



HOUSING AUTHORITY
Minutes – January 2, 2025
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 9:01 AM on Thursday, January 2, 2025.

Members present in person: Chair Supervisor Kathy Schulz

Members present via ZOOM: Katie Udell, Badri Balur, and Supervisor Bill Wilson (arriving 9:30)

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

Rock County Staff present via ZOOM: Jane Golberg (Public Health Strategist)

Others present via ZOOM: Sheila Williams

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

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

Citizen Participation, Communications and Announcements: None

Discussion Regarding Development of an Addendum for the Analysis of Impediment to Fair Housing Report Recently Completed:

Review of Goals from 2019 Report

Director Baker began the discussion to review the goals that were initially set in 2019 and made notes as to updates of the existing goals. One goal that was added to the group is titled: Advocacy/Partnership. There are subgroups to consider a census tract on both federal and state levels. Recommendation to team with other departments, or more specifically with the Health Department to share data. The option

to possibly work with the State of Wisconsin regarding Inclusionary Zoning, because it is currently deemed to be a form of rent control by the State of Wisconsin. City of Janesville is presently undergoing a rewrite of their zoning code.

Jane Golberg (Public Health Strategist) continued the discussion with the involvement of the Health Department in collecting data relating to housing or lack thereof. Creating educational opportunities for the residents of Rock County by means of financial literacy. There is additionally a proposed homelessness campaign to aid in the support for housing initiatives. There is a need to research more into how training occurs to present to residents in a form of presentation or other manners to highlight violations in housing that are not well known. Much of this information can be found on the healthyrockwi.org website.

There was discussion of tracking eviction data trends and involving Human Services. The 502 Direct Loan Program (USDA Rural Development Program) would need additional research conducted to see if it could be advocated and expanded to urban areas. There was a request to reach out to the City of Beloit and City of Janesville for further consultation and/or input.

Action Item: Authorizing Formal Support to Maintain Legal Action Office Hours in Rock County:

Director Baker began the discussion with how to explore or research the multiple avenues that could be available to maintain funding for this program. There is a possibility that Dean SSM Health could offer funds to assist Legal Action. The county has recognized the value of the services provided by Legal Action and the benefits for the residents. After conducting research, the projects and administrative costs are not an eligible expense to be funded by the Consortium funds. Legal Action will continue to service Rock County but will not maintain the same office hours unless additional funding is provided. The recommendation of a resolution to be drafted was suggested for the County Board to request supportive resources. Further studies are needed to see how other counties or regions can allocate funds for this service. The City of Beloit has covered these services until the year 2026. The possibility of reaching out to other local representatives for input or suggestions in finding assistance was discussed. The request to continue conversation on the action item at the next meeting was approved.

Discussion Regarding the Key Data Points the Should Be Included on the Healthy Rock Website: Healthrockwi.org

Jane Golberg (Public Health Strategist) began discussion on the factors the influence health and how it is influenced by housing. The committee requested that the data be compounded and shared quarterly to view trends. There is an educational aspect to this website that residents can have to their disposal. The City of Beloit is researching ways to conduct landlord engagement to help stop evictions and see where residents go afterwards should they be evicted. There was a request for data on rental properties within the county and the costs to maintain. The option of reaching out the James Otterstein (Economic Development Manager) for additional data. The request for how long the waiting list is for Section 8 Housing and where within Rock County are the properties located.

Suggestions for Future Meeting Topics:

Discussion of suggestions for future meeting topics were mentioned during the present meeting. The review of the goals from the 2019 report are to be completed and updated with new goals for the following 5-year plan. Exploration of transitional housing throughout the county. Review of the

Zoning/Land Use of each municipality and updating of the ordinances. Information of how housing issues impact developers was recommended to discuss during the springtime meetings to have time to research information.

Adjournment:

Supervisor Wilson made the motion to adjourn at 10:33 AM. Ms. Udell seconded the motion.
ADOPTED

Next meeting: 02/5/2025 at 9:00AM

Respectfully submitted,
Ilana Eisenberg, Office Coordinator