

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

TUESDAY, JUNE 30, 2026 – 9:00 AM

Park Lawn Community Room
123 E. Franklin St, Barron WI 54812

MEETING AGENDA

1. Call to Order – Approve Agenda
2. Roll Call
3. Public Comment
4. Approval of the minutes of the previous meeting
5. Director's Report
6. Program financial reports and communications
7. Unfinished business
 - A) Multifamily Housing Rehab Update (Tom Landgraf-in person)
 - B) Discussion of Barron County Faircloth Strategy
8. New Business
 - A) Discussion of Construction Budget
 - B) Consideration of Tenant Selection Plan for LM2
9. Discussion of potential items for next meeting
10. 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 email or call 715-537-5344, ext. 6 if you are unable to attend.

Next Meeting: **Tuesday, July 28, 2026, at 9:00 AM; location Berger Woodland or Park
Lawn Community Room**

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

Join Zoom Meeting

<https://us06web.zoom.us/j/85135468670?pwd=ZWYV3cRUB3k1lA1IptTpCpaeKOK5OH.1>

Meeting ID: 851 3546 8670

Passcode: 413549

Telephone: 1-715-205-4008

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.

BARRON COUNTY HOUSING AUTHORITY

Tuesday, April 28, 2026

MINUTES

CALL TO ORDER

Chairman Nelson called the meeting to order at 9:03 AM at the Parkview Manor Apartments Community Room, in Dallas, WI. A quorum of directors was present, and the meeting, having been duly convened, was ready to proceed with business.

Motion (Moen/Edwardsen) to approve the agenda. Motion carried; unanimous.

ROLL CALL

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

Other(s) Present: Louie Okey, County Board Chair; Tom Landgraf from Dimensions Development and Robert Kazmierski, Executive Director.

Absent: None

PUBLIC COMMENT

No one registered or appeared for public comment.

MINUTES

Discussion and review of the minutes from the previous meeting.

Motion (Edwardsen/Jost) to approve the minutes of March 31, 2026, as presented. Motion carried; unanimous.

DIRECTORS REPORT

The committee reviewed and discussed the Director's Report, which included current and future program activities. Kazmierski reported that HUD sent emails to all PHAs about the need to consider cost savings in their Housing Choice Voucher programs. BCHA's approach will be to issue new vouchers only if any of our current clientele drops off the HCV program and remains under \$63K HAP threshold. Occupancy Rate (61/70 units): 87%. We are ramping up marketing efforts to fill LMII. We have begun planning Resident Roundtables for the next phase of the project. The Barron County Property Committee requested a tour of Berger Woodland (BW). Considering BW will still be under construction at that time, I have offered to host the Property Committee on July 6th at 1pm. Rehab project updates and two (2) field reports were handed out at the meeting. Percent complete: 90% (+/-).

Kazmierski reported that USDA-RD will be conducting a management and physical inspection of PFPH on May 4th. WHEDA will be conducting a Management Review (MOR) and physical inspection of Scott Terrace on May 5th. Discussion of May meeting date and location. Consensus to cancel May regular board meeting, unless necessary. Kazmierski announced the need to backfill the Associate Housing Manager position since the abrupt resignation of a staff member. Kazmierski also reported that several capital improvement projects will take place at LO and PL over the Summer. Projects include new windows, steel roofs, boilers, sidewalk repairs and new A/C units.

PROGRAM FINANCIAL REPORTS AND COMMUNICATIONS

The Committee reviewed the financial statements within corresponding in-house reports and Hawkins Ash reports for LLC ending March 31, 2026, including the Check Register ending March 31, 2026. The committee received and accepted the available financial reports by unanimous consent.

UNFINISHED BUSINESS:

MULTIFAMILY HOUSING REHAB UPDATE

Kazmierski provided field reports (21 & 22), A&E meeting notes, and 3-week projections on construction status. Tom Landgraf was present and updated the committee on several items, including HOME loan closing expected

the week of May 4th. Landgraf updated the committee on the status of the deferred developers fee that BCHA/BCHR, LLC can expect post-construction. The contingency fund must be spent down, or it will reduce the amount of the deferred developer fee. Landgraf provided an update on the AHP funds and how it will be applied to all the change orders and new initiatives. Landgraf reported that the new maintenance vehicles were denied by WHEDA. BCHA/BCHR, LLC will need to purchase, if needed, after construction, using deferred developer fees. We are still expecting significant rebates on HVAC systems from Focus on Energy.

CONSTRUCTION BUDGET UPDATE

Landgraf and committee went through the construction budget and provided context for the additional upgrades to be paid by the allocation of additional AHP funds. New maintenance garage, tenant storage additions, and additional miscellaneous costs were explored. Soft costs of accounting and architect design for garage and landscaping were also discussed.

DISPOSITION STATUS OF BARRON HA AND CHETEK HA

Disposition process is underway for Lone Oak and Park Lawn. HUD is requiring two (2) Resolutions to be adopted as part of the disposition process. The 1st Resolution authorizes the Executive Director to prepare the Section 18 application. The 2nd Resolution authorizes the submission of the Section 18 application. Both LO and PL have adopted the 1st Resolutions. Kazmierski met with consultant on 4/13 to complete and submit inventory of all properties into PIC, write outreach narratives explaining each city's support, and finalize the Environmental Review for LO. Consultant Scott Koegler will attend the June 16th meeting at Park Lawn.

