

MEETING MINUTES – RESIDENT ADVISORY BOARD-AUGUST 27, 2024

Present:

Mary Vang, Executive Director
Allen Falkosky, Public Housing Manager
Ka Bao Vang, Section 8 Manager
Lana Fanning, RAD Project-Based Voucher
Elaine Mc Allister, Parkview
Joyce Lobner, 10th Avenue

WISCONSIN RAPIDS HOUSING AUTHORITY

Excused: Josh Freeman

The Housing Authority of the City of Wisconsin Rapids held a meeting of the Resident Advisory Board (RAB) at 2:00 p.m. on August 27, 2024 in the community room of the Huntington House Apartments, 2521 10th Street South. Executive Director Mary Vang called the meeting to order at 2:00 p.m.

MINUTES

1. Approve minutes of the March 22, 2024 meeting:

Lana moved to approve the minutes from the March 22, 2024 meeting, seconded by Elaine. No discussion, all aye votes.

2. Discuss 2024 Annual PHA Plan:

Housing Authority staff explanation of the 2024 Annual PHA Plan: Mary reported that as a qualifying PHA, the housing authority is not required to submit an annual PHA plan to HUD, but is required annually to hold a public hearing, 45-day comment period, and consultation with the Resident Advisory Board. Mary reported that there are no changes to the Housing Authority's (HA) goals/objectives and capital activities for the 2024 PHA annual plan. Mary reviewed the form HUD 50075.2 for the 2024 capital funds grant. HUD announced the final award amount of \$334,499. The 2024 annual budget statement includes allocations for the replacement of stoves, refrigerators, and water heaters; tree services, automatic door opener repairs, HVAC repairs, unit turnovers/modernization, and miscellaneous operating expenses.

Resident Advisory Board comments: There were no resident advisory board comments.

Public comments: There were no public comments.

3. Discuss 2025-2029 Five-Year PHA Plan & 2025 Annual PHA Plan

Housing Authority staff explanation of the 2025-2029 Five-Year PHA Plan & 2025 Annual PHA Plan: Mary reviewed with Commissioners form HUD-50075-5Y-5-Year PHA Plan for All PHAs. She explained that the plan covers years 2025-2029 and incorporates the 5-Year Capital Action covering the same years. The 2025 Annual PHA plan is also incorporated into the Housing Authority's 5-Year Plan. The following are the goals of the HA plan: (1) Reduce the incidence of homelessness in the area through collaboration and participation in the South Wood County Homelessness Coalition and North Central Continuum of Care Coalition (NCCOC), (2) Utilize innovative financing to improve long-term affordable rental properties to enhance the quality of living and self-sufficiency for tenants, (3) Create safe living environments for all public housing tenants through application of environmental review regulations, (4) Facilitate disaster preparedness, recovery, and resiliency, (5) Preserve the affordability and improve the quality of federally assisted affordable rental homes, (6) Focus on

results—create an empowered organization that is customer-centered, place-based, collaborative and responsive to employee and stakeholder feedback, (7) : Build capacity—create a flexible and high-performing learning organization with a motivated, skilled workforce, (8) Modernize information technology to improve access to data and reports, which will assist the organization in administering programs more effectively, (9) Manage the housing choice voucher program in an efficient and effective manner, thereby maintaining a high performer status through SEMAP, and (10) Manage the existing public housing program in an efficient and effective manner, thereby maintaining a high performer status through PHAS. The HA has met several of its 2020-2024 5 Year PHA Plan goals as follows: meeting high performer status for FY 2023, successful RAD conversion of 68 unit Public Housing apartment, VASH voucher participant successfully transitioned out of the VASH voucher program and was absorbed into the HAWR's regular HCV program as they continue to work towards self-sufficiency, partnership with Wood County Human Services to provide non-competitive FYI vouchers to assist youths ages 18 – 24 who are aging out of foster care and/or at risk of becoming homeless, 30-50% tenant attendance at social committee sponsored events, partnership with Hunger Task Force's stock box program delivering nonperishable food to senior income eligible tenants, success stories of public housing families who obtain higher education, furthering their ability to secure higher-earning wages and/or purchasing their own homes within the community, and continued work with the South Wood County Homelessness Coalition in eliminating homelessness in South wood County. HAWR implements policies and goals to meet the Violence Against Women Act (VAWA) and recently revised its policies to include a preference for domestic violence referrals. Revisions to the significant amendment were made to the format to easily identify substantial deviations, and an exception to the definition of a substantial deviation/modification for adopted or reflect changes in HUD regulatory requirements, changes to revise program requirements, or changes to revise/clarify program processes through the issuance of PIH notices, HUD memoranda, or Federal Register changes. Commissioner Grode inquired about the status of the completion of sections C2 through C4. Mary stated that section C2 is completed as the RAB committee met on August 27, 2024, to discuss the plan, section C3 will be completed electronically through HUD's housing portal, and section C4 will be completed at the conclusion of the 45-day comment period. Mary reviewed the proposed capital activities of the 2025-2029 5-Year Capital Action Plan with Commissioners. She explained that the projected amounts for each capital grant are estimates, and as each grant year is awarded, an annual budget statement will be created with the correct award amounts. The proposed capital activities for the 5-Year Action Plan would include the following; RAD related activities, in-unit & non-dwelling plumbing repairs as needed, annual allotment for appliances, scattered site hot water heaters, tree removal services as needed, concrete repairs, in-unit flooring repairs as needed, automatic door opener repairs at apartment buildings, unit turnover/modernization, Parkview windows, HVAC repairs as needed, physical needs assessment, parking lot repairs, smoke & carbon monoxide detectors, painting and carpet replacement at Tenth Avenue apartments, security camera upgrades, elevator upgrades, replacement of washer and dryers at apartment buildings, and miscellaneous operational expenses.

Resident Advisory Board comments: Joyce stated that when tenants bring up Tenth Avenue building concerns to her, she will certainly bring up their concerns at the meetings, but she would like to see tenants attend these meetings so that they can have a better understanding of the budget and talk about their concerns. Mary stated that committee members are representatives of their program/building, but due to the overwhelming information discussed at meetings, it can be difficult to communicate this information to its fullest with tenants, and encouraging tenants to attend these meetings with their concerns will be helpful to those tenants. She advised committee members to encourage tenants to attend tomorrow's regular board meeting, August 28th, at Huntington House apartments at 1:30 pm to review & discuss the same agenda items as provided at today's meeting.

Public Comments: There were no public comments.

4. **Public Input:** There was no public present, therefore there was no public input.
5. **Next Meeting:** The next meeting of the RAB committee is to be determined.
6. **Adjournment:** The was adjourned at approximately 2:55 p.m., with Lana moving to adjournment and Elaine seconding. All aye votes.

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