



HOUSING AUTHORITY
Minutes – May 1, 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 9:04 AM on Wednesday, May 1, 2024.

Members present in person: Chair Supervisor Kathy Schulz, Supervisor Bill Wilson, Billy Bob Grahn, and Badri Balur.

Members present via ZOOM: Katie Udell.

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

Rock County Staff present via ZOOM: Olivia Smith, Child Protective Services (CPS) worker.

Others present via ZOOM: Erica Boehlke (County Board Supervisor).

Adopt Agenda: Supervisor Wilson made a motion to approve with the amendment to strike items 3 and 4. Mr. Grahn seconded the motion. Reason for striking these items (elections) is because the bylaws dictate when elections occur, which is separate from County Board reorganization. ADOPTED

Approval of Minutes from Meeting Held April 3, 2024: Supervisor Wilson made a motion to approve. Mr. Grahn seconded the motion. ADOPTED

Citizen Participation, Communications and Announcements: None

Rock County Board Budgeted ARPA Funds for Affordable Housing:
Review and Possible Decision Regarding Recommendation of Projects for Approval to the P&D Committee and County Board

James and Andrew reviewed the scores for the 11 projects that are proposed based on the ranking that the Housing Authority approved last meeting. As a reminder, the Housing Authority funds are to be a

supplemental form of funding for projects already in the works. In other words, these funds are intended to fill a funding gap. After much discussion, Ms. Udell offered the recommendation of using averaging total project cost of the top four scoring projects and offering 5% of that from County sources. This would result in allocating \$15,500.00 per unit for each project. The top projects based on the scoring card data are in the cities of Beloit, Janesville, and Milton.

Supervisor Wilson made a motion to authorize staff to negotiate with the top four applicants initially based on a per unit investment \$15,000.00 and keep applicant 5-7 in consideration. Chair Supervisor Schulz seconded the motion. Ms. Udell recommended amending the amount be modified to \$15,500.00 per unit, as initially proposed, with the staff to request more funds should it be deemed appropriate. Supervisor Wilson and Schulz agreed. Mr. Grahn noted that the that projects 8-11 be put on standby should one of the top seven projects not be considered. Passed unanimously. CARRIED

Update Regarding Planning Efforts

Director Baker began the discussion with going through the draft of the timeline submitted by Jennifer Petruzzello (City of Janesville: Neighborhood & Community Services Director) in reference to the HOME project review that will take place within the next 5-6 months. The current event calendar is a draft of the scheduling to take place with the outsourced consultant company from Atlanta, Georgia. The Housing Authority members requested to be added to the stakeholders list for interviews and input. The additionally requested which dates members could attend functions to be involved.

Suggestions for Future Meeting Topics

Chair Schulz questioned the process for the 5-year plan. It was explained that this was motive to have the outsourced consulting company become involved to create a beneficial organizational process to complete goals set. Mr. Grahn referenced the review of previous lists from years' past to compare which items have been completed. There is further discussion needed on point of interest when in reference to housing needs throughout the county. Possible site visits to projects either once completed or during construction as a follow up method. Supervisor Wilson recommended maintaining the conversation of housing for Rock County predominate. There have been requests of the presentation that was shown to the County Board by organizations such as Forward Janesville, YWCA, and many more that fall between the target groups affected along with smaller non-profits.

It was noted that annual elections of officers should take place at the next meeting. As per the bylaws, elections are to be held at the first meeting each year, but that was postponed because of committee vacancies.

Adjournment:

Mr. Grahn made the motion to adjourn at 10:33 AM. Supervisor Wilson seconded the motion. ADOPTED

Next meeting: 06/05/2024 at 9:00AM

Respectfully submitted,
Ilana Eisenberg, Office Coordinator