NEW BUSINESS:

DISCUSSION OF DRAW PROCESSES FOR BARRON COUNTY ARPA FUNDS

Barron County and Sterling Bank met and discussed the final escrow payment. They both agreed that before there is any final (last) draw from the escrow account, BCHA should request and approve that final payment at a meeting and specify the amount and to whom it is to be paid. Furthermore, this final payment should have a 5 or 10 percent retainage provision, until all work has been satisfactorily completed, and signed off on by all parties that all construction functions are complete. Kazmierski reported that there is already 10% retainage, held by the title company, for all the other funding sources that will be released after final inspection. Kazmierski and Landgraf will be meeting with County Administrator, CLA auditors, and Sterling Bank President to discuss draw forms and processes.

CONSIDERATION OF MOVING MAY MEETING TO JUNE 2ND OR JUNE 9TH

Kazmierski provided background information on time constraints and workflow issues.

Motion (consensus) to cancel May 26th regular board meeting, unless needed. Motion carried; unanimous.

DISCUSSION OF POTENTIAL ITEMS AND SITE LOCATIONS FOR NEXT MEETING

Next meeting will be held June 30, 2026, at 9:00 AM in the Berger Woodland Community Room in Barron, WI. If rehab construction is not complete at Berger Woodland, an alternative site for the meeting will be at Riverview Manor Community Room in Prairie Farm, WI. Agenda items include updates of the Multifamily Housing Rehab project, disposition status for both Park Lawn and Lone Oak, and consideration of part-time internship. The committee also consider moving the May meeting to June 2nd or June 9th.

ADJOURNMENT

The meeting adjourned by unanimous consent at 10:40 AM

Respectfully Submitted,

Bob Kazmierski, Recording Secretary

BARRON COUNTY HOUSING AUTHORITY

Director's Report

June 2026

HOUSING CHOICE VOUCHER PROGRAM (as of 06/12/2026)

Vouchers leased (being utilized): 141

HAP Total: \$61,473.36

Voucher not under lease (participant in search of rental): 0

Applicants on Waiting List: 456

MULTIFAMILY HOUSING/LIHTC PROGRAM

Occupancy Rate (70/70 units): 100% - Almena (0); Berger Woodland (0); Dallas (0); BF-Duplexes (0); Haugen (0); PF (0); Turtle Lake (0). The vacancies at BW, BFD and Haugen will all be filled by July 1st. We have officially ended the practice of holding these units to house tenants that have been displaced while their original units are being remodeled. Tom and I met with the HUD on 6/10 to discuss the Chapter 15 process for being compensated for vacant units per the relocation plan. We will need to submit a special claim through WHEDA to be reimbursed. Per HUD handbook 4350.3, we may be eligible to submit a special claim for the tenants we had to compensate while staying with family/friends as well as unit #2 in Almena that was totaled. Other eligible costs include the utility payments we made for tenants that were displaced as well as the final phase of BW displaced tenants (n=9). We have hired a part-time intern to assist with workflow and office coverage once BCHA offices are completed (06/22/2026). Since the Associate Housing Manager departure in March (and due to the rehab project at Berger-Woodland), Darcy has been providing daily office coverage at Park Lawn and Staci has been providing office coverage at Lone Oak. There has been a clear need to backfill the position since the abrupt resignation of this critical staff member. This new position is budget friendly as a part-time LTE (6-month internship). Job description and roles (in packet) have been updated with duties to include marketing, office coverage, tenant activities coordination, event planning, and exploring A.I. technology. We have also begun several large capital projects at both Lone Oak and Park Lawn that will run through this Summer and Fall. Projects include new windows (both LO & PL), steel roofs (PL), boilers (PL), sidewalk repairs (LO) and new A/C units (LO). We will host the Barron County Property Committee on August 3rd at 1pm. The Barron County ARPA funds still have not been drawn from the escrow account. We will be using HOME loan funds and some remaining AHP funds to support subsequent construction draws. Both the BCHA and the BCHR, LLC draft audits are complete, and will be included in next month's (July) packet. Barron Committee assignments were provided by Jeff French and are included in the packet. We are so pleased that each of you remain as our oversight committee. The oversight you provided during the rehab project ensured accountability and transparency. Most importantly, your visionary leadership and unwavering commitment have been key to all our current and future successes. Due to the rapid development of the rehab, project updates and field reports will be handed out at the meeting. Percent complete: 94% (+/-)

- **Notable Events Past 4 Weeks**

- **Cabinet installation is in progress.**
- **Sinks, Toilets staged for installation.**
- **New elevator in place and operable. TK Elevator tech on site to finalize.**
- **Existing Elevator shutdown and demolished.**
- **24 Plex Garage / Storage Building Foundation walls have been poured and backfilled.**

- Secondary footing west of tall wall footing has been poured.
- Monument signs ordered for all sites
- Notable Upcoming Events
 - Punchlist week of June 15th
 - Parking lot will be paved June 18th and 19th.
 - Housing and Directors Office online June 22nd.
 - Certificate of Occupancy is expected June 23rd.
 - Moving tenants on June 26th.
 - Berger Woodland Community Room and Common Areas will not be completed until mid to late July.
 - Landscaping, gazebo and signage later this Summer.

