

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

Supervisor Kathy Schulz,  
Housing Authority Chair  
INITIATED BY



Andrew Baker, Planning Director  
DRAFTED BY

Planning and Development  
Committee  
SUBMITTED BY

August 4, 2021  
DATE DRAFTED

**Authorizing Financial Support to Fund a Study of Potential Options to  
Expand the Services Offered by the Rock County Housing Authority**

1 **WHEREAS**, the County of Rock has applied for and received Housing and Community Development  
2 Grants from Federal and State Agencies since 1978 for housing rehabilitation, down payment, and  
3 emergency management assistance; and,  
4

5 **WHEREAS**, the HOME Program Consortium, one source of Community Development funds, was  
6 created in 2001 by the County with the Cities of Beloit and Janesville; and,  
7

8 **WHEREAS**, it was determined by Corporation Counsel, based on State Attorney General opinion, that  
9 counties do not have the legislative authority to administer HOME Consortium funds without the  
10 utilization of a Housing Authority; and,  
11

12 **WHEREAS**, The Rock County Housing Authority was established by Board Resolution in June 2004 via  
13 authority found in 59.53(22) and 66.1201(4) Wis. Stats, to address unsafe inhabited dwellings, the shortage  
14 of decent, safe and sanitary rental units for low and moderate income citizens and the shortage of affordable  
15 dwellings available for those seeking to purchase a home; and,  
16

17 **WHEREAS**, The Housing Authority consists of five members, including two County Board Supervisors,  
18 but is not a subcommittee of the County Board, receives only minimal staff support and funding in the  
19 Planning Department budget for conducting meetings, per diems and mileage, etc; and,  
20

21 **WHEREAS**, the HOME program, including application review, contracting, project oversight and final  
22 approval, is primarily managed by a third-party consultant and funded through administrative dollars  
23 available via the HOME Consortium funds; and,  
24

25 **WHEREAS**, the Housing Authority desires to explore the additional funding options available to expand  
26 the housing related resources that the Authority can offer citizens in the County (based on the authority in  
27 statutes), which can include, but is not limited to: rent/lease owned housing units, investigate living  
28 conditions, acquire, rehab and sell property, construct new dwelling units for sale or rent; and,  
29

30 **WHEREAS**, the Housing Authority would like a plan to be developed outlining options and a proposed  
31 path to meet the long term goals. It has been determined that a consultant with expertise on these matters  
32 would be the most cost-efficient way to generate a plan; and,  
33

34 **WHEREAS**, the Housing Authority has no funding to hire a consultant to complete this task.  
35

36 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly assembled  
37 this 9th day of September, 2021 directs staff from the Planning Department to develop a  
38 Request for Proposal (RFP) for professional services which summarizes the goal the Housing Authority to  
39 expand, in various ways, the housing resources in the County and outlines deliverables expected (i.e., the  
40 plan); and,  
41

42 **BE IT FURTHER RESOLVED**, the County Board hereby authorizes providing funding to the Housing  
43 Authority not to exceed five thousand dollars (\$5,000.00) to contract for the professional services needed  
44 to develop the plan.

Authorizing Financial Support to Fund a Study of Potential Options to Expand the Services Offered by the Rock County Housing Authority  
Page 2

45 **BE IT FURTHER RESOLVED**, the 2021 budget be amended as follow:  
46

47	<u>ACCOUNT</u>	<u>BUDGET</u>	<u>INCREASE</u>	<u>AMENDED</u>
48		<u>8/1/2021</u>	<u>(DECREASE)</u>	<u>BUDGET</u>
49				
50	<u>Source of Funds</u>			
51	19-1921-0000-47010			
52	General Fund Application	-0-	\$5,000	\$5,000
53				
54	<u>Use of Funds</u>			
55	64-6925-0000-62119			
56	Other Contracted Services	-0-	\$5,000	\$5,000

Respectfully submitted,

PLANNING & DEVELOPMENT COMMITTEE

/s/Alan Sweeney  
Alan Sweeney, Chair

ABSENT  
Wayne Gustina, Vice-Chair

DISSENT  
J. Russell Podzilni

/s/Wes Davis  
Wes Davis

/s/Robert Potter  
Robert Potter

FINANCE COMMITTEE ENDORSEMENT

Reviewed and approved on a vote of 4-0-1

/s/Mary Mawhinney                      9/9/2021  
Mary Mawhinney, Chair                      Date

Authorizing Financial Support to Fund a Study of Potential Options to Expand the Services Offered by  
the Rock County Housing Authority

Page 3

LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01 and 59.51, Wis. Stats. As an amendment to the adopted 2021 County Budget, this Resolution requires a 2/3 vote of the entire membership of the County Board pursuant to sec. 65.90(5)(a), Wis. Stats.

s/Bridget Laurent

Bridget Laurent  
Corporation Counsel

FISCAL NOTE:

This resolution authorizes the use of \$5,000 in unassigned General Fund balance for this study.

/s/Sherry Oja

Sherry Oja  
Finance Director

ADMINISTRATIVE NOTE:

Rock County's role in housing-related issues has been limited to administration of several revolving loan funds and the creation of the Rock County Housing Authority, as described in the resolution. While affordable housing and rehabilitation efforts support income eligible County residents, including clients we serve through other programs, housing programs and policy are not a mandated service area for county governments. Given the historically narrow focus of the Rock County Housing Authority and its status as an entity separate from Rock County government, Rock County staff do not have the capacity, expertise, or current legal authority to provide significant and ongoing staff support to the Housing Authority if it expands its scope of work, as it has authority to do under statutes. To the extent the County Board wishes to support the Housing Authority in further studying how it could expand its role and identify resources to support its operations, a consultant would be necessary.

/s/Josh Smith

Josh Smith  
County Administrator



## EXECUTIVE SUMMARY

This resolution authorizes providing funding to the Rock County Housing Authority (Authority) to hire a consultant to develop a plan intended to address the desire of Authority members to expand the housing resources that are available to county citizens.

The Authority was established in 2004 primarily to be the official administrator of HOME Consortium grant funds. It was determined at the time that the County could not administer the funds directly. The Authority, therefore, is not a subcommittee of the County Board, but does include two Board members and three citizens. Powers of the Housing Authority are authorized in 59.53(22) and 66.1201 Wisconsin Stats.

Since the establishment, the resources made available by the Authority have primarily been associated with the HOME Consortium eligible projects, i.e. rental rehab, single family home rehab and down payment assistance, all of which are applicable to low to moderate income citizens. The program is currently managed by a third-party consultant funded by the administrative dollars available through the grant program.

The Authority would like to expand housing resources available in the County beyond HOME eligible projects to address other needs, such as a shortage of low income housing. There are other State and Federal funding sources available, but navigating the options to come up with the best solution to the goals of the Authority would be best done by a private consultant with expertise on these matter. The Authority has no budget and no funds available and therefore requests that the County Board authorize a one-time payment to the Authority to proceed with an RFP and ultimately hiring of a consultant to complete a plan.