

MINUTES OF HOUSING COMMISSION MEETING

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

Commissioner Char Eddy, following staff assurance of compliance with Iowa Open Meeting Law, called the meeting to order at 3:56 pm.

Commissioners Present:	John Plein Lynn Sutton Char Eddy	Judie Root Dorothy Culberston Dorothy Schwendinger, OSF	William Helling Jim Holz
Commissioners Absent:	Linda Frommelt	David Kapler	
Staff Present:	David Harris Cpl. Pablo Ramirez	Janet Walker Joleen Patterson	Jessica Kieffer
Public Present:	None		

Review and Certification of Minutes of 27 January 2009 Commission Meeting

Commissioner Root moved to approve the minutes. Commissioner Plein seconded. Roll call. Commissioner Holz abstained. All others present in favor. Motion passed.

Public Input

None

Old Business

Response from HUD regarding Shelter Plus Care Program review

Janet explained that the City of Dubuque had just completed their first year of the Shelter Plus Care Program and HUD performed a review. The review had only one finding in regards to the rounding of a dollar, which has been corrected.

New Business

Public Hearing: To receive Public Comment Regarding the FY2009 PHA Plan

Commissioner Holz moved to open the Public Hearing. Commissioner Root seconded. Janet discussed that the Resident Advisory Board (RAB) met and discussed the PHA Plan. It was asked how the members of RAB are recruited and Janet explained that there are some standing members as well as a letter mailed to each Program participant, inviting them to join RAB and to participate in the meeting. Commissioner Eddy requested that the RAB meeting comments be amended to include all names of those that are RAB members. Commissioner Holz motioned to approve the PHA Plan as amended. Commissioner Plein seconded. All present in favor. Motion approved.

Administrative Plan Change – Calculating Excess HAP for unauthorized household member

Janet explained that if the Housing Authority determines that a family intentionally committed fraud or deliberately misrepresented household members, the family shall be responsible to repay excess Housing Assistance Payments (HAP) benefits received. HUD does not allow the PHA to require repayment of the full HAP, so the proposed new calculation of excess HAP benefits shall be based upon the assistance provided to the number of individuals in the household for whom, eligibility has been affirmatively established. Commissioner Holz suggested that the excess HAP be calculated by the number of adult household members instead of the entire household.

Commissioner Holz motioned to approve the Administrative Plan change as amended.

Commissioner Plein seconded. Sister Dorothy requested to see a written proposal at the meeting next month and to vote on it at that time. Commissioner Holz motioned to withdraw his motion and to table the vote until next meeting. Commissioner Root seconded. All present in favor.

Consideration of policy to exceed Loan – to Value – Lending Guidelines

Joleen explained that the rehabilitation department would like to take the loan-to-value ratio above 100% of the appraised value for homes in the Washington Neighborhood due to the fact that the rehabilitation work is exceeding the appraised value. Until neighborhood appraised values catch up with costs, they're going to have to turn people away that are asking for assistance. Joleen explained that owners don't want to borrow more money on a property than what it's worth but \$5000 of the loan is forgiven in five years and they feel that by the time that five years has passed, the neighborhood values will catch up. Rehab is trying to create a Green Community with energy efficient windows, furnaces, air conditioners, etc and the homeowners can take advantage of the rebates that are available for these upgrades. Commissioner Holz motioned to increase the loan-to-value ratio to 110% of appraised value. Commissioner Root seconded. All present in favor. Motion approved.

Amendments to Administrative Plan regarding Hearings and Appeals

Commissioner Helling explained that he requested that the Commission discuss the policies on hearings and appeals. He feels it's the duty of the Commissioner to conduct the hearing and by the policy change at a previous Housing Commission meeting, only one hearing is allowed and it's heard by the Housing Director. Cpl. Ramirez commented that by having only one hearing it minimizes the length of time that a person is abusing the Section 8 program and it minimizes the workload of the staff. He feels we owe it to the community to put an end to the abuse of the program in a timely manner. Cpl. Ramirez also explained that after the hearing the person has 30 days to go to the Court and file for an appeal after the Director's decision. Commissioner Holz stated that he feels that in the past when a second appeal was requested the person frequently did not show up for the second hearing and had only made the request to get 30 days additional assistance. Janet commented that the Commissioners are always welcome to sit-in on a hearing. Commissioner Helling stated that after the discussion today he feels the previous policy change to have only one hearing to be heard by the Housing Director is the best policy and feels that the policy should remain as it is. Commissioner Holz moved to keep the policy the same and Commissioner Helling seconded. Roll call. Commissioner Schwendinger nay. All others present in favor. Motion approved.

Information Sharing

David invited Commissioners to stay and watch the Budget Presentation to the City Council for FY2010. No Commissioner stayed.

Adjournment

There being no further business to come before the Commission, Commissioner Helling moved to adjourn the meeting at 5:09PM. All present in favor.

Minutes taken by:



Jessica Kieffer
Recording Secretary

Respectfully submitted by:



David Harris
Department Director