

MEETING MINUTES – RESIDENT ADVISORY BOARD – FEBRUARY 16, 2023

Present:

Mary Vang, Executive Director
Allen Falkosky, Public Housing Manager
Ka Bao Vang, Section 8 Program Manager
Lana Fanning, Huntington House
Joyce Lobner, 10th Avenue
Jan Martinez, Parkview
Rhonda Sanders, Scattered Sites
VACANT, Section 8 Program

WISCONSIN RAPIDS HOUSING AUTHORITY

Excused: Joyce Lobner and Jan Martinez

The Housing Authority of the City of Wisconsin Rapids held a meeting of the Resident Advisory Board (RAB) at 1:00 p.m. on Thursday, February 16, 2023 in the community room of the Huntington House Apartments, 2521 10th Street South. Executive Director Mary Vang called the meeting to order at 1:03 p.m.

MINUTES

1. Approve minutes of the March 1, 2022 meeting:

Lana moved to approve the minutes from the March 1, 2022 meeting, seconded by Allen. No discussion, all aye votes.

2. Review of 2023 capital funds annual plan projects

Housing Authority staff explanation of the capital funds grant for 2023:

Mary reviewed draft HUD form 50075.1 for the 2023 capital funds grant with committee members. She explained that the exact amount of the 2023 grant is unknown at this time, so she used an approximate figure which she will adjust either up or down in the operations line when the amount of that grant is formally announced. Mary stated that the drafted 2023 grant includes general capital activity allocation of \$27,000 for stoves, ranges, refrigerators, water heaters, concrete repairs, Parkview windows, and unit turnovers for modernization; and an allocation of \$293,000 in operations.

Resident Advisory Board comments: There were no comments.

Public comments: There was no public for comments.

3. Proposed cable fee increase for Parkview, Tenth Avenue & Huntington House tenants

Housing Authority staff explanation of increase in cable fee: Mary reported that in the most recent 12 months the following percentage of tenants from each apartment building who have cable through the Housing Authority's bulk discounted rate are as follows; 86 percent at Parkview, 97 percent at Huntington House, and 85 percent at Parkview apartments. The annual building wide average of tenants participating is 87 percent. Historically there has been a slight decline in the number of tenants who participate in the bulk cable through the Housing Authority. The annual billing charges for all three apartment buildings is \$40,640.04 and with annual tenant applied payments of \$33,140. The cost difference of \$7,500.04 is absorbed by the Housing Authority. The Housing Authority is regulated by HUD to not make a profit by charging tenants higher fees that would exceed the billing charges. Even with 100 percent tenant participation at the current \$20 charge, the Housing Authority would continue to absorb costs of \$2,720.04. Therefore, the Housing Authority is proposing a \$2 increase to offset these costs, and with the current participation rate and proposed charge of \$22, the Housing Authority would absorb just under half of what the current tenant charges.

Resident Advisory Board comments: Lana commented that with everything going up in price, it is anticipated that this would be the case with the cable increase.

Public comments: There was no public for comments.

4. Public input: There was no public for comments.

5. Next meeting:

The next meeting of the RAB is to be determined.

6. Adjournment:

The meeting was adjourned at approximately 1:30 p.m., with Lana moving for adjournment and Allen seconding. All aye votes.

Respectfully submitted by,
Mary Vang
Executive Director, Wisconsin Rapids Housing Authority