OTHER BUSINESS ACTIVITIES

Occupancy Rate (89/96 units): 93%

Park Lawn Occupancy Rate (30/30 units): 100%

Lone Oak Occupancy Rate (28/30 units): 93%

Scott Terrace Occupancy Rate (8/8 units): 100%

Pioneer Housing Occupancy Rate (7/8 units): 88%

Lakeland Manor 2 (16/20 units): 80% (GOAL: To lease up 3 vacant units by August 1st)

WHEDA conducted a Management Review and Physical Inspection of Scott Terrace on May 5th. Both Judd and Staci performed admirably and the inspection score (83%-above average) reflects their efforts. HUD has decided to stop processing RAD Restore- Rebuild applications that are not already submitted. Included in the packet is a memo from Asst. Sec Ben Hobbs regarding the RAD Restore-Rebuild program. Essentially this memo halts any RAD Restore-Rebuild applications that are not already in process. The RAD Restore-Rebuild program was the strategy that consultant Scott Koegler outlined for Barron County to develop new low-income housing from the available Faircloth Authority from the City of Barron and City of Chetek. Based on this memo, Barron County would not be able to develop new deep-subsidy affordable housing using Faircloth. The memo restates that HUD's goal is to reduce the footprint of Public Housing through repositioning. In other words, this will not stop the Section 18 Dispositions for Chetek or Barron, but it eliminates the strategy to develop new low-income housing. It will also have an impact on how to use the Public Housing reserves at both PL and LO. Speaking of disposition, the process is still underway for Lone Oak and Park Lawn. HUD is requiring two (2) Resolutions to be adopted as part of the disposition process. The 1st Resolution authorizes the Executive Director to prepare the Section 18 application. The 2nd Resolution authorizes the submission of the Section 18 application. LO has adopted both Resolutions and the application is submitted. PL Environmental Review is completed and we facilitated the 2nd (out of 5) tenant outreach meetings on 6/16 (see tenant meeting handout).



Executive Director

BCHA Internship Roles:

Community Needs & Marketing

- Conduct surveys and in-person research to understand the needs, concerns, and interests of tenants. Summarize findings into a report that can inform decision-making.
- Using BCHA's social media accounts, develop and post a mix of educational posts, resident stories, event promotions, and affordability tips.
- Marketing- website reboot, develop creative promotional pieces, etc? (ask Danielle)
- Design new signage for Park Lawn and Lone Oak
- Visual Branding-Design a simple, consistent visual identity (logos, color palette, imagery) for BCHA's community's marketing materials, ensuring it reflects inclusivity, safety, and affordability

Assisting with New Tenant Intake

- Assisting Housing Program Manager and Occupancy Specialist with mailings, background and reference checks for all new applicants.
- Maintain databases on occupancy, waiting lists, and housing conditions.
- Assist Occupancy Specialist in updating HCV waiting lists.
- Perform tenant orientations for rehabbed units (cleaning caddy, appliance maintenance, etc.
- Provide office coverage at Park Lawn and Lone Oak.

Tenant Engagement and Community Outreach

- Organizing or supporting resident roundtables to gather tenant input on projects
- Assisting in public education campaigns about housing, tenant responsibilities, and other resource providers.
- Help develop resident education materials about new developments or program changes.
- Help with building beautification, tenant activities or improvement initiatives.
- Organizing ribbon-cutting ceremonies and staff celebrations.
- Support charity or events at housing authority.
- Assisting with tenant appreciation programs.
- Research HUD's Strong Families (HSF) initiative.

Policy & Program Support

- Researching and summarizing all existing houses rules and leases for affordable housing policy changes.
- Assisting in grant writing for housing development or preservation projects.
- Supporting HUD or WHEDA compliance efforts.

- Research housing policies, affordability initiatives, and best practices for affordable housing.

Special Projects as assigned

- Supporting affordable housing advocacy campaigns or awareness events.
- Assisting in sustainability or energy efficiency upgrades for public housing buildings.
- Help with post-construction documentation in collaboration with Executive and Deputy Directors.
- Conduct site visits to evaluate conditions and report on needed improvements.
- Assist Executive Director with facilitation of 5-year strategic planning.

Tips for Success

- Keep projects small and focused so they're manageable for intern.
- Align each project with BCHA's strategic goals.
- Use clear deliverables (e.g., reports, social media posts, event summaries) to track progress.
- Collaborate with RSS or staff for authenticity and access.

