

PUBLIC MEETING NOTICE
BARRON COUNTY HOUSING AUTHORITY/BARRON COUNTY
HOUSING REDEVELOPMENT, LLC

TUESDAY, SEPTEMBER 30, 2025 – 9:00 AM

Berger-Woodland Manor Community Room
611 East Woodland Avenue, Barron, WI

MEETING AGENDA

1. Call to Order – Approve Agenda
2. Roll Call
3. PUBLIC HEARING: ADOPTION OF PHA ANNUAL HCV PLAN. *The Barron County Housing Authority's Public Housing Agency (PHA) Annual Plan outlines goals, objectives, and administrative policies for its federally funded Housing Choice Voucher program in accordance with the requirements set forth by the Department of Housing and Urban Development.*
4. Close Public Hearing and return to Open Session
5. Public Comment
6. Approval of the minutes of the previous meeting
7. Director's Report
8. Program financial reports and communications
9. Unfinished business
 - A) Multifamily Housing Rehab Update (Tom Landgraf)
10. New Business
 - A) Consideration of Annual Civil Rights Certification and Resolution
11. Discussion of potential items for next meeting
12. Adjournment

CC: Commissioners Doug Edwardsen, Marge Jost, Carol Moen, Gary Nelson & Terri Tyler
County Board Chair, County Administrator, Wendy Coleman, Clerk, Corporation Counsel,
& Justice Center.

Please call 715-537-5344, ext. 6 if you are unable to attend.

Next Meeting: Tuesday, October 28, 2025, at 9:00 AM

To access the meeting remotely via Zoom, please join here:

<https://us06web.zoom.us/j/84403492818>

Meeting ID: 844 0349 2818

Telephone: 1 312 626 6799

Any person who has a qualifying disability under the Americans with Disabilities Act and requires the meeting or materials at the meeting to be in an accessible format must contact the Housing Authority office at 715-537-5344, ext. 6 at least 24 hours prior to the meeting so that arrangements may be made to accommodate your request.

NOTICE OF PUBLIC HEARING
PHA ANNUAL PLAN/ HCV ADMINISTRATIVE PLAN
SEPTEMBER 30, 2025 – 9:00 AM

The Barron County Housing Authority's Public Housing Agency (PHA) Administrative Plan outlines goals, objectives, and administrative policies for its federally funded Housing Choice Voucher program. The Barron County Housing Authority (BCHA) has also completed its Public Housing Agency (PHA) 5-Year and Annual Plan in accordance with the requirements set forth by the Department of Housing and Urban Development (HUD).

These plans are filed at the BCHA office located at 611 Woodland Avenue in Barron. The PHA 5-Year Plan and Administrative Plans will be available for review by the public during regular business hours, 9:00 a.m. – 5:00 p.m., Monday through Friday beginning Monday, August 11, 2025. Upon request, the plan can be made available in an alternative format by contacting the Housing Authority at (715) 537-5344.

Written comments regarding the plans will be accepted until 5:00 p.m., Friday, September 26, 2025. To provide comments, contact:

Barron County Housing Authority
Attn: PHA Annual Plan Comments
611 E Woodland Avenue #25
Barron, WI 54812;
Fax: (715) 537-3726
Email: director@barroncountyha.com;
or at the scheduled public hearing.

Barron County Housing Authority invites Housing Choice Voucher program participants and the public to attend the Public Hearing on. A public hearing will be held at 9:00 a.m., Tuesday, September 30, 2025, at the Berger-Woodland Manor Community Room located at 611 Woodland Avenue in Barron.

The meeting room is handicapped accessible. People needing additional accommodation or an emailed link to attend the meeting remotely should contact the Housing Authority at (715) 537-5344.

The Barron County Housing Authority Board of Directors will review the plan at its meeting on Tuesday, September 30th. All comments collected from residents, and the public, will be provided to the Board at this meeting.

5-Year PHA Plan <i>(for All PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
-------------------------------------------------	-------------------------------------------------------------------------------------------------------	--------------------------------------------------------

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A.	PHA Information.
A.1	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p>

	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
	Lead PHA:					
B.	Plan Elements. Required for all PHAs completing this form.					
B.1	Mission. State the PHA's mission for serving the needs of low-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years.					

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next 5 years.

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking.
------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

B.5	<p>Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p>

<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.3</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

- B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years (24 CFR 903.6(a)(1)).
- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years (24 CFR 903.6(b)(1)).
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan (24 CFR 903.6(b)(2)).
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking (24 CFR 903.6(a)(3)).
- B.5 Project-Based Activities.** If a PHA intends to select one or more projects for project-based assistance without competition in accordance with § 983.51(c), the PHA must include a statement of this intent in its 5-Year Plan (or an amendment to the 5-Year Plan) in order to notify the public prior to making a noncompetitive selection (24 CFR 903.6(c)).

