

BARRON COUNTY HOUSING AUTHORITY

Tuesday, April 30, 2024

MINUTES

CALL TO ORDER

Chair Nelson called the meeting to order at 9:00 AM at Berger Woodland Apartments, Barron, WI. A quorum of directors was present, and the meeting, having been duly convened, was ready to proceed with business.

Motion (Moen/Jost) to approve the agenda.

Motion carried; unanimous.

ROLL CALL

Commissioners Present: Doug Edwardsen, Marge Jost, Carol Moen, Gary Nelson, and Terri Tyler. Other(s) Present: Robert Kazmierski, Executive Director; Louie Okey, and Barron County Board Chair.

PUBLIC COMMENT

No one registered or appeared for public comment.

MINUTES

Discussion was held regarding the minutes of the previous meeting.

Motion (Tyler/Edwardsen) to approve the minutes of the March 26, 2024, meeting as presented.

Motion carried; unanimous.

DIRECTORS REPORT

The committee reviewed and discussed the Director's Report, which included current and future program activities.

The committee accepted the Director's Report by unanimous consent.

PROGRAM FINANCIAL REPORTS AND COMMUNICATIONS

The Committee reviewed the financial statements for MFH, OBA and HCV programs ending March 31, 2024, including the Check Register, and corresponding in-house reports. Financial Statements for Lakeland Manor II are a new addition to the financial packet. Nelson requested monthly cash flow statements be created for Lakeland Manor II and placed into future packets. The committee accepted the financial reports by unanimous consent.

UNFINISHED BUSINESS:

MULTIFAMILY HOUSING REHAB UPDATE

Kazmierski reported about meetings with HUD and WHEDA regarding Project Based Rental Assistance (PBRA) contract. HUD is not supportive of the latest funding structure (2 applications-1 for scattered sites; 1 for City of Barron sites). In particular, the breaking up of our existing HUD into 2 new PBRA contracts is unprecedented and problematic for all. There is a new unprecedented WHEDA program that could be used to reduce the first mortgage and serve as an additional funding for the rehab project. WHEDA is making

available up to \$11 million through a combination of National Housing Trust Funds and Capital Magnet Funds. This funding round offers a unique opportunity to have additional flexibility for rural projects with pending applications and 'shovel ready' projects. This financing may serve as first position loan or subordinate to WHEDA or non-WHEDA senior financing. WHEDA expects to structure awards as low-interest (target rate of 1%-3%). Kazmierski and Tom Landgraf successfully applied for \$2.3M in the first round of applications due April 19, 2024.

TURTLE LAKE NONPROFIT HOUSING PURCHASE

Two (2) resident roundtables were held on April 2, 2024, at Lakeland Manor II to provide orientation and hear any tenant concerns. Title work is completed. For closing, the seller is signing the deed today (4/30/2024) and closing costs have been paid. Once the title company has received all the documents necessary to close, they will record the deed and issue the owner's policy of title insurance to Barron County Housing Authority. The establishment of three new accounts for operating, reserve, and security deposits have been completed and checks from the seller have been deposited for the Lakeland Manor II transaction. Properties have been added to BCHA insurance policy effective May 1. Next steps are to contact Rural Development and set up HAP contracts for tenants and meet with all tenants to sign new leases.

NEW BUSINESS:

Discussion of Housing Opportunity through Modernization Act of 2016 (HOTMA)

Kazmierski informed the board on HOTMA and the need to review all BCHA policies (a.k.a., Admin Plan) in preparation for HOTMA implementation date of January 1, 2025. We will design a process and begin work on the admin plan this summer. Nelson suggested adding possible special meetings.

Discussion of 5-Year PHA Plan

Kazmierski presented draft 5-Year PHA for BCHA. Commissioners endorsed draft 5-Year PHA plan to proceed with RAB and tenants.

Russ Frie Retirement

Commissioners invited to attend May 2, 2024, retirement luncheon.

NEXT MEETING

The next meeting will be held Tuesday, May 28th, 2024, at 9:00 AM in the Berger-Woodland Manor Community Room. Multifamily Housing Rehab project, Turtle Lake Non-Profit Housing, Admin Plan, and Market Rent for LMII will be discussed and considered.

ADJOURNMENT

The meeting adjourned by unanimous consent at 11:05 AM

Respectfully Submitted,

Robert D. Kazmierski

Bob Kazmierski, Recording Secretary