

COMMUNITY DEVELOPMENT ADVISORY COMMISSION MEETING UNAPPROVED MINUTES

DATE: Wednesday, February 4, 2015

TIME: 5:30 p.m.

PLACE: Housing and Community Development Department
350 W. 6th 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: Janice Craddieh
Theresa Caldwell
Rob Blok
Sister Paula Maloy
Tom Wainwright
Michelle Hinke
Ricarod Woods

Commissioners Absent: Angela Kelley

Staff Present: Brenda Henry
Kris Neyen
Erica Haugen
Kim Glaser
Alvin Nash
Jerelyn O'Connor

Public Present:

Certification of Minutes:

Commissioner Wainwright moved to approve the January 21, 2015 Commission meeting minutes. Commissioner Woods seconded. Roll call. All present in favor. Motion passed.

Correspondence / Public Input

None

Old Business

1. National Community Development Week

a. Review Info-graphic

Erica Haugen showed the committee some graphics she has created to get the information out to the community concerning the Continuum of Care funds which gives data that has been collected over the past 4 ½ years (to date). The data is gathered from the CAPERs. One suggestion is to try to get members of the community to share their experiences using the CDBG activities that are available.

b. Select sub-committee

Erica Haugen talked to the Commission about trying to find a couple of members that would be willing to go into the community and talk to some of the recipients of the Block Grant dollars, identify the outcomes and get real stories about what Block Grant dollars can do.

Commissioner Caldwell volunteered to lead the committee.

Commissioner Maloy volunteered to assist

Commissioner Wainwright suggested trying to get a program on Channel 8 to explain to the community what the CDAC does and what is available to the community. Alvin Nash suggested that Randy Gehl be contacted to come to the next meeting to explain the Channel 8 programming options and discuss the best options for presenting the ideas on Channel 8.

New Business

1. Amendment 2 for FY15 Annual Action Plan
 - a. Set Public Hearing Amendment 2 to the FY2015 Annual Action Plan – March 18.

Erica Haugen explained the amendment is a non-substantial amendment that will be moving funding from the Rehabilitation Program to the First-Time Homebuyer program in the amount of \$30,000. Currently we are running into a shortage of first-time homebuyer money so we are switching the funding within the program to allow for additional financial assistance to first time homebuyers. Erica shared that we would probably be doing another Amendment toward the end of the calendar year because right now we are \$39,000 over projected program income so we will probably have excess funds at the end of the year to be reallocated. Commissioner Maloy motioned, Commissioner Blok seconded. All present in favor.
2. Begin 30 day comment period for FY2016-2020 Consolidated Plan and Analysis of Impediments
On March 18, 2015 we will be having the Public Hearing for the FY 2016-2020 Consolidated Plan and the Analysis of Impediments. It will be up for public review from February 13 through March 18. At that time we can make any changes to the Consolidated Plan, if needed. Erica has provided the Commissioners with a hard copy of the Analysis of Impediments. There is a lot of information to go over. Erica went through the AI and highlighted some of the more important bits of information.

We contracted with a statistician to help identify the impediments within Dubuque. Charles Cappell talked about the housing impediments and housing cost stress indicators. We have a greater portion of our very low income households that are rent burdened. HUD provides a formula for racial concentration/poverty. HUD's formula is based on census tracts. Dubuque does not have a tract that is over HUD's threshold. However, we still have some areas of racial concentration/poverty concentration so we can monitor these areas. This gives us the opportunity to resolve any issues before we reach HUD's threshold of concern.

Isolation indices are discussed as well. They are another measure of racial segregation. If you are a member of a minority population, you will see a number of people daily who are not members of a minority population, but in reverse, for whites, they tend to not see members of a minority population on a

regular basis. This is due to large isolation areas.

Mr. Cappell has provided a lot of stats. There is a large difference between owning and renting. Only 10% of Dubuque's black population are homeowners whereas 60% of the white population are homeowners. Erica asked Mr. Cappell how could Dubuque get the "best bang for their buck" when it comes to spending CDBG funds. Although his answer was not included in his analysis, his answer was that because we have such a large wage gap between African Americans and white earners, we should focus on economic development to raise wages or focus on increasing affordable housing for renters.

The VCA required a history of race relations from 1987 to present. Attorney Bill Blum wrote the original history and then the City wrote a section on how that racial history has affected fair housing choice in the City of Dubuque. HUD will be reviewing this.

The City's policies and impediments were identified by the John Marshall Law School. They have identified five policies that were the basic reasons for the issues. John Marshall also took a look at the "existing" Analysis of Impediments and asked if these issues still exist, and if so, what is being done about it; or are they still worth addressing.

The maps that were provided are very easy to understand. Some were provided by Charles Cappell and some were provided by the City of Dubuque. They were very detailed and provided a very good visual understanding for the statics. Section 8 rentals only provides for 8% of the total rentals in the City of Dubuque.

Reports

Housing Commission Report – Commissioner Woods deferred this report to Erica Haugen. Erica shared that the Assisted Housing is working with Community Development to complete their five year plan. Source of Income conversation was discussed. A new committee has been created to analyze the data obtained to decide what recommendation to make to City Council. Rental license fees are going to be increased for 2015, going retroactive to January 1. The fees will cover a large portion of the CDBG that was previously paid for.

Neighborhood Development – Jerelyn O'Connor shared that she has been very busy to begin the next phase of the Bee Branch project will go to bid this spring. The area is from Garfield up to 24th Street. Large Neighborhood Grants are available to apply. The grants are due March 10.

Housing & Community Development Reports

Kris Neyen reported that a lot has happened. 1318 Jackson has an offer put in on it and will go to City Council to set a public hearing to accept the offer. 1623 Washington has a potential offer as well. 2056 Washington has been deeded to the City as of February 4, 2015. There are some minimal repairs to be done before selling the home. 767 University has a little piece of land that was not part of the foreclosure. That piece

is needed to make that property a whole. 2300 Jackson - an offer has been put in to the estate to get that signed for purchase by the City. 1598 Washington – a deed will be prepared to transfer the title to CHI. 2059 Jackson & 1840 Washington both have potential buyers. We are going to ask the Trust Fund to accept a 5/1 arm loan for a couple of potential buyers. Normally these terms are not accepted but in this incident, this will be helpful to establish credit and get homeownership opportunities.

The City Life Program has reformatted their program to only six weeks, being offered twice per year. 17 departments are represented in the program so citizens can understand the different City Departments. There will be tours offered of several departments.

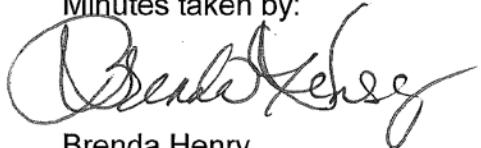
Additional Information

1. Budget Hearing February 10, 2015 – Public Hearing for Annual Action Plan
Commission members are strongly encouraged to attend this hearing.

Adjournment

There being no further business to come before the Commission, Commissioner Craddieh moved to adjourn. Commissioner Hinke seconded. Meeting was adjourned at approximately 6:35 p.m.

Minutes taken by:



Brenda Henry
Rehabilitation Programs Secretary

Respectfully submitted by:



Erica Haugen
Community Development Specialist