



**AGENDA
ROCK COUNTY HOUSING AUTHORITY**

**JANUARY 9, 2017
8:30 A.M**

**Rock County Courthouse
Planning & Development conference Room
51 S. Main Street Janesville, WI 53545**

1. Call to Order
2. Adoption of Agenda
3. Minutes of Meeting on November 28, 2016
4. Program Administration Report – WPHD
 - Community Development Activity Report
5. Action Item: Citizen Grievance Resolution: Subordination Request Loan ID 094437D1
6. Information Item: HOME Program Loans
 - Loan ID 020192D1 = Change Order = + \$ 1,690
7. Discussion Item: By-Laws of the Rock County Housing Authority
8. **Action Item:** Set Next Meeting Date
9. Citizen Participation, Communications and Announcements
10. Adjournment

ROCK COUNTY HOUSING AUTHORITY
REQUEST FOR COMMITTEE ACTION

Date: January 9, 2017

TO: Rock County Housing Authority

FROM: Wisconsin Partnership for Housing Development,
Administrator for Rock County Homeowner Rehab Program

SUBJECT: Information Item: Change Order #1 for Loan ID 020192D1

SUMMARY:

This project is a lead and HOME project. The HOME loan needs to be increased by \$1,690 to address additional electrical issues as required by the electrical inspector as well as to install base trim in areas where flooring will be replaced.

COMMITTEE ACKNOWLEDGEMENT

Change Order Acknowledged	Allocation of additional \$1,690 to loan referenced above
Signature – Committee Chair	Date



BY-LAWS OF THE ROCK COUNTY HOUSING AUTHORITY

INTRODUCTION

The Housing Authority of record for Rock County effective June 24, 2004, has full responsibility for the satisfactory completion of all contractual obligations with the U.S. Department of Housing and Urban Development (HUD) for the administration of HOME Investment Partnership Program Consortium Funds. The Authority is a public body corporate and politic, exercising public and essential governmental functions, and having all the powers granted by and consistent with Section 66.40 – 66.404 of the Wisconsin Statutes to carry out and effectuate its purposes and provisions.

ARTICLE 1 – THE ROCK COUNTY HOUSING AUTHORITY

Section 1. Name of Rock County Housing Authority.

The name of the Authority shall be "Rock County Housing Authority".

Section 2. Office of the Housing Authority.

The office of the Authority shall be located in the Rock County Courthouse, 51 S. Main Street, Janesville, WI, but the Authority may hold its meetings at such other place or places that it may designate by Board motion and public notice or publication.

Section 3. Members of the Authority.

- 3.1 The Authority shall consist of five (5) commissioners who shall be recommended by the Chair of the Rock County Board of Supervisors and confirmed by the County Board.
- 3.2 No more than two (2) commissioners may be Supervisors/Officers currently seated on the Rock County Board of Supervisors.
- 3.3 The Commissioners so appointed shall hold office for a term of three years. The terms of office of the Commissioners shall be staggered.
- 3.4 In the event of a vacancy occurring in the Commission membership prior to the normal expiration date of a term, the Rock County Board of Supervisors shall appoint a replacement who shall serve for the remaining portion of the vacated term.

3.5 The powers of the Authority shall be vested in the Commissioners in office from time to time.

Section 4. Eligibility and Qualifications of Commissioners.

4.1 Commissioners must be residents of the Greater Rock County area and may not be connected in any official capacity to a political party.

4.2 Commissioners may not have an ownership or interest in a housing project or property owned or developed by the Housing Authority.

Section 5. Compensation of the Authority.

The Commissioners shall serve without compensation other than the payment of necessary expenses, including traveling expenses, incurred in the discharge of his or her duties.

Section 6. Attendance

It is expected that Commissioners will make a dutiful effort to attend scheduled meetings. If a Commissioner fails to attend two (2) consecutive meetings without providing notice or explanation of the absence, the Board Chairperson may contact the County Board Chair to recommend the Commissioner's removal from the Authority.

Section 7. Resignation

Any commissioner may resign at any time by giving written notice to the Chairperson of the Board. Such resignation takes effect at the time specified in the resignation, or if the time is not specified, upon receipt thereof. Unless otherwise specified in the resignation, the acceptance of a resignation is not necessary to make it effective.

Section 7. Jurisdiction of the Authority.

7.1 The Rock County Housing Authority may not exercise powers within incorporated areas in which a local housing authority has been officially and legally established by the local governing body.

7.2 Alternatively, pursuant to § 66.0301, Wis. Stats. and counties in Wisconsin pursuant to § 59.01, Wis. Stats., the Rock County Housing Authority may extend jurisdiction into an incorporated area with a housing authority upon joint approval of an Intergovernmental Agreement with the local government that designates all or part of their area of jurisdiction to be included in the area of authority of the Rock County Housing Authority.

ARTICLE 2 – OFFICERS

Section 1. Officers.

The Officers of the Housing Authority shall be Chair and Vice-Chair. The Director of Planning & Development shall serve as ex-officio Secretary of the Authority and may – in certain limited instances – serve as an Officer of the Commission.

Section 2. Chairperson

The Chairperson shall preside at all meetings of the Authority. Except as otherwise authorized by resolution of the Authority, the Chair (or Secretary) shall sign all contracts, deeds, required reports, and all other documents determined to be required to be signed by the Chair of the Housing Authority.

Section 3. Vice-Chair

The Vice-Chair shall perform the duties of the Chair in the absence or incapacity of the Chair. In case of resignation or death of the Chair, the Vice-Chair shall perform such duties as are imposed on the Chair until such time as the Housing Authority selects a new Chairperson in accordance with these by-laws.

