beloit. Al noted that TIFF is the main tool a unit of government has, but it is local decision whether or not to use the limited TIFF capacity for housing. Another problem right now is that cost have gone up, but wages haven't kept pace therefore low income eligibility stays lower. All agreed this is a very complex topic.

Suggestions for Future Meeting Topics

Supervisor Schulz asked for continued updates in August, including possibly an update regarding the Legal Action which the staff agreed to. Supervisor Wilson will reach out to Forward Janesville regarding possible having another Housing Summit. He will also touch base with Administrator Josh

Smith about these goals.

Adjournment:
Supervisor Wilson made the motion to adjourn at 10:21 am. Ms. Ponkauskas seconded the motion. ADOPTED

Next meeting: 8/3/2022 at 9:00AM

Respectfully submitted,
Andrew Baker, Director