

## Minutes of the Regular Meeting of the River Falls Housing Authority, March 11, 2020

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

Present: Jacqueline Niccum, Amy Peterson, Todd Bjerstedt, Matt Fitzgerald,

Absent: Nick Carow

Also Present: Anne McAlpine, Executive Director

MINUTES M/S/C Fitzgerald/Niccum to approve the Minutes of the Regular Meeting of the River Falls Housing Authority, February 12, 2020.

PUBLIC HEARING Chair Bjerstedt opened the public hearing. Three tenants from Briarwood were present. One tenant expressed concern about the transfer policy, another tenant reported that there was a leak in the community room ceiling; the third tenant requested that a commercial exit door be installed in the Briarwood community room instead of the patio door that's there presently. There were no tenants from HUD present. No comments were received about the Five year plan.

### CONSENT ITEMS

1. M/S/C Resolution #558 Peterson/Niccum to approve the Consent Items 1) Violence Against Women Act Emergency Transfer Policy; 2) Amenities Policy; 3) Rural Development Management Plan with a revision to include language to replace all lighting with high efficiency lighting.

### ACTION ITEMS

1. M/S/C Peterson/Niccum to approve payment of bills
2. Discussion of 2020- 2025 Strategic plan and Five-year Capital Improvements Plan – McAlpine Presented a draft of the five year strategic plan and capital improvements plans for all properties. M/S/C Fitzgerald/Peterson to revise the statement of significant amendment to apply specifically to HUD properties and Section 8.  
M/S/C Peterson/Niccum to approve Resolution #559 Five year HUD Strategic and Five year Capital Improvements Plans as revised.

### REPORTS

1. McAlpine reported that 2 family units are still vacant due to problems with the waiting list. The waiting list was very long because the applicants were from 2016 when the Section 8 waiting list opened. Many of the applicants are not from the area and do not really want to move to River Falls. The waiting list is purged and there are only 69 family applicants now.

M/S/C Fitzgerald/Peterson to adjourn

Respectfully submitted by Anne McAlpine, Executive Director