



**HOUSING AUTHORITY
Minutes – March 6, 2024
Planning Department Conference Room
2nd Floor Rock County Courthouse
51 S Main St, Janesville, WI 53545
And Via ZOOM**

Call to Order: Chair Schulz called the meeting of the Housing Authority of Rock County to order at 9:03 AM on Wednesday, March 6, 2024.

Members present in person: Chair Supervisor Kathy Schulz, Billy Bob Grahm, and Badri Balur

Members present via ZOOM: Katie Udell and Supervisor Bill Wilson (portion of meeting)

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

Rock County Board member present via ZOOM: Chair Richard Bostwick

Adopt Agenda: Request to move Supervisor Wilson's presentation toward the end of the agenda to allow him to join the meeting. Chair Schulz made a motion to approve. Mr. Grahm seconded the motion. ADOPTED

Approval of Minutes from Meeting Held February 7, 2024: Mr. Grahm made a motion to approve. Ms. Udell seconded the motion. ADOPTED

Citizen Participation, Communications and Announcements:

Action Item: Review and Consider Modifying the Rock County Policies and Procedures Manual for HOME, CDBG and Lead Funding Grants Related to Project Cost Maximum

Director Baker explained that there have been many requests to exceed the maximum loan amount of \$35,000, which is why it was decided it could be in the best interest to increase the maximum loan amount to \$50,000. This request is consistent with the State DOA rules and would be applied to CDBG and HOME requests alike. WPHD presently draws funds from one or both programs per project depending on eligibility. This increase would avoid potential delays in disbursement of funds due to approval times. Over \$35,000 loans can be waived by the Housing Authority, but that takes time. The lead abatement grant is not included in the \$50,000 cap cost as it is a forgivable loan/grant. WPHD has

reported to receiving larger projects recently requiring more funds than what were normal in the past. Motion to accept the proposal to modify and raise the maximum loan amount for HOME and CDBG projects from \$35,000 to \$50,000 by Mr. Grahn. Ms. Udell seconded the motion. Passed unanimously. CARRIED

Updates:

Continued Discussion Regarding a Strategy for County Budgeted Funds for Affordable Housing

Director Baker has been working along with James Otterstein (Economic Development Manager) to gather information about potential housing projects throughout the county. Andrew noted a slide provided by one developer that showed the difference between affordable housing in Dane versus Rock. The median income for Rock County is less than that of Dane County, meaning more rent change in Dane county in a structure that costs the same to develop. In other words, there is a higher finance gap in Rock County. There are between 8-10 projects that have come forward to possibly utilize the funds set aside by the County Board. The ARPA funds are provided by federal funding for community enhancement and does not need to be paid back. There are \$4.5 million allocate in this fund. Some of the current projects in the pipeline are as follows (in general):

Beloit (three projects)

- Plans for 108 low-income housing in the form of townhouses
- 50 units, 20 would be affordable and 30 would be of market value.
- 9 market value units and 46 being affordable housing.

Janesville

- There are 40 units to be built in one new building in the downtown area
- Conceptual plans to build 70 units near Rockport and S Jackson that would be affordable housing.

Milton

- 76 units of market rate apartments that could add affordable housing units in future phases.
- Single and two-family residential development project. Nine of these residences could be built as affordable housing with incentives.
- 4-unit townhomes that will be affordable housing. Currently under construction with a financial gap.

Edgerton

- A community based residential facility (CDBF) offering services for residents of ages 55 plus.

Analysis of Impediments to Fair Housing and Consolidation Plan Project (2024)

The request for proposal was published. Responses were reviewed by Janesville, Beloit and County staff. There were interviews conducted on March 5, 2024, and it was ultimately decided to work with a firm from Atlanta, GA called WNF Consulting. This planning process, between the two projects, would encompass addressing tenant access, legal aid, and fair housing practices just to name a few. There will need to be public hearing, listening sessions and surveys. The HA will be directly involved. The entire planning process would begin tentatively in April 2024 and conclude November 2024.

Action Item: Approval of Final Education Presentation for County Board and Authorize Request to County Board Chair to Include on Future Agenda for County Board

Supervisor Wilson confirmed that the Board Chair will have this on the County Board during the meeting on March 28, 2024, at 6 P.M. The time frame of the presentation will approximately be a duration of 15 minutes, ensuring that it short and factual. Supervisor Wilson reviewed revisions made since the last meeting. He will provide Director Baker a copy of the presentation along with the speaker notes to be shared with the rest of the Committee prior to the meeting.

Motion to approve this action by Chair Schulz. Ms. Udell seconded the motion. Passed unanimously. CARRIED

Discuss Meeting Schedule:

Next Scheduled Meeting is the Morning Following Spring Election

The next meeting will take place on April 3, 2024, which is the day after the election. The HA will remain with the same committee members until the County Board has been reorganized. Chair Schulz has competition in the election, Supervisor Wilson does not.

At the next meeting the HA would like a debrief of the County Board presentation and feedback from the Board. The HA will also like to continue the process of implementing the ARPA funds for affordable housing.

Adjournment:

Mr. Grahm made the motion to adjourn at 10:48 AM. Ms. Udell seconded the motion. ADOPTED

Next meeting: 04/03/2024 at 9:00AM

Respectfully submitted,
Ilana Eisenberg, Office Coordinator