2026 Committee / Board Appointments

5/12/26 final

Commission on Aging (4)

CB 3 - 2 yr / Citizen 2 - 3 yr terms

Kathy Krug - Co Board June 2028 (2nd)
Diane Vaughn - Co Board June 2028 (2nd)
Carsten Ellison - Co Board June 2028 (1st)
Patti Anderson - Co Board June 2028 (3rd)
Cheryl Hakseth - Citizen June 2029 (2nd)
Bob Heil - Citizen June 2027 (1st)
Kelli Rasmussen - Citizen July 2028 (1st)
Carol Knoll - Citizen June 2028 (1st)
Deb Neuheisel - Citizen June 2027 (1st)

Tax Incremental District TID

Scott Bachowski
Carsten Ellison
Dana Heller

ADRC (1)

Shelley Effertz (Barron County) 2028
Sharon Rollins (Barron County) 2028
Vlad Sajka (Barron County) 2028
Bert Skinner (Barron County) 2029
Rob Ludwig (Barron County) 2028
Thomas Hanson (Rusk County) 2030
Kathy Helber (Rusk County) 2027
John Smatlak (Rusk County) 2028

Economic Development Board (3)

3 Year Term (except Co Board)

Kathy Krug
Craig Fowler
Dana Heller

Executive

Appointed by Respective Committee

Louie Okey - County Board Chair
Karolyn Bartlett - County Board Vice Chair
Craig Turcott - County Board 2nd Vice
Peter Olson - Highway Rep.
TBD - Extension/LCC Rep.
TBD - Law Enforcement/EM Rep.
TBD - Property Rep.
TBD - Zoning Rep.
TBD - HHS Board Rep.
TBD - First Alternate
TBD - Second Alternate

Dana Heller
Gary Nelson

Extension/Land Conservation (6)

Fran Langman
Jim Gores
Gary Nelson
Randy Cook
Carsten Ellison
Audrey Kusilek
Kirsten Huth - Citizen Member

Health & Human Services Board

3 Year Term

Karolyn Bartlett January 2029
Diane Vaughn January 2029
Mark Eby January 2027
Scott Bachowski January 2027
Patti Anderson January 2028
Stacey Wenzel January 2027
Nancy Keeler January 2028
Lynn Kolpeck January 2027
Bob Heil January 2027
Mary Matthys January 2029
Toniann Knutson January 2028
Dr. Lindsey Ruppel January 2028
Betty Borgan January 2028

Highway Committee*

* Elected by County Board

Diane Vaughn
Pete Olson
Craig Turcott
Dennis Jenkins
Bradley Wolf

Housing Commission (2)

Staggered 5 year terms

Gary Nelson (expires 2029)
Marge Jost (expires June 2031)
Terri Tyler (expires June 2027)
Carol Moen (expires June 2030)
Doug Edwardson (expires June 2027)

Law Enforcement / Emergency Mgmt. (7)

Craig Turcott
Jamie McCready
Pete Schneider
Patti Anderson
Pete Olson
Stacey Wenzel
Bob Anderson

LEPC (1)

Louie Okey
Jamie McCready (LE / EM Committee Rep)

Property (7)

Mark Eby
Bill Schradle
Carol Moen
Craig Fowler
Dana Heller
Kathy Krug
Karolyn Bartlett

Solid Waste

3 Year Term

Not more than 5 County Board (59.70(2))

Jim Gores (expires May 2029)
Jeff Miller (expires May 2029)
Bill Schradle (expires May 2027)
Fran Langman (expires May 2028)
Lauren Wentz (expires May 2028)
Kevin Jacobson - Citizen (expires May 2027)
Bob Heil - Citizen (expires May 2029)
Steve Johnson - Citizen (expires May 2027)
Dan North - Citizen (expires May 2029)
Louie Okey (Ex-Officio)

Zoning

5 County Board w/ 3 from Zoned Towns

Randall Cook
Dennis Sandmann
Karolyn Bartlett
Dennis Jenkins
Audrey Kusilek

Zoning Board of Adjustment

No Members from Cities or Villages / Not more than 2 from Same Town

3 Year Term

Dan North - Citizen (expires 7/29)
Gary Nelson (expires 7/28)
Carol Moen (expires 7/28)
Amy Kelsey (expires 7/27)
Keith Hardie - Citizen (expires 7/27)
Diane Vaughn (Alternate)

Regional Business Fund

Mark Eby

Workforce Resource

Louie Okey

West Cap

Dennis Jenkins

IFLS

Jamie McCready (2027)
Doug Edwardson (2029)

Travel Northwest WI (formerly ITBEC)

Pete Schneider

Fair Board

Shelley Effertz

Lake Districts

Jim Gores - Lower Turtle & Upper Turtle
Lauren Wentz - Staples Lake
Craig Turcott - Beaver Dam, Kirby & Sand
Bob Anderson - Rice Lake
Craig Fowler - Dummy Lake

Museum Board

Kathy Krug

West Central Land & Water Conservation

Fran Langman

WI West Central Regional Planning

Stacey Wenzel
Louie Okey
Craig Fowler

Veterans Service Committee

One Member from HHS Board

Scott Bachowski
Bill Schradle
Gary Nelson
Bob Anderson - Alternate

Veterans Service Commission

3 Year Term

Larry Johnson (expires Dec 2027)
Donald Jacobson (expires Dec 2026)
Tom Pichelman (expires Dec 2028)

Nortac

Dana Heller
Pete Schneider

Traffic Safety Commission

Bradley Wolf
Louie Okey

Woodland Enhanced Health Services

Audrey Kusilek

Momentum West

Scott Bachowski

PACE

Pete Olson

Library Boards

Scott Bachowski - Chetek
Craig Turcott - Cumberland
Kathy Krug - Cameron
Jamie McCready - Turtle Lake
Gary Nelson - Barron
Jeff Miller - Rice Lake

