

**NOTE: This is a
teleconference**



**ROCK COUNTY HOUSING AUTHORITY MEETING
WEDNESDAY, September 1, 2021 – 9:00 A.M.
CALL: 1-312-626-6799
MEETING ID: 852 4859 4547
PASSCODE: 264295**

Join Zoom Meeting

<https://us02web.zoom.us/j/85248594547?pwd=bjQvdUxNOEFJQVhnVXdTZFM2TWsyQT09>

Meeting ID: 852 4859 4547

Passcode: 264295

One tap mobile

+19292056099,,85248594547#,,,,*264295# US (New York)

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Dial by your location

+1 929 205 6099 US (New York)

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+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 852 4859 4547

Passcode: 264295

Join by SIP

89632449433@zoomcrc.com

If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Tuesday, August 30, 2021. To submit a public comment use the following email: planning@co.rock.wi.us.

Join from a telephone:

- On your phone, dial the phone number provided above
- Enter the meeting ID number when prompted, using your dial-pad.
- Please note that long-distance charges may apply. This is not a toll-free number.
- Supervisors: Please identify yourself by name
- **Please mute your phone when you are not speaking to minimize background noises**
- We are new at holding meetings this way, so please be patient

Instructions for the hearing impaired –

<https://support.zoom.us/hc/en-us/articles/207279736-Getting-started-with-closed-captioning>

Amended 8/30/2021
Item 7 Added



Agenda

ROCK COUNTY HOUSING AUTHORITY MEETING
WEDNESDAY, September 1, 2021 – 9:00 A.M.
CALL: 1-312-626-6799
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PASSCODE: 264295

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Housing Authority Meeting held August 4, 2021
4. Citizen Participation, Communications and Announcements
5. **Update:** County Board Resolution Authorizing Financial Support to Fund a Study of Potential Options to Expand the Services Offered By the Rock County Housing Authority (To P&D Committee August 26th)
6. **Update:** County Board Resolution Allocating American Rescue Plan Act Funding to Create a Landlord-Tenant Mediation Program and Provide for Tenant Legal Representation (To P&D Committee August 12th)
7. **Possible Action Item: Directing P&D Staff to research the recently announced Wisconsin Neighborhood Investment Fund Grants and the possibility of the Housing Authority submitting an application.**
8. Status Update Regarding Goals in Analysis of Impediments to Fair Housing Document (2019)
9. Status of Outreach Efforts
10. Suggestions for Future Meeting Topics
11. Discuss Future Meeting Schedule and Venue
12. Adjournment

Future Meeting Dates



Minutes

ROCK COUNTY HOUSING AUTHORITY MEETING WEDNESDAY, AUGUST 4, 2021 – 9:00 A.M. Meeting was teleconferenced using ZOOM

The meeting of the Rock County Housing Authority Committee was called to order at 9:00 a.m. on Wednesday, August 4, 2021. Chair Schulz presided. Members present: Billy Bob Grahn, Chair Kathy Schulz, Jason Heidenreich, and Supervisor Shirley Williams. QUORUM PRESENT.

ABSENT: Michelle Ponkauskas

Rock County Staff Present: Andrew Baker (Planning Director), Dana Sanwick (Office Coordinator), Terri Carlson (Risk Manager).

Others Present: Supervisor Pam Bostwick

1. Call to Order
2. Adoption of Agenda
Moved by BillyBob Grahn, **Seconded** by Supervisor Williams
Approved (4-0)
3. **Action Item:** Approval of Minutes of the Housing Authority Meeting held July 7, 2021
Moved by BillyBob Grahn, **Seconded** by Jason Heidenreich
Approved (4-0)
4. Citizen Participation, Communications and Announcements
5. **Possible Action Item:** Formal support of multi-jurisdiction letter sent to Rock County Court System encouraging change in the eviction procedures (draft is available)
Moved by Jason Heidenreich, **Seconded** by BillyBob Grahn
Approved (4-0)

BillyBob Grahn provided information that the eviction moratorium was extended to October 3, 2021.
6. **Possible Action Item** Formal support of Draft County Board Resolution Authorizing Financial Support to Fund a Study of Potential Options to Expand the Services Offered By the Rock County Housing Authority
Moved by Jason Heidenreich, **Seconded** by BillyBob Grahn
Approved (4-0)

Jason Heidenreich asked how much money the resolution will be asking for and inquired on if there was support from the Planning & Development committee and the County Board.