C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.17(b), 24 CFR 903.19).

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Challenged Elements.

If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.23 hours per year per response or 6.15 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
------------------------------------------------------------	-------------------------------------------------------------------------------------------------	--------------------------------------------------

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information.	
A.1	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Housing Choice Vouchers (HCVs) _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p>

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

☐ ☐ Project-Based Vouchers

(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

B.4	Capital Improvements. – Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <div style="display: flex; justify-content: space-around; width: 100px;"> <div style="text-align: center;">Y <input type="checkbox"/></div> <div style="text-align: center;">N <input type="checkbox"/></div> </div> <p>(b) If yes, include Challenged Elements.</p>

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

- A.1** Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type,** and the **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section (24 CFR 903.11(c)(3)).

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV (24 CFR 903.7(b)).

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

☐ **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies (24 CFR 903.7(d)).

☐ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA (24 CFR 903.7(e)).

☐ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants (24 CFR 903.7(f)).

☐ **Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR 903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements (24 CFR 903.7(l)(iii)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)).

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

- B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the applicable Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

- B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.11(c)(3), 24 CFR 903.7(s)(1)).
- B.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs.
- B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).
- C.2 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan (24 CFR 903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 *et seq.*, 24 CFR 903.7(o)(1), and 24 CFR 903.15.
- C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

BARRON COUNTY HOUSING AUTHORITY

Tuesday, August 26, 2025

MINUTES

CALL TO ORDER

Chairman Nelson called the meeting to order at 9:00 AM at Berger Woodland Apartments, in 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

Commissioner's Present: Doug Edwardsen. Marge Jost, Carol Moen, Gary Nelson and Terri Tyler.

Other(s) Present: Louie Okey, County Board Chair; Mary Vinapol, Almena HA; Tim Hafele, PFPH HA; Terry Hight, Chetek HA; Dave Hanson, Barron HA; Rod Nordby, Mayor-City of Barron; Robert Kazmierski, Executive Director; Scott Koegler and Tom Landgraf. County Administrator Jeff French arrived at 9:07 AM

PUBLIC COMMENT

No one registered or appeared for public comment.

MINUTES

Discussion and review of the minutes from the previous meeting.

Motion (Jost/Tyler) to approve the minutes of July 29, 2025, as presented. Motion carried; unanimous.

DIRECTORS REPORT

The committee reviewed and discussed the Director's Report, which included current and future program activities. BCHA has been authorized to add 5 vouchers for the month of August, four (4) for September, and two (2) vouchers/month for the remainder of the year which will increase monthly HAP total to \$63K. BCHA scored a perfect 100 (up from the 85 score from last year) from HUD through the Section 8 Management Assessment Program (SEMAP). SEMAP is a performance tool that HUD uses to grade all PHAs and measures how effectively we manage the Housing Choice Voucher (HCV) program. The committee accepted the Director's Report by unanimous consent.

PRESENTATION OF PROCESSES TOWARD CONSOLIDATING PHA'S

Consultants Scott Koegler is the principal consultant for S.C. Koegler Consulting LLC. S.C. Koegler Consulting provides expert guidance on affordable housing. Koegler and Tom Landgraf provided step-by-step information for PHA's considering consolidation with BCHA. Consolidation essentially converts Section 9 Public Housing to Section 8 Housing Choice Voucher platform through a change in ownership. PHAs with less than 50 units can utilize the Section 18 Small PHA (under 50) method which allows a streamlined conversion. Thereafter, BCHA is awarded Tenant Protection Vouchers for each unit at the converting property that can be used for Project-Basing vouchers. Requires application to HUD – typically 9-12-month process. Section 18 conversions do not reduce the Faircloth Limit for the selling PHA. Selling PHA are eligible for Asset Repositioning Fee (ARF) and Demolition-Disposition Transitional Funds (DDTF) after conversion. Selling PHA will still have a PHA program with zero active units but will have eligible Faircloth Authority that can be used for new development and will continue to earn ARF and DDTF. ARF – continued Operating Subsidy for up to 24 months. DDTF – continued Capital Funding for up to 5 years. ARF and DDTF can be used for new housing development and/or closeout expenses.

PROGRAM FINANCIAL REPORTS AND COMMUNICATIONS

The Committee reviewed the financial statements for MFH, LLC, HCV & OBA programs ending July 31, 2025, including the Check Register ending July 31, 2025, and corresponding in-house reports. The committee received and accepted the available financial reports by unanimous consent.

