

MINUTES FOR HOUSING COMMISSION MEETING

DATE: Tuesday, December 17, 2019
TIME: 4:00 p.m.
PLACE: Housing and Community Development Department
350 West 6th Street, Room 250; Dubuque, IA 52001

Vice Chairperson Gail Weitz called the meeting to order at 4:06 p.m. following staff assurance of compliance with Iowa Open Meeting Law.

Commissioners Present: Michelle Becwar
Amy Eudaley (left 4:55 p.m.)
David Wall
Sam Wooden
Janice Craddieth (arrival 4:15 p.m.)
Suzanne Stroud
Gail Weitz

Commissioners Absent: Rick Baumhover
Brad Cavanagh
Coralita Shumaker

Staff Present: Alexis Steger (left 4:31 p.m.)
Tonya England
Cate Richter
Teresa Bassler
Jerelyn O'Connor

Public Present: Margie White

Certification of Minutes – November 26, 2019 Housing Commission Meeting

Commissioner Amy Eudaley moved to approve the Minutes for the November 26, 2019 Housing Commission Meeting with the following revision:

Under New Business, Item B, Indicator #11, change “Pre-contract Houring Quality Standard (5 of 5) – This makes sure that rental assistance is not paid for units that have not inspected yet.” to Pre-contract Housing Quality Standard (5 of 5) – This makes sure that rental assistance is not paid for units that have not been inspected yet.”

Commissioner David Wall seconded. Roll call. Six (6) in favor. Motion passed.

Correspondence/Public Input

None

New Business

a) Resignation of Brad Cavanagh

Commissioner Weitz stated Commissioner Brad Cavanagh announced at the last Housing Commission Meeting that he was resigning from the Housing Commission due to being elected to serve on City Council.

b) Public Hearing to Review Analysis of Impediments to Fair Housing

Commissioner Eudaley moved to open the Public Hearing to Review Analysis of Impediments to Fair Housing. Commissioner Michelle Becwar seconded. Roll call. Seven (7) in favor.

Alexis Steger, Department Director, explained the City hired an outside consultant to write the Analysis of Impediments to Fair Housing. The consultant looked at the last Analysis of Impediments. Highlights of the report are contained in the Executive Summary. Of the seven (7) goals, the consultants felt the City met two (2) of them and partially handled a third goal. One hundred thirty-seven (137) units will be built in the next two (2) years; seventy-seven (77) of those are outside the concentrated areas of poverty. Twenty-two (22) are in

MINUTES FOR HOUSING COMMISSION MEETING

census areas with zero (0) Housing Choice Vouchers and zero (0) rentals. The consultants would like to see more progress on Source of Income for they did not feel enough education and outreach had been made. Also, they indicated the Human Rights Commission should have more influence in policy changes.

Steger stated the comments will go into another draft of the Analysis of Impediments to Fair Housing. The new draft will be provided at another Housing Commission Meeting. It is tentatively set to go to City Council on January 21, 2020. The City has spent approximately \$24,000 on the 5-Year Consolidated Plan thus far.

Comments:

What is the Analysis of Impediments of Fair Housing Choice 2019? The City Council adopts the plan and staff work on the long term goals for the next 5 years. City Council mostly focuses on ordinances and policies for which they have control.

Education of the landlords are needed in order for them to understand the process for the Housing Choice Voucher program. The landlords are afraid to rent to participants on the Housing Choice Voucher program because there is no way for them to recuperate their losses for damaged property except through the rent deposit. Participants do not have to attend training like new landlords do when they obtain a rental license. The source of income will be a battle because the landlords will not want to be forced to do something. There are landlords that do not want to have anything to do with federal government money.

Is it possible to make training for participants mandatory?

Educate landlords and tenants on their respective responsibilities in a respectful environment through the use of a video utilizing landlords and tenants.

The water bill insert may be used to publicize information.

On the Executive Summary under Goal 4, Item 2, “. . .stress on the brain; develop . . .” should be changed to “. . .stress on the developing brain; develop. . .”.

Is it possible to have outside groups provide assistance with helping renters learn about renting units?

Commissioner Sam Wooden moved to close the Public Hearing to Review Analysis of Impediments to Fair Housing. Commissioner Suzanne Stroud seconded. Roll call. Seven (7) in favor. Motion passed.

Commissioner Eudaley asked for Review Analysis of Impediments to Fair Housing be added to the next Agenda under Old Business.

c) Family Unification Program Grant

Teresa Bassler, Assisted Housing Supervisor, handed out a copy of the completed draft application submitted today for the Family Unification Program Grant (FUP), which is a new grant for the Department. Bassler reported they will be partnering with the Department of Human Services to target families that have inadequate housing that could be a factor in placement of children in out-of-home situations or discharging children currently in an out-of-home situation back into the home and for youth aging out of foster care who may be homeless or at risk to becoming homeless. Families will be provided a minimum of 12

MINUTES FOR HOUSING COMMISSION MEETING

months of supportive services and youth may be provided up to a maximum of 36 months of support services. The youth may receive up to 36 months of rental assistance. The FUP application is requesting \$294,600 in funding for 50 housing vouchers.

Reports

a) Community Development Advisory Commission Report

Commissioner Janice Craddieth stated she did not have a report for the Community Development Advisory Commission due to her not attending the last meeting..

b) Rehab Report

There was no discussion

c) Neighborhood Services

Jerilynn O'Connor, Neighborhood Development Specialist, O'Connor discussed the redevelopment of Comisky Park; the City budgeted for the improvement and also received a \$500,000 federal grant. The kickoff for the redevelopment will be on January 9, 2020 from 6 p.m. to 8 p.m. at Audubon Elementary School.

O'Connor shared handouts for The North End Neighborhood Association Annual Christmas Dinner, the Point Neighborhood Association Christmas Drive for Sunnycrest Residents, and the Washington Neighborhood. She spoke about the holiday activities sponsored by formal and informal neighborhood groups. Orange Park Neighbors sponsored their 10th year for holiday giveaway baskets and donations. The Point Neighborhood reached out to Sunnycrest Manor.

d) Assisted Housing Waiting List Statistical Summary

Bassler explained the Housing Choice Voucher Waiting List has not experienced much change from last month. There is not a lot of selection from those that are applying because there is not much need due to the response of those who had previously been pulled from Waiting List. Next year, the lottery selection may be larger based on the need.

e) Housing Choice Voucher Participant Statistical Summary

Bassler reported there has been a decrease in the number of vouchers due to other Public Housing Authorities (PHAs) absorbing clients into their respective programs.

f) Denial/Termination Meeting Results

Cate Richter, Assisted Housing Coordinator, there has not been much change since the last meeting.

g) Equitable Poverty Prevention Plan Update

Bassler stated there has been no update at this point. The consultants are focusing on the Analysis of Impediments to Fair Housing and the 5-Year Consolidated Plan.

Information Sharing

- a) Bassler announced she will be retiring effective January 31, 2020; this will be her last meeting because she will be on vacation when the January Housing Commission Meeting is held.

MINUTES FOR HOUSING COMMISSION MEETING

Adjournment

There being no further business to come before the Commission, Commissioner Stroud moved to adjourn the meeting. Commissioner Becwar seconded. Motion passed by voice vote. Meeting adjourned at 5:10 p.m.

Minutes taken by:



Tonya England
Recording Secretary

Respectfully Submitted:



Alexis Steger, Department Director