



HOUSING AUTHORITY
Minutes – June 5, 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, June 5, 2024.

Members present in person: Chair Supervisor Kathy Schulz and Billy Bob Grahm.

Members present via ZOOM: Katie Udell, Supervisor Bill Wilson, and Badri Balur.

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

Others present via ZOOM: Sheila Williams and Kelly Bedessem (City of Janesville)

Adopt Agenda: Supervisor Wilson made a motion to approve, Mr. Grahm seconded the motion with the amendment to strike items 3 and 4 (election of Chair and Vice Chair) and hold off until January 2025. Andrew explained elections were not held in January as the by-laws state because there was a vacancy on the Committee. The deletion of item 3 & 4 was made in a motion by Supervisor Wilson, Seconded by Ms. Udell. ADOPTED

Approval of Minutes from Meeting Held May 1, 2024: Supervisor Wilson made a motion to approve. Mr. Grahm seconded the motion. ADOPTED

Citizen Participation, Communications and Announcements: None

Discussion and Recommendation for County Board Consideration Regarding Funding to Continue Legal Action Services:

Chair Schultz explained that this service expires at the end of this year as the ARPA funding will be exhausted. Mr. Grahm requested that a Legal Action representative demonstrate a presentation before the Housing Authority and possibly an additional agency that is in the area that may also provide legal

assistance to be a part of the meeting and present relate findings in Rock County. It would be beneficial to know how many residents have benefited from their services and update the figures of evictions throughout the county. Rock County currently has the highest rate of eviction within the entire state of Wisconsin. Mr. Belur recommended not using taxpayer funds for this action but instead seeing if monies were available for donation from agencies such as United Way. Director Baker mentioned that the budget requests are due by August 1st for 2025. This service is contracted through Human Services/ Previously this program was funded by ARPA funds but that will no longer be available. Supervisor Wilson hopes to receive further information before the next Housing Authority meeting in July to be considered for recommendation. Chair Schultz noted that there were no further updates at this time but would be open for further discussion after the presentation.

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

Director Baker mentioned that the staff are proceeding to gather information from the top 4-5 developers from the list based on the direction provided at the last meeting. One project is on Rockport Road located in the City of Janesville near the river. It currently has preliminary approval, with 70 units of affordable housing. City of Beloit was to have the city council meet on Monday to make a final decision with the TIF funds. Two of the three initially proposed projects likely will be moving forward. Staff will provide an update at the next Planning and Development Committee meeting with a full explanation of discussion taking place on this subject. The possibility of creating and presenting a formal resolution or recommendation based on the findings to present before the County Board during the July meeting date. There was a question of how the verification of requirements for the low-income tax credits were being met by these future units and if copies of the documents would be presented to the County. There was interest to see if there was a mix in the size of units (criteria-wise) when it came to the scoring. This was seen to be a positive action considering the needs with the County. Ms. Udell suggested that the Planning Staff work through the final agreements and figures and then report back to the Committee for approval. The earliest date that a recommendation is likely June 27th, 2024, but more likely in July.

Update Regarding Planning Efforts:

Provide Feedback to Staff as to Priorities for Fair Housing and Consolidated Plan

There are meetings today and tomorrow for the public and other agencies to attend. A survey has been sent out through email to various recipients and is reported based on the user's geographical location. It is also available for access through social media sources. Director Baker discussed the consolidated plan overview. The HOME funds are going to create a good stock of affordable housing. These funds are include special programs (55/5/50) for seniors to have improvements made in their home. This removes some of the difficulties that seniors may face when trying to stay residing in their home. The hopes of feedback from the survey, in person meetings, and additional opportunities of outreach will benefit to identify the housing needs within the County. There is an analysis impediment for Fair Housing that considers both CDBG and HOME programs. A report proving that owing a home or creating affordable housing versus hotel/motel vouchers as more economical was requested. Final approvals of the findings gathered by and reported to the City of Janesville along with submitting this documentation to the County Board. Ms. Udell made mention of Michael Basford who is part of the Wisconsin Agency of Homelessness and to see if he would be available to speak with the County Board

in support of this effort.

Suggestions for Future Meeting Topics:

Meeting and a presentation provided by Legal Action as previously discussed. Continued discussion about the ARPA funds.

Adjournment:

Mr. Grahn made the motion to adjourn at 10:03 AM. Supervisor Wilson seconded the motion.
ADOPTED

Next meeting: 07/03/2024 at 9:00AM

Respectfully submitted,
Ilana Eisenberg, Office Coordinator