UNFINISHED BUSINESS:
MULTIFAMILY HOUSING REHAB UPDATE

Kazmierski provided updates on the rehab project. PF and TL demolition is complete. All sites have new sidewalks as well. There was a rodent problem with Lakeland Manor 1 that caused wiring damage to one of the units. This issue has been mitigated. Almena and BW have some punch list work remaining. For example, we are still waiting on the exterior doors at Almena and at Berger Woodland, the Fire Alarms need to be tied back to FA panel in each subsequent phase to satisfy DPSP inspector. To save costs and reduce the impact on the contingency fund, we will not be building garages at the Duplexes. Instead, we will replace the garages with outdoor sheds to sit on existing slabs. Condition of the existing slabs are excellent. The Berger Woodland punch list has been postponed until units are in a state of near completion (bathroom doors to swing out instead of in). Tom and I are still working with DOA to close the \$497,880 HOME loan.

NEW BUSINESS:
DISCUSSION OF CONSOLIDATION

Nelson recommended Lone Oak and Park Lawn, if interested, pursue hiring Scott Koepler to assist with consolidation processes.

DISCUSSION AND CONSIDERATION OF AMENDMENTS TO THE BCHA EMPLOYEE HANDBOOK

Kazmierski presented highlighted version of the new amendments to handbook. Bundling vacation and sick time into one paid time off (PTO) bucket simplifies administration while enhancing flexibility and accountability of staff to manage their time and workflow. Another goal is to place a ‘cap’ bundled vacation and sick to 240 hours as an approach to limit that financial liability in the event a staff person with a high surplus of vacation and sick time leaves the organization. Edwardsen recommended striking ‘physician’s verification” sentence.

Motion (Moen/Edwardsen) to approve and adopt new amendments to BCHA Handbook and striking ‘physician’s verification” sentence. Motion carried; unanimous.

DISCUSSION OF 2024 AUDIT

Final audit was received, and the governance letter was distributed. Financial highlights show that BCHA unrestricted net position was \$296,205 at year end. Net position increased by \$160,592. HUD grant totaled \$1,103,638, an increase of \$104,031 from the prior year. will be distributed at the next meeting. Operating expenses increased \$123,801 due mainly to increase in HAP payments, increases in health insurance costs and increases in maintenance costs. The committee received and accepted the 2024 Audit by unanimous consent.

SET PUBLIC HEARING DATE FOR ANNUAL PHA PLAN

Notice of hearing had been published. The committee set the Public Hearing for September 30th at 9:00 AM by unanimous consent.

DISCUSSION OF POTENTIAL ITEMS FOR NEXT MEETING

The next meeting will be held on Tuesday, September 30, 2025, at 9:00 AM in the Berger Woodland Community Room, 611 E. Woodland Ave, Barron, WI. Agenda items include updates of the Multifamily Housing Rehab project and Public Hearing for the HCV Annual PHA Plan (2026) will be discussed and considered.

ADJOURNMENT

The meeting adjourned by unanimous consent at 12:31 PM

Respectfully Submitted,
Bob Kazmierski, Recording Secretary

BARRON COUNTY HOUSING AUTHORITY

Director's Report September 2025

HOUSING CHOICE VOUCHER PROGRAM

Vouchers leased (being utilized): 146

Voucher not under lease (participant in search of rental): 1

HAP Total: \$60,025.00

Applicants on Waiting List: 397

Our HUD Program Management Specialist (PMS) has authorized adding more vouchers. We have added 4 new vouchers for the month of August and plan to add four (4) more for September, and two (2) additional vouchers each subsequent month for the remainder of the year.

MULTIFAMILY HOUSING PROGRAM

Occupancy Rate (50/70 units): 71.4% - Almena (5); Berger Woodland (5); Dallas (2); Duplexes (1); Haugen (2); PF (4); Turtle Lake (1). Vacancy offering letters are being sent due to the surplus of vacancies. Letters are being sent to applicants for Turtle Lake, Dallas, Prairie Farm, and Haugen. We are holding off on BW and Almena as we will need vacant units for alternative housing per the Relocation Plan. Turtle Lake and Prairie Farm (Riverview Manor) will be unoccupied through September 29, 2025.

Due to the rapid development of the rehab, project updates and field reports will be handed out at the meeting. Percent Complete: 30%

Notable Events Past 4 Weeks:

- Interior Demo complete at both Prairie Farm (PF) and Turtle Lake (TL)
- New drywall complete at both PF and TL
- Siding and soffit complete at TL
- Replacement of roofing complete at PF and TL
- Exterior concrete and paving complete at PF and TL
- Air handlers in place in mechanical closets – ready for installation at both sites

Notable Upcoming Events:

- Driveways and playground surface to begin at Barron Family Duplexes
- Cabinet and countertop installation set to begin at PF and TL
- All mechanical, electrical and plumbing (MEP) finishes ready to begin week of 9/8 at PF and TL
- Doors and trim installation ready to be going week of 9/15 at Prairie Farm and Turtle Lake
- Air handlers are to be connected week of 9/15 at both Prairie Farm and Turtle Lake

McGann has requested more time to complete PF and TL. Both sites received some rain damage on September 2nd due to unexpected storms during roof replacement and the roof tarp was not entirely effective. A restoration company assessed the damage and repairs to roof peak and interior sidewalls have delayed transitioning into next phase. A revised project schedule is included in the packet.