Land Information Council

Dennis Sandmann

2026 Committee Appointments by Committee

ADRC						
Commission on Aging	Effertz	Krug	Vaughn	Ellison	P Anderson	Hakseth (2029)
	Heil (2027)	Rasmussen (2028)	Knoll (2028)	Neuheisel (2027)		
Community Development (CDBG)						
Economic Development	Kusilek	Bentke	Krug	Krug		
Executive**	Krug	Fowler	Heller			
	Okey	Bartlett	Turcott	TBD	TBD	TBD
TBD						
Extension / Land Conservation	Langman	Gores	Nelson	Cook	Ellison	
	Kusilek	Huth (Co. Committee Member)				
Fair Board	Effertz					
Health & Human Services	Bartlett (2029)	Vaughn (2029)	Eby (2027)	Bachowski (2027)	P Anderson (2028)	
	Wenzel (2027)	Keeler (2028)	Kolpeck (2027)	Heil (2027)	Matthys (2029)	
	Knutson (2028)	Ruppel (2028)	Borgan (2028)	Borgan (2028)		
	Vaughn	Olson	Turcott	Jenkins	Wolf	
Highway *						
Traffic Safety	Wolf	Okey				
Housing Commission	Nelson (2029)	Jost (2031)	Tyler (2027)	Moen (2030)	Edwardson (2027)	
IFLS	McCready (2027)	Edwardson (2029)				
ITBEC	Schneider					
Lake Districts	Turcott Beaver Dam, Kirby Lake and Sand Lake	B Anderson Rice Lake	Fowler Dummy Lake	Gores Lower & Upper Turtle Lakes	Wentz Staples Lake	
Law Enforcement / Emergency Mgmt	Turtcote Wenzel	McCready B. Anderson	Schneider	P. Anderson	Olson	
LEPC	Okey	McCready				
Momentum West	Bachowski					
Museum Board	Krug					
Norfac	Heller	Schneider				
PACE	Olson					
Property	Eby Krug	Schradle Bartlett	Moen	Fowler	Heller	
Solid Waste	Gores (2029) Jacobson (2027)	Miller (2029) Heil (2029)	Schradle (2027) Johnson (2027)	Langman (2028) North (2029)	Wentz (2028) Okey (Ex-Officio/Alt)	
Veterans Service Commission	Johnson (2027)	Jacobson (2026)	Pichelman (2025)			
Veterans Service Committee	Bachowski	Schradle	Nelson	B Anderson (Alternate)		
West Cap	Jenkins					
Woodland Enhanced Health Services	Kusilek					
Workforce Resource	Okey					
West Central Land & Water Conservatio	Langman					
West Central WI Regional Planning	Wenzel	Okey	Fowler	Bartlett	Jenkins	Kusilek
Zoning	Cook	Sandmann				
Zoning Board of Adjustment	North (2029) Vaughn (Alternate)	Nelson (2028)	Moen (2028)	Hardie (2027)	Kelsey (2027)	

* Highway Committee is elected by the County Board per Statute

**** Executive Committee is comprised of the County Board Chair, Vice Chair, 2nd Vice Chair and one member appointed from the Highway, Zoning, Law Enforcement, Extension / LCC, Property and Health & Human Services Committees**

2026 Committee Appointments by Supervisor

Bachowski, Scott	Health & Human Services	Veterans	Momentum West	Library (Chetek)	TID
Vaughn, Diane	Aging	Health & Human Services	Highway	Board of Adjustment (Alt)	
Eby, Mark	Health & Human Services	Property	Regional Business Fund		
Sandmann, Dennis	Zoning	Land Information Council		Zoning	
Bartlett, Karolyn	Executive	Health & Human Services	Property		
Wolf, Bradley	Highway	Traffic Safety			
Schradle, Bill	Property	Solid Waste	Veterans		
McCready, Jamie	Law Enforcement/EM	LEPC	IFLS	Library (Turtle Lake)	
Gores, Jim	LCC/Extension	Solid Waste			
Nelson, Gary	LCC/Extension	Housing	Board of Adjustment	Veterans	Library (Barron)
Ellison, Carsten	Aging	LCC/Extension	TID		
Olson, Pete	Highway	Law Enforcement/EM	PACE		
Krug, Kathy	Aging	Economic Development	Property	Museum	Library (Cameron)
Moen, Carol	Housing	Property	Board of Adjustment		
Langman, Fran	LCC/Extension	Solid Waste	West Central Land & Water		
Okey, Louie	Executive	LEPC	Solid Waste (Ex-Officio)	Workforce Resource	West Central Regional Planning
	Traffic Safety				
Anderson, Patti	Aging	Health & Human Services	Law Enforcement/EM		
Cook, Randall	LCC/Extension	Zoning			
Fowler, Craig	Economic Development	Property	West Central Regional Planning		
Miller, Jeff	Solid Waste	Library (Rice Lake)			
Wentz, Lauren	Solid Waste	Lake District			
Wenzel, Stacey	Health & Human Services	Law Enforcement/EM	West Central Regional Planning		
Heller, Dana	Economic Development	Property	NORTAC	TID	
Anderson, Bob	Law Enforcement/EM	Veterans (Alternate)	Rice Lake Lake District		
Schneider, Pete	Law Enforcement/EM	ITBEC	NORTAC		
Kusilek, Audrey	LCC/Extension	Zoning	Woodland Enhanced Health		
Effertz, Shelley	ADRC	Fair Board			
Turcott, Craig	Executive	Highway	Law Enforcement/EM	Library (Cumberland)	
Jenkins, Dennis	Highway	Zoning	WestCap		

