



**HOUSING AUTHORITY
Minutes – February 5, 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 9:05 AM on Wednesday, February 5, 2025.

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

Members present via ZOOM: Katie Udell, BillyBob Grahn, and Supervisor Bill Wilson

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

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

Adopt Agenda: Supervisor Wilson made a motion to approve. Ms. Udell seconded the motion. ADOPTED

Approval of Minutes from Meeting Held January 2, 2025: Supervisor Wilson made a motion to approve. Mr. Balur seconded the motion. ADOPTED

Citizen Participation, Communications and Announcements:

Director Baker introduced Rachel Sarow (Planner) to the Housing Authority Committee. She began working for the county in September 2024. Her previous arena of expertise is as a graphic designer where she was employed for 10 years. Ms. Sarow decided to go back to school and received her master's degree in planning.

February 12 HEAR Meeting - Guest Speaker

Director Baker began the discussion with a reminder of this meeting that was set to take place during the month of January but was set back to this current date. Supervisor Wilson is set to conduct the presentation during the virtual meeting. The presentation will be similar to what was previously put

together with the Housing Authority and presented before the Rock County Board. Considering the presentation was created almost a year ago, Supervisor Wilson mentioned taking the weekend to update the statistics beforehand to provide the most accurate information.

Jane Golberg (Public Health Strategist) discussed the updates to the Healthy Rock website. Siting that much of the data requested to be updated has been completed but there are other suggested items that are being worked on.

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

Draft Started at January Meeting

Director Baker began the discussion picking up where the committee left off from the previous meeting. Going through the document, it was noted that much would need to be cleaned up by updating the goal dates. There was a request to discuss this document with the City of Janesville and the City of Beloit to gain any input or changes, making it a group effort. There are quarterly meetings with the Consortium, with the next meeting being in March 2025. There needs to be updates to the document time frame on the points discussed along with identifying the responsible entities. This will continue to be a working document and remain for internal or more personal usage for the time being.

Action Item: Authorizing Formal Support to Maintain Legal Action Office Hours in Rock County (Continue Discussion):

Summary of Legal Action Service Offerings Beginning in 2025

2021 Authorizing Resolution

Director Baker began the discussion by referencing the email from the Legal Action Representative disclosing the changes set to take place going into 2025 due to the ARPA funding running out for the county as a whole. Reports were presented to Human Services during the ARPA contract period. The City of Beloit has a separate contract agreement regarding this service. Chair Schulz is set to investigate how ECHO will be handling the changes with the new set of requirements and being open one day of the week. The focus will be placed on what challenges exists to address the funding need, which are not always easy to answer.

Review of 502 Direct Loan Program Option:

Program Summary

Application Package Materials

Director Baker began the discussion on this item by reviewing the documentation that was acquired with the requirements and application for this loan option program. This is not a grant but a loan that is expected to be paid back in full. The loan program was found to not to be applicable to those residents within the city limits. More information was to be acquired to confirm that it could be the USDA loan was a viable option versus programs offered by HUD. There is a map available on the website to display what areas are eligible by inputting the address information. It was recommended to add this website to the housing authority page located on the Rock County website to be available as a resource. This action item will continue to be a work in progress in order to gather further information to provide to residents.

**Consider a Request to the County Board to Expand the Authority of the Housing Authority:
Possible Funding Source List (Draft)**

Director Baker began the discussion on this item by providing background information of how the Housing Authority committee commenced. In the early 2000s, it was determined that a committee needed to be created for the Housing Authority. Otherwise, the HOME funds could not be administered to residents of the county. The grant funds still have to be matched when dispersing funds. Ms. Udell put together a list that was provided in the agenda with potential funding opportunity. There are still the contracts for the three pending projects that were given assistance by the ARPA funds source. As of this time, no funds have been yet administered or dispersed, and this will not occur until work on the projects has started. There was interest in gathering more information about the HUD Eviction Protection Grant Program, and the possibility of discussing with the human services department. Supervisor Wilson discussed the possibility of changes needing to occur to statutes or at a state level in order to allow more authority for this committee to have over new projects. Although, in doing so risk would have to be balanced. It would be worth it to reach out to state legislators once the committee come up with a list of viable ideas/issues on what is not working for Rock County and possible resolutions. There was a question of how other counties have created their Housing Authority committee as an actual entity that is supported by the county board. An example is Dane County. One potential factor behind this could be the population of the county. It was suggested that after gathering additional information, the Supervisors of the Housing Authority Committee along with Director Baker have a sit down with Corp. Council.

Suggestions for Future Meeting Topics:

Discussion of suggestions for future meeting topics were mentioned during the present meeting. There are hopes to be provided with feedback on the next agenda and also review any statutory of limitations.

Adjournment:

Mr. Balur made the motion to adjourn at 10:25 AM. Mr. Grahn seconded the motion. ADOPTED

Next meeting: 03/05/2025 at 9:00AM

Respectfully submitted,
Ilana Eisenberg, Office Coordinator