



HOUSING AUTHORITY
Minutes – October 2, 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, October 2, 2024.

Members present in person: Chair Supervisor Kathy Schulz and Badri Balur

Members present via ZOOM: Katie Udell, Supervisor Bill Wilson, and Billy Bob Grahm

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

Rock County Staff present via ZOOM: Christine Streich (Public Health Strategist)

Adopt Agenda: Mr. Grahm made a motion to approve. Ms. Udell seconded the motion. ADOPTED

Approval of Minutes from Meeting Held September 4, 2024: Ms. Udell made a motion to approve. Mr. Balur seconded the motion. ADOPTED

Citizen Participation, Communications and Announcements:

Christine Streich (Public Health Strategist) introduced herself. She joined the committee meeting as part of the community health improvement plan to learn more about how housing affects the health of the residents in Rock County.

Mr. Grahm gave thanks to everyone on the committee for the well wishes while recovery from surgery. He gave a special thank you to Ms. Udell.

Update Regarding Planning Efforts – AI and Consolidated Plan:

Director Baker began the discussion on this topic by mentioning the drafts of both plans that have gone out. Both plans cover three different jurisdictions in Rock County (Beloit, Janesville and the remaining portions of the County). The HUD has certain requirements or standards that dictate how information is

relayed, i.e. the consortium area versus summarized by partner entity. This is why much of the statistically and demographic information supplied in the reports is reflected as a county-wide. This drafted copy included more detail where it has previously been requested such as in the survey results. This last draft demonstrates that time is getting closer to bring the document before the public. There is uncertainty to the necessity of the final document being brought to the full County Board, but it will be presented to the Planning & Development and Housing Committees.

Ms. Udell commented on looking for more specific information to be included about Rock County and not just the cities. Some of the information was deemed too generic. There was also some health data requested to be documented in the report, such as trends and progress within the access of healthy foods or lead poisoning. The City of Janesville and Rock County staff compiled comments to the draft that were resolved by the consulted company. There was no mention if the City of Beloit had supplied their notes and requests for modification or addition in the document provided to County staff so it is assumed Beloit sent responses directly.

It is a much-improved draft, but there are areas that still need to be addressed and cleaned up before presenting a final report.

There was a bit of discussion of tax delinquent or foreclosed properties and the rights of owners.

Discussion Regarding Rent Abatement Policy Research:

Director Baker began this discussion by sharing a resource that Ms. Udell submitted. The definition of abatement was explained of how the tenant withholds a portion of the rent to encourage or until the time that the landlord makes improvements on the unit. This could be a viable option to implement for the residents of Rock County. The local building inspector would play a key role when considering if abatement would function. Director Baker mentioned that he would share with information with the municipalities to give options.

Suggestions for Future Meeting Topics:

Discussion of suggestions for future meeting topics were mentioned during the present meeting. The Corp Council would have to review how contracts or agreements were drafted to disburse the funds collected for the three projects that were approved for the ARPA funds. Timeline follow-up was requested, along with a potential update at the next meeting.

Supervisor Wilson requested an update on the new housing supply throughout Rock County and to be continually updated, if possible, on a quarterly basis.

Chair Schulz requested to see more data on properties that are rented on market value to make comparisons.

Mention of reappointment was discussed along with the Conty Board reviewing the nominations received and deciding who will be in the position. All of this will be brought before the committee at the next meeting.

Adjournment:

Mr. Balur made the motion to adjourn at 10:02 AM. Mr. Grahn seconded the motion. ADOPTED

Next meeting: 11/06/2024 at 9:00AM

Respectfully submitted,
Ilana Eisenberg, Office Coordinator