

## Minutes of the Regular Meeting of the River Falls Housing Authority, February 12, 2020

Chair Todd Bjerstedt called the meeting to order at 6:30

Present: Jacqueline Niccum, Amy Peterson, Nick Carow, Todd Bjerstedt.

Absent: Matt Fitzgerald,

Also Present: Anne McAlpine, Executive Director

MINUTES M/S/C Niccum/Peterson to approve the Minutes of the Regular Meeting of the River Falls Housing Authority, January 8, 2019.

M/S/C Niccum/Peterson to approve the Minutes of the Closed Session January 8, 2020.

### CONSENT ITEMS

1. M/S/C Peterson/Carow to approve the consent items: 1) Reschedule election of officers to be held at the May meeting; 2) River Falls Housing Authority Audit Report and Windmill Place Audit Report; 3) Resolution #556 Policy for Use of Email for Tenant Communication; 4) Resolution # 557 To Address a Procedural Defect.

### ACTION ITEMS

1. M/S/C Peterson/Carow to approve payment of bills
2. Planning for 2020-2025 HUD Five Year Plan – McAlpine reported that HUD requires two Public Hearings. One to review the five year plan and one to review the capital plan. Commissioners discussed planned capital improvements. Commissioners discussed goals and objectives for the next five years. Repositioning Riverview Manor and RiverTown homes with different HUD funding should be investigated. Working with property owners to allocate some Housing Choice Vouchers (Section 8 assistance) to a unit in some newly built or existing rental units (Project-Based Vouchers) should be explored and implemented. Including sustainability as a component in prioritizing capital spending should be a new goal. McAlpine will prepare a draft for the public hearings which will be held on March 11, 2020.

### REPORTS

1. McAlpine reported that all but 2 of the vacant units leased up for February 1st. Many of the applicants on the waiting list are no longer interested in our housing. They had to wait so long that they found other housing. The waiting lists are being purged.
2. McAlpine reported that the extermination contract was awarded in January. Windmill Place will have carpet replaced in 8 occupied units.
3. McAlpine reported that HUD is looking into the type of agreement that can be made between the City and the housing Authority to allow patrol and enforcement activity in the playground. HUD will not allow the Housing Authority to give that green space to the City to be considered a city park. Improving lighting in the playground is in the budget for 2020. The Housing Authority should ask for additional patrol of the neighborhood.

M/S/C Carow/Niccum to move to closed session.

Commissioners reconvened at 8:30

M/S/C Peterson/Carow to adjourn

Respectfully submitted by Anne McAlpine, Executive Director