Section 4. Secretary

The Director of Planning & Development serves as ex-officio Secretary of the Authority.

4.1 The Planning & Development Director shall have general supervision over the administration of the business and affairs of the Authority, subject to the direction of the Authority. In that capacity, he or she or his or her designee shall:

- Maintain the records of the Rock County Housing Authority; provide staff to act as recording secretary at the meetings of the Rock County Housing Authority by recording all votes and keeping a record of the proceedings to be kept for such purpose.
- Be charged with the overall management of the housing program and projects of the Authority.

4.2 Except as otherwise authorized by resolution of the Authority, the Secretary or Chair shall sign all legal documents, contracts, deeds, and other instruments made by the Housing Authority.

- 4.3 At the meetings of the Housing Authority, the Secretary shall submit such information and recommendations as may be considered proper and/or required to make informed decisions concerning the business, affairs, and policies of the Housing Authority.
- 4.4 The office of the Planning & Development Director shall act as the official Treasurer of the Housing Authority. This office shall have the care and custody of all funds of the Housing Authority and shall deposit and disburse the same in the name of the Housing Authority in such financial institution or institutions as necessitated by the County of Rock. The Director or his or her designee shall report to the Housing Authority an accounting of the financial condition of the Housing Authority at each meeting (or as often as requested).
- 4.5 Prepare an annual budget.
- 4.6 Assigns and supervises employees in the performance of their duties.
- 4.7 Presents to the Board periodic reports reflecting the activities of the Authority and such other special reports as may be required by the Board.
- 4.8 In the event of a tie vote among the attending Commissioners, the Director of Planning & Development may act in his or her ex-officio capacity by casting the deciding vote.
- 4.9 Performs such other duties as may from time to time be assigned by the Board.

Section 5. Additional Duties

The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Housing Authority or the By-Laws or rules and regulations of the Housing Authority.

Section 6. Election or Appointment.

Both the Chair and the Vice-Chair shall be initially appointed and serve a term as prescribed by Rock County procedures, or until a successor is elected or qualified. Thereafter, the Chair and the Vice-Chair shall be elected by the other Commissioners at the annual meeting of the Housing Authority. They shall hold office for one year, or until successors are elected and qualified.

Section 7. Vacancies.

Should the office of Chair or Vice-Chair become vacant, the Housing Authority shall elect a successor from its membership at the next regular meeting. Such election shall be for the unexpired term of said office.

Section 8. Additional Personnel.

The Housing Authority may from time to time and as needed, deem it necessary to add personnel to exercise its powers, duties and functions as prescribed by the applicable laws and Statutes of the State of Wisconsin. The hiring of such additional personnel shall be made by the Secretary, subject to the approval and management requirements of the Housing Authority, Rock County

and applicable State laws and Statutes. The Housing Authority shall approve contracts for services to be provided by another government body or independent contractor.

ARTICLE 3 – MEETINGS

Section 1. Annual Meeting.

- 1.1 Annual meetings of the Housing Authority shall be held at the office of the Authority or such other place as designated by the Board for the purpose of electing officers, receiving the annual report of the Executive Director, and conducting other business as may come before the meeting.
- 1.2 The annual meeting of the Authority will be in December of each year at a place, date, and time to be determined by the Authority. Notice for these meeting shall be made in a manner consistent with State Statutes concerning meeting notices.

Section 2. Regular Meetings.

Monthly meetings shall be held with notice at a place, date, and time to be determined by the Authority. Notice for these meetings shall be made in a manner consistent with State Statutes concerning meeting notices.

Section 3. Special Meetings.

- 3.1 The Chairperson of the Housing Authority may, when s/he deems it expedient, call a special meeting of the Housing Authority for the purpose of transacting business designated in the call, at least forty-eight hours prior to the date of such special meeting.
- 3.2 At such special meeting, if all members are not present, no business shall be considered other than as designated in the call. A quorum is required to conduct business as designated in the call. However, if all members of the Housing Authority are present at the meeting, any and all business may be transacted.
- 3.3 Notice for these meetings shall be made in a manner consistent with State Statutes concerning meeting notices for special or all other meetings.

Section 4. Quorum

- 4.1 The powers of the Authority shall be vested in the Commissioners in office from time to time. A majority of the members in office shall constitute a quorum for the purpose of conducting its business, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance, action may be taken by the Authority upon a vote of a majority of the members present.

4.2 In times of necessity to establish a quorum and timely conduct the business of the Commission, the Director of Planning & Development (as ex-officio Secretary of the Board) may step in and act in an official capacity as an Officer of the Commission. Acting in this capacity is meant to be infrequent and atypical – not a means to replace or fulfill the regular, continuing duties and responsibilities of an acting appointed Commissioner or the vacancy thereof.

Section 5. Order of Business

At the regular meetings of the Housing Authority, the Secretary shall determine the order of business. All resolutions shall be in writing and shall be copied into the record of the proceedings of the Housing Authority.

Section 6. Manner of Voting.

The voting on all questions before the Commissioners shall be by oral announcement. The ayes and nays shall be recorded with the minutes of the meetings.

ARTICLE 4 – AMENDMENTS

The By-laws may be amended at any regular or special meeting by the vote of at least a majority of the commissioners then qualified to act.

ARTICLE 5 – REPEAL

The foregoing constitutes all the By-laws of the Rock County Housing Authority and any and all by-laws heretofore enacted and not contained herein are repealed.