

MINUTES OF HOUSING COMMISSION MEETING

DATE: 24 November 2009
TIME: 4:00 PM
PLACE: Housing and Community Development Department
350 West 6th Street, Suite 312, Dubuque, IA 52001

Chairperson Kapler, following staff assurance of compliance with Iowa Open Meeting Law, called the meeting to order at 4:01 pm.

Commissioners Present:	William Helling David Kapler Sister Dorothy Schwendinger, OSF	Lynn Sutton Jim Holz
Commissioners Absent:	Linda Frommelt Judie Root	Char Eddy Dorothy Culbertson
Staff Present:	David Harris Jessica Kieffer	Janet Walker Cpl. Mike Kane
Public Present:	Bob Woodward Jerry Maro Alex Kornya	Len Decker Courtney Blanchard

Review and Certification of Minutes of 27 October 2009 Commission Meeting

Commissioner Holz moved to approve the minutes. Commissioner Helling seconded. All present in favor. Motion passed.

Correspondence/Public Input

None

Old Business

None

New Business

Arrest Activity Analysis in Section 8 Housing

David explained that Alta Vista Research has been contracted to conduct a study to compare arrest frequency in both Section 8 and non-Section 8 rental units in the City of Dubuque.

Bob Woodward from Alta Vista Research explained that data was used from arrests made from June 1 to July 31, 2009 because the incidence of crime is generally at its highest during the

summer months. Information was coordinated through Police Department records, Housing Department's Section 8 participant registry and the City's Information Services Department database on all rental properties. Mr. Woodward summarized that 1,085 arrests were made during the two-month period; 695 arrests were made for unique individuals and the average age at time of arrest was 27.7 years. Of the 659 persons arrested, 80% (553 persons) were Dubuque residents and the other 20% (142 persons) were non-Dubuque residents or had no address. Of the 553 Dubuque residents arrested, 46% were renters; 53% were non-renters. Mr. Woodward also summarized that 17% of the persons arrested lived in Section 8 housing. 20% of the persons arrested lived in other rental housing. 63% lived in non-rental housing or were not Dubuque residents. Based upon the data as provided and recognizing the typical margin of error present in all statistical analysis, the conclusion is that persons arrested for criminal activities in Dubuque are no more or less likely to live in Section 8 housing.

Administrative Plan Change – Section III Policy for opening and closing the waiting list/Local Preferences

Janet explained that Section III is a clarification of the language of the Administrative Plan. This will allow the PHA to open or close the waiting list according to the number of applicants on the waiting list. The PHA will publish public notices upon opening the waiting list.

Janet also explained that the PHA is proposing to remove preference points to applicant households at or below 30% of area median income. HUD requires at least 75% of households admitted to the program to be very low income (30% of area median income). Janet discussed that at least 98% of all applicant households fall into this category; therefore, it is not necessary to be included as a preference.

Administrative Plan Change -- Section V Eligibility and Denial of Assistance/Applicant Screening

Janet explained that this is for applicant households. We are proposing adoption of policies regarding additional behaviors as part of the screening process to determine suitability for tenancy. Juvenile family members' behaviors will also be considered in the screening process.

Administrative Plan Change – Section XV Termination of Assistance/Participant behavior

Janet explained that this section is for participant households. We are proposing adoption of policies regarding additional behaviors for participants including juvenile household members. Commissioner Holz thought that a portion of page 3 was redundant and requested it be re-written.

Commissioner Holz motioned to approve all three Administrative Plan Changes with the amendment to the wording on Section XV page 3. Commissioner Helling seconded. All present in favor. Motion passed.

Exception Rents Survey

David stated that many of the Section 8 participants are concentrated to one area of town (downtown) and that staff has been challenged to come up with ways to alleviate low-income families living in this small area and disperse people across the city effectively. At this time the Section 8 rents don't allow to be competitive on the west side so it has the effect of concentrating Section 8 households in the downtown area. Janet explained that she spoke with the HUD representative and one idea was to raise the payment standard higher in one area and lower the payment standard in another area. Staff is proposing to conduct a survey of West Side rents

according to the HUD regulations and prove there is a market rent difference between the downtown area and the west side of town. Staff could then propose to HUD to approve exception rents and allow different rents in different zones. David shared that this would mean we would assist fewer families with the same amount of money. Commissioner Holz motioned to move forward with the exception rents survey. Commissioner Schwendinger seconded. All present in favor.

FY2011 Section 8 Operating Budget

David shared that for FYE 2009 we showed a loss of \$166,017 and Janet had written a short narrative of the major reasons for the 2009 shortfall. Those reasons include the expenses for the Section 8 Investigator, the Leasing/Occupancy rates decreased, the revenue investment earnings were reduced and HUD pro-rated administrative fees to 90.715% for the fiscal year. Also included in the shortfalls were the FSS Coordinator Expenses and loss of revenue earned for special fees that are no longer being paid by HUD.

David also supplied a projection for a revised FY 2010 Section 8 Budget and for FY 2011 for the Commissioners to review.

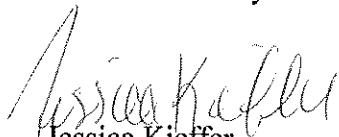
Information Sharing

None

Adjournment

There being no further business to come before the Commission, Commissioner Helling moved to adjourn the meeting at 5:18PM. Commissioner Helling seconded. All present in favor.

Minutes taken by:



Jessica Kieffer
Recording Secretary

Respectfully submitted by:



David Harris
Department Director