Discussion between committee members on narrowing down exactly what is being asked of the County Board to approve funding for.

7. **Possible Action Item** Formal support of Draft County Board Resolution Allocating American Rescue Plan Act Funding to Create a Landlord-Tenant Mediation Program and Provide for Tenant Legal Representation
Moved by Supervisor Williams, **Seconded** by Jason Heidenreich (For Discussion)

Discussion between committee members occurred on the resolution draft and its contents.

Moved by BillyBob Grahm, **Seconded** by Jason Heidenreich (Send to Planning Committee)
Approved (4-0)

8. Status Update Regarding Goals in Analysis of Impediments to Fair Housing Document (2019)
The resolutions above are goals in the Analysis of Impediments to Fair Housing. Update on the items will be discussed next meeting.

9. Status of Outreach Efforts
Wisconsin Partnership for Housing Development has done a press release in the local newspapers.
They are also working on virtual trainings for financial institutions to introduce/explain the down payment program.
Supervisor Schulz suggested outreach to community organizations on the HOME rehab and down payment programs.
BillyBob Grahm suggested billboards as a form of advertising. Also, distribute flyers to home improvement stores and contractors.
Jason Heidenreich suggested social media outreach.

10. Suggestions for Future Meeting Topics

11. Discuss Future Meeting Schedule and Venue
The Housing Authority would like to meet with the Planning & Development committee on August 12, 2021 to discuss the eviction resolution.

Next Housing Authority meeting will be September 1, 2021 at 9:00am. The consensus is to stay virtual at this time.

12. Adjournment at 9:55AM
Moved by BillyBob Grahm, **Seconded** by Jason Heidenreich (Send to Planning Committee)
Approved (4-0)

Future Meeting Dates

August 12, 2021 (Joint Meeting with P&D Committee)
September 1, 2021

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

Supervisor Kathy Schulz and
Supervisor Shirley Williams
INITIATED BY



Josh Smith
DRAFTED BY

Planning & Development Committee
SUBMITTED BY

June 7, 2021
DATE DRAFTED

Allocating American Rescue Plan Act Funding to Provide for Tenant Legal Aid

- 1 **WHEREAS**, the COVID-19 pandemic has had a negative effect on some individuals and families,
- 2 including through job loss, and has exacerbated the difficulties of certain low-income individuals who
- 3 were already facing economic challenges; and,
- 4
- 5 **WHEREAS**, eviction moratoria and other measures to keep household utilities operating that were put in
- 6 place during the pandemic have kept many individuals and families safely in their homes, but the
- 7 eviction moratorium issued by the Centers for Disease Control will eventually not be renewed; and
- 8
- 9 **WHEREAS**, when this moratorium is removed, many individuals and families will have months' worth
- 10 of back-rent due without the ability to pay, which will likely lead to the commencement of eviction
- 11 proceedings; and,
- 12
- 13 **WHEREAS**, many landlords have not received rent payments while eviction moratoria have been in
- 14 place, creating hardships for these business owners, who will legally be entitled to seek such past-due
- 15 and future rent from tenants; and,
- 16
- 17 **WHEREAS**, statistics indicate that low-income and otherwise disadvantaged populations, who are more
- 18 likely to face eviction, have also been less likely to have received a COVID-19 vaccine, creating a
- 19 situation in which evictions may displace individuals into shared housing, shelters, or homelessness and
- 20 thereby increase the likelihood of spreading COVID-19; and
- 21
- 22 **WHEREAS**, the American Rescue Plan Act (ARPA) has provided funding that can be utilized to
- 23 address housing-related emergencies created or exacerbated by the COVID-19 pandemic; and
- 24
- 25 **WHEREAS**, while several community agencies may have sufficient funding currently from ARPA,
- 26 Community Development Block Grant (CDBG), and/or other sources for eviction and utility aid, there
- 27 may be a longer term need to address these issues with ARPA funding if currently available funds run
- 28 out; and
- 29
- 30 **WHEREAS**, a current gap in the system in Rock County is sufficient legal resources to assist those who
- 31 may lack the legal background or have insufficient resources to navigate the court eviction process; and
- 32
- 33 **WHEREAS**, tenants, in particular, lack the resources necessary for representation in an eviction
- 34 proceeding in court, putting them at a disadvantage; and
- 35
- 36 **WHEREAS**, Legal Action of Wisconsin provides free legal aid to low income people, including eviction
- 37 and other housing law matters; and
- 38
- 39 **WHEREAS**, Everyone Cooperating to Help Others (ECHO) has expressed interest in providing an in-
- 40 kind donation of office space to support staff from Legal Action who can operate this program; and
- 41
- 42 **WHEREAS**, there is a need for a long-term strategy to provide a landlord-tenant mediation program,
- 43 and to address homelessness, transitional housing, and affordable housing, all of which have been
- 44 exacerbated by the COVID-19 pandemic that will require future efforts of the County Board and that will
- 45 be coming forward in subsequent resolution(s).

