

AGENDA
RICE LAKE HOUSING AUTHORITY MEETING
9:00 A.M. FRIDAY, SEPTEMBER 12, 2025
@ RED CEDAR VILLAGE COMMUNITY ROOM, 23 EAST EAU CLAIRE STREET,
RICE LAKE, WI 54868

1. Call to order.
2. Roll call.
3. Review of minutes of the August 15, 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. Lawsuit filed against Municipal Property Insurance Company (MPIC).
7. Update and Discussion: Capital Fund allocations progress report, including 2023 Capital Fund allocation. Security systems. Appliances. Windows and doors.
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 and for Potential Vote: Annual budgets. Please see the attached.
11. Update and Discussion: Staffing and services.
12. 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 was required by July 1, 2025; it was again deferred. Multi-family Housing Training and Public Housing Training Specialist Trainings were ordered and scheduled for new hires.

13. 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: 100% (no vacancies)
Red Cedar Village (HUD MFH): 95% (three vacancies)
Water's Edge (USDA RD): 95% (one vacancy)
Senior Duplexes: 100% (no vacancies)

14. Commissioners address other housing authority business items.
15. Commissioners address any concerns regarding correspondence to or from tenants.
16. Consideration of items for next agenda.
17. 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