



HOUSING AUTHORITY
Minutes – May 7, 2025
Planning Department Conference Room
2nd Floor Rock County Courthouse
51 S Main St, Janesville, WI 53545
And Via ZOOM

Call to Order: Supervisor Wilson called the meeting of the Housing Authority of Rock County to order at 9:01 AM on Wednesday, May 7, 2025. Supervisor Wilson requested a Roll Call.

Members present in person: Supervisor Wilson and Badri Balur

Members present via ZOOM: Katie Udell and Chair Supervisor Kathy Schulz

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

Rock County Staff present via ZOOM: Christine Streich (HEAR Coordinator – Health Department)

Adopt Agenda: Mr. Balur made a motion to approve. Chair Supervisor Schulz seconded the motion. ADOPTED

Approval of Minutes from Meeting Held April 2, 2025: Chair Supervisor Schulz made a motion to approve. Ms. Udell seconded the motion. ADOPTED

Citizen Participation, Communications and Announcements:

Chair Supervisor Schulz was able to attend the celebration of life for Mr. BillyBob Grahn, who recently passed. She was able to join many of his friends and family that attended to sing songs and view photographs from his life and heritage. He will certainly be missed by all.

Director Baker made mention of changes and a possible cancellation with the Bear Development Project. This is one of the projects that was granted ARPA funds. Currently there is no new information available other than what has been published publicly, and it is a question of waiting to see how it unfolds.

Action Item:

Review and Possible Action Regarding Updates to the Rock County (Community Development) Policy and Procedure Manual based on recent HOME Program Rule Changes (Approved by P&D Committee April 24, 2025) --- Entire Document Included – All Changes in Red

Director Baker began the discussion on this action item. Most of the changes involve the administration and not program standards. These updates were based on changes to the federal code based on input of the City of Janesville. There was mention of the Edgerton Senior Apartments almost being completed and how it created more “match” income. More references were added to the document pertaining to the Federal code.

Chair Supervisor Schulz made a motion to approve the action with the updates to the Rock County (Community Development) Policy and Procedure Manual based on recent HOME Program Rule Changes (Approved by P&D Committee April 24, 2025). Ms. Udell Seconded the motion. Unanimously approved. ADOPTED

HOME Program Financial Update:

Director Baker began discussion on this matter by clarifying that the City of Janesville is the lead of the Consortium and maintains the financial records. There was an explanation of the spreadsheet provided by the City of Janesville with the record of the funds in the HOME program.

Reports Regarding Wisconsin Association of Housing Authorities:

Supervisor Wilson began the discussion on this item and how there is no current update thus far. It was noted that the association is primarily made up of volunteers. Director Baker uncovered that it is a hub for entities that run public housing. There was discussion of research being done to discover how the Rock County Housing Authority could find a way to own or manage affordable housing.

Suggestions for Future Meeting Topics:

Discussion of suggestions for future meeting topics were mentioned during the present meeting. An update with any new information having to do with the Rockport project. A request to be updated on all three projects the were approved to receive assistance from the ARPA funds was voiced. Mention of an update on the project embarked on by Ms. Udell and her investigation into the restrictive covenants on deeds within Rock County. Supervisor Wilson noted that authorization has almost been granted to have access to the Laredo program outside of the courthouse.

There was mention of needing to appoint a new Vice Chair to the Housing Authority Committee, and the necessity to fill the vacancy of a member.

Adjournment:

Chair Supervisor Schulz made the motion to adjourn at 10:01 AM. Mr. Belur seconded the motion. ADOPTED

Next meeting: 06/04/2025 at 9:00AM

Respectfully submitted,
Ilana Eisenberg, Office Coordinator