Allocating American Rescue Plan Act Funding to Provide for Tenant Legal Aid

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46 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly
47 assembled this _____ day of _____, 2021, does hereby allocate a total of \$444,000
48 (\$130,000 annually, including a prorated amount for 2021) of American Rescue Plan Act funding
49 through 2024 to contract with Legal Action of Wisconsin to provide free legal aid to low income renters
50 facing eviction and other housing issues to help solve their legal problems with the goal of securing and
51 maintaining safe and affordable housing. Legal Action will also direct tenants to resources that will assist
52 landlords receive the rent payments they are owed. When there is no viable option other than eviction,
53 Legal Action will counsel tenants to work with landlords to move out in advance of eviction proceedings
54 to reduce costs for landlords. This funding would provide for \$100,000 annually for a full-time attorney
55 and \$30,000 annually for a part-time administrative assistant/outreach specialist, and would include all
56 funding needed to support the work of those positions, such as wages, benefits, supplies, and equipment.
57

58 **BE IT FURTHER RESOLVED**, this funding would also be utilized by Legal Action to provide legal
59 representation in court to Rock County tenants facing eviction who qualify under Legal Action’s income
60 eligibility guidelines.
61

62 **BE IT FURTHER RESOLVED**, the 2021 budget be amended as follow:
63

64 ACCOUNT	BUDGET 65 8/1/2021	INCREASE 66 (DECREASE)	AMENDED 67 BUDGET
68 <u>Source of Funds</u>			
69 19-1980-0000-42100			
70 Federal Aid	\$5,000,000	\$444,000	\$5,444,000
71 <u>Use of Funds</u>			
72 19-1980-2501-62129			
73 Legal Services	-0-	\$444,000	\$444,000

Respectfully submitted,

PLANNING & DEVELOPMENT COMMITTEE

Alan Sweeney, Chair

Wayne Gustina, Vice-Chair

J. Russell Podzilni

Wes Davis

Robert Potter

Finance Committee Endorsement

Reviewed and approved on a vote of _____

Mary Mawhinney, Chair

Date

Allocating American Rescue Plan Act Funding to Create a Landlord-Tenant Mediation Program and Provide for Tenant Legal Representation

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LEGAL NOTE:

The County Board is authorized to take this action pursuant to §§ 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/Richard Greenlee

Richard Greenlee
Corporation Counsel

ADMINISTRATIVE NOTE:

During the pandemic, housing issues have received much attention, particularly as it relates to the relationship between unemployment and the possibility for evictions once either federal aid or the eviction moratorium ends. As such, I would assess that this would be an eligible use of ARPA funds

/s/Josh Smith

Josh Smith
County Administrator

FISCAL NOTE:

This program will be funded by the County's ARPA allocation.
No additional County funds are required.

/s/Sherry Oja

Sherry Oja
Finance Director