May 22, 2026

Bob Kazmierski
Barron County Housing Authority
611 E Woodland Ave #25
Barron, WI 54812

Re: Scott Terrace
HUD# WI39T801005

HFA# 52423

Dear Bob:

Wisconsin Housing and Economic Development Authority, as the contract administrator for the HUD Section 8 program, is required to do a management review annually on each contracted property.

On May 5, 2026, I conducted a comprehensive management review and limited physical review on the above captioned property, with the report attached. The enactment of HUD's Rental Housing Integrity Improvement Project (RHIP) requires that WHEDA track all errors discovered during Management Reviews through to their elimination. In addition, the Inspector General's Office has informed us that we are required to monitor all findings until they are corrected.

Therefore, we ask that you pay special attention in responding to this review. Each finding must be corrected with the appropriate confirmation/documentation included in your response. Your reply is due to WHEDA within 30 days. **Please email responses to RCAdmin@wheda.com.**

Please accept my appreciation for the cooperation and courtesies extended by you and your staff. I commend the efficiency of staff and the care given to the property. Should you have questions or comments about this report, or any future issues, please feel free to contact me at (608)266-6985 or by email at robert.heintz@wheda.com.

Sincerely,



Robert Heintz
Housing Management Officer
WHEDA

Sent via email to:
director@barroncountyha.com

Enclosure



Management Review for Multifamily Housing Projects

U.S. Department of Housing and Urban Development
Office of Housing – Federal Housing Commissioner

OMB Approval No. 2502-0178
Exp. 04/30/2018

Summary

Date of On-Site Review: May 5, 2026	Date of Report: May 22, 2026	Project Number: 075EH064	Contract Number: W139T801005
Section of the Act: S/8	Name of Owner: Prairie Farm Pioneer Housing, Inc	Project Name: Scott Terrace	Project Address: 124 Parker Street, Prairie Farm, WI 54762
Loan Status: ☐ Insured ☐ HUD-Held ☒ Non-Insured ☐ Co-Insured	Contract Administrator: ☐ HUD ☐ CA ☒ PBCA	Type of Subsidy: ☒ Section 8 ☐ PAC ☐ Section 236 ☐ Section 221(d)(3) BMIR ☐ Rent Supplement ☐ RAP ☐ PRAC ☐ Unsubsidized	Type of Housing: ☐ Family ☐ Disabled ☐ Elderly ☒ Elderly/Disabled ☐ Other (please specify)

For each applicable category, assess the overall performance by checking the appropriate column. Indicate A (Acceptable) or C (Corrective action required). Include target completion dates (TCD) for all corrective action items. For those items not applicable, place N/A in the TCD column.

A. General Appearance and Security	A	C	TCD	Enter a score between 1 and 100 for the General Appearance and Security Rating. If this Section was not reviewed, enter 0. 80 is 10% of the overall score. This category is rated Above Average.
1. General Appearance	☒	☐		
2. Security	☒	☐		
B. Follow-up and Monitoring of Project Inspections	A	C	TCD	Enter a score between 1 and 100 for the Follow-up and Monitoring of Project Inspections Rating. If this Section was not reviewed, enter 0. 82 is 10% of the overall score. This category is rated Above Average.
3. Follow-Up and Monitoring of Last Physical Inspection and Observations	☒	☐		
4. Follow-Up and Monitoring of Lead-Based Paint Inspection	☒	☐		
C. Maintenance and Standard Operating Procedures	A	C	TCD	Enter a score between 1 and 100 for the Maintenance and Standard Operating Procedures Rating. If this Section was not reviewed, enter 0. 80 is 10% of the overall score. This category is rated Above Average.
5. Maintenance	☒	☐		
6. Vacancy and Turnover	☒	☐		
7. Energy Conservation	☒	☐		
D. Financial Management/Procurement	A	C	TCD	Enter a score between 1 and 100 for the Financial Management/Procurement Rating. If this Section was not reviewed, enter 0. n/a is 25% of the overall score. This category is rated n/a
8. Budget Management	☐	☐		
9. Cash Controls	☐	☐		
10. Cost Controls	☐	☐		
11. Procurement Controls	☐	☐		
12. Accounts Receivable/Payable	☐	☐		
13. Accounting and Bookkeeping	☐	☐		
E. Leasing and Occupancy	A	C	TCD	Enter a score between 1 and 100 for the Leasing and Occupancy Rating. If this Section was not reviewed, enter 0. 84 is 25% of the overall score. This category is rated Above Average.
14. Application Processing/ Tenant Selection	☒	☐		
15. Leases and Deposits	☒	☐		
16. Eviction/Termination of Assistance Procedures	☒	☐		
17. Enterprise Income Verification (EIV) System Access and Security Compliance	☒	☐		
18. Compliance with Using EIV Data and Reports	☒	☐		
19. Tenant Rental Assistance Certification Systems (TRACS) Monitoring and Compliance	☒	☐		
20. TRACS Security Requirements	☒	☐		
21. Tenant File Security	☒	☐		
22. Summary of Tenant File Review	☐	☒	6/21/2026	
F. Tenant/Management Relations	A	C	TCD	Enter a score between 1 and 100 for the Tenant Services Rating. If this Section was not reviewed, enter 0. 83 is 10% of the overall score. This category is rated Above Average.
23. Tenant Concerns	☒	☐		
24. Provision of Tenant Services	☒	☐		
G. General Management Practices	A	C	TCD	Enter a score between 1 and 100 for the General Management Practices Rating. If this Section was not reviewed, enter 0. 85 is 10% of the overall score. This category is rated Above Average.
25. General Management Operations	☒	☐		
26. Owner/Agent Participation	☒	☐		
27. Staffing and Personnel Practices	☒	☐		
Overall Rating: ☐ Superior ☒ Above Average ☐ Satisfactory ☐ Below Average ☐ Unsatisfactory Overall Score: 83 To calculate an overall score: Multiply the derived performance value by the assigned percentage of the overall rating for each category. Once all tested categories have been calculated based on the performance indicator and performance indicator values, the total calculated points is divided by the total percentage of overall rating and rounded to the nearest whole number. For convenience, a utility is included with this form which will perform all of the necessary calculations.				

