



HOUSING AUTHORITY
Minutes – June 4, 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, June 4, 2025.

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

Members present via ZOOM: Katie Udell

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

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

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

Approval of Minutes from Meeting Held May 7, 2025: Ms. Udell made a motion to approve. Supervisor Wilson seconded the motion. ADOPTED

Citizen Participation, Communications and Announcements:

Director Baker made mention that the deadline to apply for the vacancy position within the Housing Authority was at 8 AM this morning. There has not been anything seen yet. If there are no applicants, the position will be reposted.

Action Item:

Nomination and Election of Vice Chair

Ms. Udell nominated Supervisor Wilson to be Vice Chair of the Housing Authority Committee. Mr. Balur Seconded the motion. Unanimously approved after no other nominations. ADOPTED

Update Regarding ARPA Funded Affordable Housing Projects:

Director Baker began discussion on this matter by reviewing the three projects that had been approved to receive support from Rock County. The Lutheran Services site, otherwise known as the former location of the YMCA in Beloit, was awarded the amount of \$1 million dollars as support to build 46 units that will all be affordable housing. This project was additionally approved for the 9% competitive tax credits. The BEAR Development group has determined that the soil where the proposed project was to be constructed in Janesville is unsuitable and thus is not able to move forward. The Alexander project in Beloit has been attempting to file for additional funding (TIFF) to see if the project is still viable. There would need to be advancement no later than Fall 2025. There have been talks between Corporation Counsel and Finance to appropriate the ARPA funds in another manner rather than return the funds to the Federal Treasury. The contract was drawn up between the Rock County Housing Authority, Corporate Counsel, and the developer is very specific based on the ARPA requirements, therefore it is difficult to move forward with the funds that were allotted with the now cancelled project. The wording in the contracts was quite specific meaning that the funds cannot be simply awarded to another developer and must follow the ARPA rules. These funds need to be spent by the end of 2026. The County Administrator and the Corporate Counsel are discussing options available. The smaller projects that were initially on the list of possible options to provide ARPA funding assistance but were not chosen, are still moving forward.

Update on Restrictive Covenant Research Project:

Ms. Udell began discussion on this topic and advised that she has not had much time to dedicate to this project due to other commitments. She plans to work further on this project during the summer months. Supervisor Wilson confirmed that there was not a considerable update at this time. They were both thankful for being granted outside the courthouse access by the Rock County Register of Deeds to login information for the Laredo program, this is the program being used to conduct the research. There was the request for a follow up to the project to be scheduled on the agenda for the September 2025 Housing Authority meeting.

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 ARPA funds. There was a request for an update with policy regarding the HOME funding and what the Federal Government has plans for this program. There was a request to investigate on advocacy through the state rather than on a federal level. Another topic was the possibility of attending the Outagamie County Housing Authority meeting either over zoom or in person to ask questions, due to the lack of response when reaching out via email.

Adjournment:

Mr. Balur made the motion to adjourn at 9:58 AM. Supervisor Wilson seconded the motion.
ADOPTED

Next meeting: 07/02/2025 at 9:00AM

Respectfully submitted,
Ilana Eisenberg, Office Coordinator