

# COMMUNITY DEVELOPMENT ADVISORY COMMISSION MEETING UNAPPROVED MINUTES

**DATE:** Wednesday, December 10, 2014

**TIME:** 5:30 p.m.

**PLACE:** Housing and Community Development Department  
350 W. 6<sup>th</sup> Street, Suite 312, Dubuque IA 52001

Commissioner Theresa Caldwell called the meeting to order at approximately 5:30 p.m., following staff assurance of compliance with Iowa Open Meeting Law.

**Commissioners Present:** Paula Maloy, SVM      Janice Craddieth  
Tom Wainwright      Theresa Caldwell  
Michelle Hinke      Angela Kelley  
Rob Blok

**Commissioners Absent:** Ricardo Woods

**Staff Present:** Brenda Henry      Erica Haugen      Jerelyn O'Conner

**Public Present:** **Charles Harris, Northend Neighborhood Association**  
**Joshua Arnold, Loras College**  
**Jonathon Cotelcor, Loras College**  
**Jerry Maro, Dubuque Area Landlord Association**

## Certification of Minutes:

Commissioner Maloy moved to approve the November 19, 2014 Commission meeting minutes. Commissioner Craddieth seconded. Roll call. All present in favor (Commissioner Kelley was absent for this vote). Motion passed.

## Correspondence / Public Input

None

## Old Business

None

## New Business

1. FY2016-2020 Consolidated Plan Preparation – Community Needs
  - a. Review Housing & Community Development Survey
  - b. Review Housing and demographic data provided by HUD

Erica Haugen provided the meeting participants (including the public) with a paper copy of the slide presentation for the Community Needs Survey. The information she shared was a computation of information gathered from survey responses. The information was gathered from 66 surveys (however there are more surveys to enter information from).

DEMOGRAPHICS – 67% of the survey participants were at or below 80% of the AMI

and income eligible for CDBG assisted programs. The age range of the participants was from 18 – 65 or older, with the 25-34 year old participants comprising of 30% of the survey participants. Race and Ethnicity: 74% White; 15% Black or African American; 1% Hispanic; 5% Other; 5% declined answer.

**COMMUNITY FACILITIES** – Homeless Facilities and Youth Center had the highest needs from the survey. Parking facilities and Community Center had the highest percentage of No Need.

**INFRASTRUCTURE** – Lighting and Street/Alleys had the highest needs according to the surveys. Public Wall/Steps and Accessible Curbs were the highest of the No Needs.

**SPECIAL NEEDS** – Homeless Shelters had the highest percentage of High Need. Domestic Violence facilities had a large amount of Medium Need. Disabled Centers/Services had the most No Need results.

**PUBLIC SERVICES** – Street Lighting had the highest High Need and Medium Need on the survey. Public Wall/Steps had the highest sum of No Need.

**DECENT HOUSING** – Of the 11 options available for this category, Affordable Rental Housing, Affordable Single Family Housing, and Fair Housing ranked the highest of the High Needs. Senior Housing ranked the highest of the No Need results.

**CREATING ECONOMIC OPPORTUNITY** – Job Creation/Retention/training and Workforce Training were the top two of the High Needs. Technical Assistance for Business and Financial Assistance for Business ranked the highest in the No Need category.

The Hope House Focus group shared some thoughts and discussion about Think About Ideal Neighborhood and Community: Arts and being a walkable community were the important issues. A big complaint is accessibility to services, specifically social security. How You Experience Your Neighborhood Now: More affordable housing, longer transit hours and to see some of the big buildings turned into livable spaces. Things That Need to Happen to Ensure Ideas Take Place: Money for small businesses, special events (arts & culture) and put a movie theater downtown.

**NEIGHBORHOODS RESPONDENTS ADDRESSED** – 50% of the respondents were City wide, followed by 30% of the respondents Downtown. Commissioner Maloy suggested to change the title of this slide.

## **HUD DATA**

**HOUSING NEEDS ASSESSMENT** – At 0-30% HAMFI, the highest percentage of families in this category are households with one or more children under age 6. At 0-50%, the highest percentage of households are that which the household contains at least one person age 75 or older. The 50-80% household also has the highest

percentage of families with at least one person age 75 or older. The 80-100% income group has the highest percentage with one or more children under age 6. The households under 100% HAMFI has a very large percentage (over 50%) of the households that are Small Family Households. This chart shows the disappearing middle class (80-100% income households). This chart shows that the families that have very large income tend to either have very large or very small families.

**NUMBER OF HOUSING UNITS** – The highest percentage of residential properties falls into the 1-unit detached structure, followed by a 2-4 unit structure. Owner-occupied units are overwhelmingly units that have 3 or more bedrooms. Rental units have a higher percentage of units that are 2 bedrooms, followed by 1 bedroom units.

**DISPROPORTIONATELY GREATER NEEDS** – Families under 30% AMI have the greatest percentage of housing cost burdens in every race.

**COMPARISON OF HOME OWNERSHIP VS. RENTAL** – Overcrowded and Severely Overcrowded. Tenants below 50% AMI tend to experience problems with Severe Overcrowding but the 50-80% AMI has the highest number of issues with overcrowding (not severe).

**HOUSING COST BURDEN AND NO HOUSING PROBLEMS** – Tenants that are the most rent-burdened seems to experience the highest amount of housing problems. Tenants in the 0-30% has a housing cost burden great than 50% of their income.

**SUBSTANDARD HOUSING AND ZERO/NEGATIVE INCOME** – If you are living in sub-standard housing and have zero or negative income, you tend to be trapped in that type of housing since you do not financially have to means to get yourself out of that situation.

### **Reports**

**Housing Commission Report** – Erica Haugen reviewed the unofficial minutes of the Housing Commission meeting from November 25, 2014. Phoenix Housing annual performance report served 26 individuals/families. Funding for this program has been cut so less families will be assisted. HUD is gearing to change its approach by taking individuals with issues, house them first then pair them with the appropriate need services to try to ensure more success in their rehabilitation.

**Neighborhood Development** – Jerelyn O'Connor passed out the Washington Neighborhood Newsletter for Winter 2014 and briefly discussed the increase in police presence in the Washington Neighborhood in response to several gun incidents in the Neighborhood in 2014. She also talked about the addition of security cameras and lighting in the Neighborhood. The Point Neighborhood Association has more individuals in the low to moderate-income levels, which make them more eligible for grants. They are also into setting up portable libraries. The City is mapping all of the free mini-libraries.

## **Housing & Community Development Reports**

*Voluntary Compliance Agreement (VCA) – This information was touched on previously in the meeting. The City has received an extension for submission of the Analysis of Impediments.*

*Rehabilitation/Housing Programs – No report*

*CDBG – Erica and Jerry Maro discussed the opportunity for property owners of rental units to secure loans for rental rehab loans.*

## **Additional Information -**

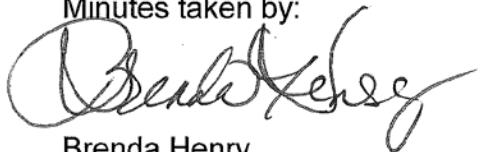
A reminder was given that the next CDAC meeting is scheduled for January 21, 2015.

December 21, 2014 will be a dinner at the Masonic Temple for low-income families.

## **Adjournment**

There being no further business to come before the Commission, Commissioner Kelley moved to adjourn. Commissioner Hinke seconded. Meeting was adjourned at approximately 6:25 p.m.

Minutes taken by:



Brenda Henry  
Rehabilitation Programs Secretary

Respectfully submitted by:



Erica Haugen  
Community Development Specialist