

## MINUTES OF HOUSING COMMISSION MEETING

DATE: 29 March 2011  
TIME: 4:00 PM  
PLACE: Housing and Community Development Department  
350 West 6<sup>th</sup> 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: Dorothy Schwendinger, OSF Dorothy Culbertson  
Lisa McAllister Ricardo Woods Jim Holz  
Judie Root David Kapler

Commissioners Absent: Lynn Sutton

Staff Present: David Harris Janet Walker Jessica Kieffer  
Ericka Lessears Cpl. Scott Koch

Public Present: Jerry Maro

### Review and Certification of Minutes of 22 February 2011 Commission Meeting

Commissioner Root moved to approve the minutes. Commissioner Woods seconded. Commissioners Culbertson, Kapler and Holz abstained. All others present in favor. Motion passed.

### Correspondence/Public Input

None

### Old Business

#### Fair Housing Survey/Forum

This item was tabled until April 2011 meeting when a representative from the Human Rights Commission is present.

#### Landlord Survey

The Commissioners received a summary of the landlord responses to the on-line survey of the Section 8 program. Staff is still receiving responses from the landlords and will be posting the responses on-line.

#### Project-Based Vouchers; response to request for proposals

David stated that after the previous Housing Commission meeting the RFP for developers interested in developing an 'affordable assisted living facility' in Dubuque with the possibility of project-basing vouchers in connection with the facility was posted. One developer, Evergreen Development responded. Commissioner Schwendinger motioned to approve a Letter of Intent to the Iowa Finance Authority stating that it is the intent of the Housing and CD Department and its

Housing Commission to proceed to enter into an agreement to enter into a HAP Contract with the Applicant for 17 dwelling units in the proposed facility, subject to Applicant's satisfaction of applicable underwriting criteria and program guidelines for HAP contracts, and selection based on a qualifying proposal. Commissioner McAllister seconded. All present in favor.

#### New Business

##### **Public Hearing to hear comments on the Public Housing Authority (PHA) Plan**

Commissioner Root motioned to open the Public Hearing. Commissioner McAllister seconded. All present in favor.

Janet explained that the PHA Plan was submitted to the Resident Advisory Board (RAB) at their last meeting and she did receive feedback from the board members.

Commissioner Holz motioned to close the Public Hearing. Commissioner Root seconded. All present in favor.

Commissioner Schwendinger motioned to approve the PHA Plan. Commissioner Holz seconded. All present in favor.

##### **Approval of a Housing Rehab Loan exceeding guidelines**

This agenda item was tabled until a later meeting.

#### Information Sharing

##### **Complaints Received**

Commissioners received a summary of the complaints the Housing Department has received since the last meeting.

#### **Vacancies**

David reminded the Commissioners that there are three vacancies on the Housing Commission. Commissioner Root explained that she has referred two people and Commissioner McAllister stated she has also referred someone to possibly fill a vacant position.

#### **Dubuque Area Landlord's Association letter to the Mayor and City Council**

The Commissioners received a copy of a letter submitted by Jerry Maro, President of the Dubuque Area Landlord's Association addressed to the City Council and Mayor. The letter was in regard to the new housing ordinance mandating criminal background checks. The letter stated the landlords did not create the crime problem in Dubuque. It stated that the crime problem was brought on by the mismanagement of the Section 8 program by the Housing Department. After reading the letter, Commissioner Root stated that crime is a breakdown in family, not any department's fault. Commissioner Schwendinger did not agree with the language used in the letter saying the Section 8 program is mismanaged. She felt that the letter is strictly an opinion and words like 'we think, it seems, could it be, or maybe" would have been better used in the letter instead of stating it as a fact. She challenged Jerry Maro to provide a study that proves Housing is mismanaged. Commissioner Woods stated that the letter was written as an absolute and not an opinion. He did not feel that the letter was based on fair and reasonable ground. Commissioner McAllister added that the Section 8 program has helped families in more ways than others may ever know. Jerry stated that the letter was prepared by a sub-committee of the Landlord's Association and had not been approved by all of the members of the Landlord's Association.

### **Ames Iowa Section 8 Program**

The Commissioners received newspaper articles regarding Ames Iowa Section 8 program. The City's rental assistance program has been turned over to a Regional Housing Authority due to funding. Janet said that she will try to set up a call with Ames Housing Authority Director and Ames Mayor. This item will be discussed at the next Housing Commission meeting.

### **Adjournment**

There being no further business to come before the Commission, the meeting adjourned at 5:10pm.

Minutes taken by:



Jessica Kieffer

Recording Secretary

Respectfully submitted by:



David Harris

Department Director