

## MEETING MINUTES – RESIDENT ADVISORY BOARD – MARCH 8, 2021

### **Present:**

Mary Vang, Executive Director  
Allen Falkosky, Public Housing Manager  
Lana Fanning, Huntington House  
Joyce Lobner, 10<sup>th</sup> Avenue  
Rhonda Sanders, Scattered Sites  
Debra Rebolledo, Section 8 Program

WISCONSIN RAPIDS HOUSING AUTHORITY

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### **Excused:**

Josh Freeman, Facilities Coordinator  
Ka Bao Vang, Section 8 Manager

### **Tenants/Public Present:** Jan Martinez

The Housing Authority of the City of Wisconsin Rapids held a meeting of the Resident Advisory Board (RAB) at 10:00 a.m. on Monday, March 8, 2021, in the community room of the Huntington House Apartments, 2521 10<sup>th</sup> Street South. Executive Director Mary Vang called the meeting to order at 10:01 a.m. She explained that Jan Martinez has replaced Michelle Hill as the Parkview tenant representative as Michelle is no longer interested.

### **MINUTES**

#### **1. Seeking Parkview Resident Advisory Board tenant representative to fill vacancy.**

Mary introduced and welcomed Jan Martinez as the new Parkview tenant representative and introductions were made.

#### **2. Approve minutes of the February 24, 2020 meeting:**

Lana moved to approve the minutes from the February 24, 2020 meeting, seconded by Deb. No discussion, all aye votes.

#### **3. Capital funds grant for 2021:**

##### **Housing Authority staff explanation of the capital funds grant for 2021:**

Mary reviewed the draft form HUD 50075.1 for the 2021 capital funds grant. She explained that the exact amount of the 2021 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. She also explained the removal of 65 units from the Public Housing portfolio, as a result of at Huntington House RAD conversion will also impact the amount of funding for 2021, as those units are no longer considered Public Housing units. Mary stated that the draft grant form includes allocations for concrete repair; replacement of stoves, refrigerators and water heaters; tree services, security camera system at Parkview apartments, in unit flooring at Tenth Avenue apartments as needed during vacancy turnovers and repairs or replacement of automatic door opener components as needed.

##### **Resident Advisory Board comments:**

Jan inquired about why the Huntington House units are no longer a part of the Public Housing portfolio. Mary explained that as of May 1, 2020, those units are no longer under contract with HUD and are owned by the Housing Authority through a separate entity that was created for Huntington House. The RAD conversion allows the Housing Authority to provide much needed capital improvements to the building, that the grants and operating subsidies from HUD were not able to fulfill. The Huntington House is now under a HUD Housing Assistance Payment (HAP) contract and receives its subsidy from the Section 8

program through HAP and administrative Fees. The units at Huntington House are Project Based Vouchers (PBV), which means that the units are under a HAP contract and tenants are selected under eligibility requirements to fill these units.

**Public comments:**

There were no public comments as no tenants were in attendance.

**6. Public input:**

There were no public comments as no tenants were in attendance.

**7. Next meeting:**

The next meeting of the RAB is to be determined.

**8. Adjournment:**

The meeting was adjourned at approximately 10:29 a.m., with Deb moving for adjournment and Lana seconding. All aye votes.

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