Almena and BW have still had some punch list work remaining (i.e., exterior doors at Almena and Berger Woodland bathroom doors to swing out instead of in). Tom and I are still working with DOA to close the \$497,880 HOME loan.

OTHER BUSINESS ACTIVITIES

Occupancy Rate (89/96 units): 92.7%

Park Lawn Occupancy Rate (29/30 units): 97% (will be leased up on October 1st).

Lone Oak Occupancy Rate (29/30 units): 97% (will be leased up on November 1st).

Scott Terrace Occupancy Rate (7/8 units): 87.5% (will be leased up on October 1st).

Pioneer Housing Occupancy Rate (7/8 units): 100%

Lakeland Manor 2 (18/20 units): 90% (temporarily filled by LM1 rehab impacted tenants)

On September 9th, I was invited to debrief the City of Barron about the consolidation process for Park Lawn. I will be on vacation September 15th through September 26th. If you have any questions, please contact Danielle at 715-205-8665 or deputy@barroncountyha.com.



Executive Director

BARRON COUNTY HOUSING REDEVELOPMENT

ID	Task Name	Duration	Start	Finish	1st Quarter Jan	2nd Quarter Feb	3rd Quarter Mar	4th Quarter Apr	1st Quarter May	2nd Quarter Jun	3rd Quarter Jul	4th Quarter Aug	1st Quarter Sep	2nd Quarter Oct	3rd Quarter Nov	4th Quarter Dec	1st Quarter Jan	2nd Quarter Feb	3rd Quarter Mar	4th Quarter Apr	1st Quarter May	2nd Quarter Jun	3rd Quarter Jul	4th Quarter Aug	1st Quarter Sep
1	24 UNIT BUILDING - BERGER/MOODLAND (Barron, WI)	312 days	Mon 4/14/25	Tue 6/23/26																					
2	24 UNIT: PHASE 1 (8 UNITS: U6, 7, 10, 11, 19, 20, 23 & 24)	65 days	Mon 4/14/25	Fri 7/11/25																					
3	24 UNIT: PHASE 2 (NORTH ADDITION)	125 day	Mon 10/6/25	Fri 3/27/26																					
4	24 UNIT: PHASE 3 (7 UNITS: U1, 8, 9, 12, 13, 21, 22, + Office H102, ADA RR H103)	60 days	Mon 1/5/26	Fri 3/27/26																					
5	24 UNIT: PHASE 4 (9 UNITS: U2-5, U14-18, Balance of Common Area Rms, Corridors, Stairs)	62 days	Mon 3/30/26	Tue 6/23/26																					
6	8 UNIT BUILDINGS (5 EA)	182 days	Mon 4/14/25	Tue 12/23/25																					
7	8 UNIT: PORTLAND MANOR (ALMENA, WI)	65 days	Mon 4/14/25	Fri 7/11/25																					
8	8 UNIT: LAKELAND MANOR (TURTLE LAKE)	59 days	Mon 7/14/25	Thu 10/2/25																					
9	8 UNIT: RIVERVIEW MANOR (PRAIRIE FARM)	59 days	Mon 7/14/25	Thu 10/2/25																					
10	8 UNIT: PARKVIEW MANOR (DALLAS, WI)	57 days	Mon 10/6/25	Tue 12/23/25																					
11	8 UNIT: NORVIN CHATEAU (HAUGEN, WI)	57 days	Mon 10/6/25	Tue 12/23/25																					
12	DUPLEX BUILDINGS (3 EA) - PERFORM 1 SIDE/DUPLEX/PHASE	312 days	Mon 4/14/25	Tue 6/23/26																					
13	DUPLEX: (1 SIDE) 1725 MARGARET AVE. (BARRON, WI)	65 days	Mon 4/14/25	Fri 7/11/25																					
14	DUPLEX: (1 SIDE) 1735 MARGARET AVE. (BARRON, WI)	39 days	Mon 10/6/25	Thu 11/27/25																					
15	DUPLEX: (1 SIDE) 1705 MARGARET AVE. (BARRON, WI)	37 days	Fri 11/28/25	Mon 1/19/26																					
16	DUPLEX: (1 SIDE) 1715 MARGARET AVE. (BARRON, WI)	37 days	Tue 1/20/26	Wed 3/11/26																					
17	DUPLEX: (1 SIDE) 1665 RIVERVIEW DR. (BARRON, WI)	37 days	Thu 3/12/26	Fri 5/1/26																					
18	DUPLEX: (1 SIDE) 1675 RIVERVIEW DR. (BARRON, WI)	37 days	Mon 5/4/26	Tue 6/23/26																					

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress