

MEETING MINUTES – RESIDENT ADVISORY BOARD – MARCH 1, 2022

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: Josh Freeman, Facilities Coordinator

Tenants/Public Present: Laurie Behm & Gail O'Mally

The Housing Authority of the City of Wisconsin Rapids held a meeting of the Resident Advisory Board (RAB) at 10:00 a.m. on Tuesday, March 1, 2022, in the community room of the Huntington House Apartments, 2521 10th Street South. Executive Director Mary Vang called the meeting to order at 10:05 a.m.

MINUTES

1. Approve minutes of the September 8, 2022 meeting:

Lana moved to approve the minutes from the September 8, 2022 meeting, seconded by Joyce. No discussion, all aye votes.

2. Housing Choice Voucher Committee Member Vacancy:

Mary reported that Deb stepped down as committee representative for the Housing Choice Voucher program. Ka Bao will reach out to participants for interest in filling the vacancy.

3. Capital funds grant for 2022

Housing Authority staff explanation of the capital funds grant for 2022:

Mary reviewed the draft form HUD 50075.1 for the 2022 capital funds grant with committee members. She explained that the exact amount of the 2022 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 2022 grant includes allocations for servicing scattered site furnaces, replacement of stoves, refrigerators and water heaters; tree services, Parkview and Tenth Avenue HVAC repairs, Parkview windows, ride-on lawnmower, and unit turnovers for modernization .

Resident Advisory Board comments: There were no comments.

Public comments:

Gail commented that her window seals are worn and that replacement of windows is much needed. Laurie commented she is happy to hear that replacement of windows is being considered, as her sticks. Gail inquired about her drains backing up from neighboring apartments, rodents in dumpster area entering the building, and concerns regarding tenant gossiping in the main lobby. Mary stated that the housing authority is aware of the plumbing issues due to the age of the building, and a recent main water break causing sediment and sand to enter and settle in the pipes. There has been an increased use of flushable wipes and other items that are being flushed down toilets and drains that cause drains

to plug and backup into other units. It is recommended that tenants call in plumbing issues so that they can be addressed immediately to avoid extensive damage to tenant and neighboring units. Mary also stated that an additional dumpster was placed in the dumpster area, but overflow still occurs and lids are unable to close completely. The area for the dumpsters is limited and adding additional dumpsters would not be possible due to space constraints. As far as concerns with rodents, the building is treated once a month for insects. There have not been any issues with rodents, such as mice, in the building, any issues with rodents and insects should be reported to the office. Mary stated tenants are allowed to congregate in the main lobby area, so long as appropriate and non-disruptive conversations and behaviors are being held. Allen stated that if there are specific concerns with specific between specific individuals, it should be addressed with housing authority staff. Gail also inquired about cleaning of the windows. Mary stated that the cleaning of the inside of the windows is the responsibility of the caretaker. The exterior window cleaning was discontinued due to budgeting constraints and to focus on mechanical and structural repairs to the building. Laurie commented that her oven range knobs heat settings have become worn out and hard to read. Joyce suggested marking oven knobs with a permanent marker. Mary advised calling in a work order to have maintenance look into it. Laurie also commented on her concerns for another tenant's unit that has a stained wall/ceiling that could be potential for mold due to prior water damage from an above unit that had a water overflow issue. Mary advised that the tenant contact the office to place a work order to have maintenance look at the stain.

4. **Revision to PHA 5-Year Action Plan (FYAP) (made available on 2/25/2022 for viewing and 45-day public comments at the Housing Authority office, Parkview Apartments, 10th Avenue Apartments, and City Hall)**

Housing Authority staff explanation of significant amendment to 2020-2024 FYAP: Mary explained that the Five YAP revisions that are being considered are a significant amendment to the original plan and require that the Housing Authority (HA) make the plan available for a 45-day comment period, Resident Advisory Board review and board approval. The revisions to the plan include HVAC repairs at Parkview and Tenth Avenue apartments, Parkview window replacements, maintenance lawn mower, and unit turnovers for modernization of the entire Public Housing Portfolio.

Resident Advisory Board comments: There were no comments

Public comments: There were no comments

5. **Public input:**

Gail commented that maintenance is always responsive and respectful. She is also very pleased with the patience and professionalism of the receptionist staff.

6. **Next meeting:**

The next meeting of the RAB is to be determined.

7. **Adjournment:**

The meeting was adjourned at approximately 11:17 a.m., with Lana moving for adjournment and Joyce seconding. All aye votes.

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