Name and Title of Person Preparing this Report: (Please type or print):

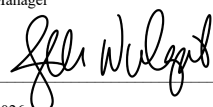
Robert Heintz, Housing Management Officer

Signature: 

Date: 5/22/2026

Name and Title of Person Preparing this Report: (Please type or print):

Jill Wielgat, Manager

Signature: 

Date: 5/22/2026

NOTE: If this review is conducted by a CA or PBCA as indicated above, the overall rating reflects a review as it relates to compliance with the Housing Assistance Payment Contract (HAP) only.

Date: June 16, 2026

To: All Park Lawn Residents

Repositioning of Apartments under HUD Section 18 Disposition Resident Meeting

What is happening?

Barron City Housing Authority will be applying to HUD to convert Park Lawn Apartments from the Public Housing Program to Section 8 Project-Based Assistance. This process is called Repositioning and the specific program being used is called Section 18 Disposition. As part of the conversion the ownership of Park Lawn Apartments will be transferred from the Housing Authority of the City of Barron (HACB) to the Barron County Housing Authority (BCHA).

What is the timeframe for conversion?

Section 18 conversions generally take from 9 to 12 months. The goal is to complete this transaction in 2027. Due to staffing reductions at HUD it has been taking longer for them to review and process applications. HACB and BCHA are hoping to have the application submitted to HUD in the next several months. There will be several more resident meetings as the application progresses. All residents will be updated on the status of the application and the timeframe for conversion at these meetings.

Will this conversion affect my housing assistance?

In most cases this should not result in any change to how much each family receives in assistance or how much they pay for rent. Park Lawn Apartments will be converting to the Section 8 Project-Based Assistance program (Section 8-PBV) which will continue to provide rental assistance. The rules between Public Housing and Section 8-PBV for determining income, rental assistance and resident-paid rent are very similar. In most cases residents should not see a change in the amount of rental assistance and resident-paid rent. Individuals who are paying a flat rent as a Public Housing resident may experience a rent increase because Section 8-PBV rents are income-based. Generally, you will not pay more than 30% of your monthly adjusted income in rent. As we get closer to the conversion date staff from the BCHA will be meeting with each resident to explain any changes and to complete new certifications and leases for the conversion effective date.

For residents that have chosen Flat Rent there may be a change to the subsidy and resident paid rent. The Section 8-PBV program does not have Flat Rent. So, Flat Rent residents will need to recertify using the 30% of income standard to determine the amount of assistance and resident paid rent. As we get closer to the conversion date HACB will be meeting with each resident to explain any changes.

All residents will need to execute a new Section 8-PBV lease (to replace the public housing lease), but lease terms are essentially the same under both programs. All residents will remain in place in their units and will be provided assistance through a project-based voucher (PBV). There will be more resident meetings as we get closer to the conversion date to provide a full briefing on the Section 8 Project-Based Voucher program.

As BCHA is currently providing the management services for Park Lawn Apartments residents should not see any differences in how the lease renewal and income certification process will happen after the conversion.

What does Project-Based Voucher (PBV) mean?

PBV assistance means that vouchers are attached to specific units in a building. The voucher stays with the unit even after a resident moves out. If you live in a PBV unit, you have a right to request tenant-based rental assistance after the first year of occupancy, but you may have to wait for the tenant-based assistance to become available. Tenant-based rental assistance is typically a resident based voucher that is not attached to a unit and follows you, but it may also be another form of comparable resident-based rental assistance, such as a State or local resident-based rental assistance program. Find out more about PBVs here:

[https://www.hud.gov/program_offices/public_indian_housing/programs/Section 8/project](https://www.hud.gov/program_offices/public_indian_housing/programs/Section%208/project).

