

COPY

AGENDA
RICE LAKE HOUSING AUTHORITY MEETING
9:00 A.M. FRIDAY, JULY 11, 2025
@ WATER'S EDGE COMMUNITY ROOM, 231 REUTER AVENUE, RICE LAKE,
WI 54868

1. Call to order.
2. Roll call.
3. Review of minutes of the June 13, 2025 meeting.
4. Approval of expenditures.
5. Public appearances by persons wishing to address the board, not otherwise on the agenda.
6. Update and Discussion: Property insurance claim for hail and wind damage: roofs completed. The other work – soffits, fascia, gutters, siding damage – is underway with Municipal Property Insurance Company (MPIC) and Public Adjuster Jacob Sachs and Hoffman Weber Estimator Dylan Boland.
7. Update and Discussion: Capital Fund allocations progress report, including 2023 Capital Fund allocation. Security systems. Appliances. Windows and doors. The last two items are to be started soon.
8. Update and Discussion: Housing Authority general future direction, addressing potential acquisition, rehabilitation of units, the Low-Income Housing Tax Credit (LIHTC) program, Repositioning, etc.
9. Update and Discussion: Legal matters/issues.
10. Update and Discussion: Housing Opportunities Through Modernization Act (HOTMA). Program is being rolled out. HOTMA compliant Admissions and Continued Occupancy Policy (ACOP) and Administrative Plan changes. Full HOTMA compliance is required by July 1, 2025, unless again deferred. Public Housing Training Specialist training May 12 – May 16 via Nan McKay. Tenant Selection Plan ordered as well as Enterprise Income Verification Manual ordered via Nan McKay.
11. Update and Discussion: HUD (Public Housing) 2023 and 2024 primary focus and emphasis is occupancy rates (again, the past two years it has been Repositioning).

Occupancy Report: Public Housing: Aggregate 94% (seven vacancies)
Riverside Arms: 95% (six vacancies, plus one unit)

offline)
Marshall Towers: 100% (no vacancies)
Family Duplexes: 87.5% (one vacancy)
Red Cedar Village (HUD MFH): 93% (four vacancies)
Water's Edge (USDA RD): 90% (two vacancies)
Senior Duplexes: 100% (no vacancies)

12. Motion to convene into closed session pursuant to WI 19.85(1)(C) considering employment, promotion, compensation or performance evaluation data of any public employee over which the government body has jurisdiction or exercises responsibility and WI 19.85(1)(f), considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons, except where par. (b) applies, which if discussed in public would be likely to have substantial adverse effect upon the reputation of any Housing Authority personnel referred to in such histories or data, or involved in such problems or investigations – employee review and tenant review.
13. Commissioners address other housing authority business items.
14. Commissioners address any concerns regarding correspondence to or from tenants.
15. Consideration of items for next agenda.
16. Adjournment.

c: COMMISSIONERS

Lynda Sirianni
Mary Ann Wirsbinski
Robert Mayer
Michael Kovacevich
Beverly Buckner

CITY GOVERNMENT

Harlan Dodge, Mayor
Julie Kessler, City Clerk-Treasurer
Paul Mahler, City Attorney