Why convert to Housing Choice Voucher Project-Based Assistance?

The primary reason to convert to the Section 8-PBV program reduces the administrative requirements for Barron City Housing Authority. Conversion also removes the requirement to get approval from HUD for normal daily operations and long-term capital improvements.

In addition, the Section 8-PBV is generally a more stable funded program. The public housing program suffers from uneven and uncertain annual appropriations whereas the Section 8 program has benefitted from more predictable funding because the PBV contracts have built-in adjustments that help keep pace with inflation. In many cases a project is eligible for increased federal funding under the Section 8-PBV program than is available under the Public Housing program.

By repositioning, Park Lawn Apartments has the opportunity for higher funding (not higher rents), simplifies the administration of the property and the program and provides HACB with the ability to leverage private debt (LIHTC and other sources) to finance needed repairs. All these benefits lead to improved and more stable housing for all the residents.

PROJECT # / NAME:
3 WEEK DURATION: 06/14/26 - 07/04/26

Page 1 of 3



OFFICE OF HOUSING
OFFICE OF PUBLIC AND INDIAN HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

MEMORANDUM FOR: All Public Housing Authorities

FROM:

Signed by:

Benjamin Hobbs

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Benjamin Hobbs, Assistant Secretary, Office of Public and Indian Housing

Signed by:

Joseph M. Gormley

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Joseph M. Gormley, performing the delegable duties of the Assistant Secretary for Housing – Federal Housing Commissioner

SUBJECT: Updates to the Restore-Rebuild Initiative

DATE: May 12, 2026

On April 3, 2026, the Office of the President released the President’s budget proposal for FY2027. Among other important requests, the budget proposes to permanently re-set each PHA’s “Faircloth” cap to the number of public housing units it has as of October 1, 2027. Consistent with this proposal and President Trump’s focus on limiting Federal spending, the Department’s goals include reducing the existing public housing footprint and repositioning public housing units to the Section 8 platform. Consequently, HUD is winding down the Restore-Rebuild initiative. Restore-Rebuild is the process by which PHAs develop new public housing through mixed-finance development with a conditional pre-approval for the subsequent conversion of the newly developed public housing to a Section 8 contract through the Rental Assistance Demonstration (RAD). The following guidance identifies the changes effective immediately depending on where a specific transaction is in the Restore-Rebuild process:

For PHAs that have not yet requested a Notice of Anticipated RAD Rents (NARR), no new NARR requests will be accepted.

For PHAs that have requested NARRs, HUD will continue processing requests for NARRs that have been received as of the date of this memorandum, but that have not yet been issued.

For PHAs that have received or will receive a NARR, the NARR will be void 90 days after the date of this memorandum unless the PHA has either:

- a) received HUD approval for mixed-finance development or public housing acquisition under applicable regulations;
- b) submitted a substantially complete mixed-finance development proposal or public housing acquisition proposal to HUD for the proposed project; or

- c) demonstrated through documentation from a state allocating agency that an application for Low-Income Housing Tax Credits for the proposed project has been submitted and is under review or has been approved.

HUD will not issue a RAD Conversion Conditional Approval (RCCA) for a proposed project that does not demonstrate that it has met one of these criteria. Transactions that have met one of these criteria will be able to continue towards the completion of their development process through construction and RAD conversion [in accordance with existing Restore-Rebuild guidance](#).

This memorandum does not otherwise make any changes to public housing mixed-finance development policies or to RAD. For questions regarding Restore-Rebuild, please contact the PIH Office of Urban Revitalization at our@hud.gov with regards to submission of mixed-finance development proposals or the Office of Recapitalization at rad@hud.gov with regards to NARRs or RCCAs.

Garage and Accessory Buildings	401,500	Replace existing garages
Rehabilitation	15,255	Fireplace at B/W
Site work	39,600	Pergola
Site work	25,000	Gazebo
Landscaping	25,500	Added landscaping at all properties - add fabric
Landscaping	14,683	Landscaping around heat pumps at B/W
Site work	15,500	Parking lot island removal
Rehabilitation	92,241	Monument signs
Rehabilitation	11,000	Abatement - Berger Woodland
Rehabilitation	4,377	Split HVAC System - BW Office
Rehabilitation	3,800	Elevator Tariff
Rehabilitation	25,500	Misc. Electrical at eight units and duplexes
Rehabilitation	14,100	Resident and common area shelving at Berger
Rehabilitation	1,550	Evaluation - potential additional insulation in c
Rehabilitation	13,150	Washer Hookups
Rehabilitation	5,431	Laundry tubs
Rehabilitation	15,000	Outlet and switch replacements
Rehabilitation	15,000	Turtle Lake Lake Slab
Rehabilitation	25,000	Freezing pipe modification
Rehabilitation	32,201	Misc. Attic venting / Insulation
Rehabilitation	16,400	Door Replacement
Personal Property	1,500	Window coverings in BW community room TBI
Personal Property	3,850	Picnic tables at all 8 plex buildings (5 total)
Rehabilitation	7,920	Unassigned

TOTAL \$ 825,058