

# MINUTES FOR HOUSING COMMISSION MEETING

**DATE:** Tuesday, January 28, 2020  
**TIME:** 4:00 p.m.  
**PLACE:** Housing and Community Development Department  
350 West 6<sup>th</sup> Street, Room 250; Dubuque, IA 52001

Chairperson Amy Eudaley called the meeting to order at 4:02 p.m. following staff assurance of compliance with Iowa Open Meeting Law.

Commissioners Present:	Michelle Becwar Amy Eudaley Coralita Shumaker (arrived at 4:05 p.m.) Suzanne Stroud	David Wall Gail Weitz Sam Wooden
Commissioners Absent:	Rick Baumhover	Janice Craddieth
Staff Present:	Alexis Steger (left at 4:31 p.m.) Tonya England Dawn DeMaio (left at 4:55 p.m.) Ryan Feller (left at 4:55 p.m.)	Kris Neyen Jerelyn O'Connor (left at 5:18 p.m.) Hollie Ohnesorge (left at 4:55 p.m.) Cate Richter

Public Present: *None*

## **Certification of Minutes – December 17, 2019 Housing Commission Meeting**

Commissioner Gail Weitz moved to approve the Minutes for the December 17, 2019 Housing Commission Meeting. Commissioner David Wall seconded. Roll call. Six (6) in favor. Motion passed.

## **Correspondence/Public Input**

*None*

## **Old Business**

- a) Review Analysis of Impediments to Fair Housing

Alexis Steger, Department Director, explained the Analysis of Impediments to Fair Housing had some revisions due to comments made at the Public Hearing and a few misunderstandings by the consultants with the Gaining Opportunities' structure and the ordinance for background checks for landlords.

The Housing Commissioners had questions about several areas of the document:

Page 3 – Independent Fair Housing Testing Program. *Steger stated a test was completed in 2016; they will be looking at doing additional testing in FY21 or FY22.*

Page 3 & throughout – Source of Income. *Steger announced she will be presenting an update on the source of income to the City Council on February 4, 2020 with nine (9) data points.*

Page 17 – Fair Housing Enforcement – *Steger stated that in the last five years, the City has taken steps to develop policies to increase affordable housing and provide safe and healthy homes with the tiered inspections.*

Page 25, Goal 2 – “Change rental licensing to require landlords to disclose number and exact location of units and willingness to accept vouchers.” *Steger stated the Department is working to get rental license information sent out by May 2020 with the hope to have some information by June 2020 or July 2020.*

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Commissioner Weitz moved to make a recommendation for City Council to adopt the Analysis of Impediments to Fair Housing into their goals and priorities along with the Source of Income ordinance reviewed by Staff. Commissioner Coralita Shumaker seconded. Roll call. Seven (7) in favor. Motion passed.

### **New Business**

- a) 5-Year Plan (FY2021-2025) Draft and FY21 Annual PHA Plan Draft

Steger stated with the Voluntary Compliance Agreement (VCA) the 5-Year Plan (FY2021-2025) and FY21 Annual PHA Plan Draft is more robust. The goals in the Plan were created utilizing the Analysis of Impediments to Fair Housing, the Adminstrative Plan, and national trends.

- b) Set Public Hearing for 5-Year Plan (FY2021-2025) and FY21 Annual PHA Plan

Commissioner Shumaker moved to set the Public Hearing for the 5-Year Plan (FY2021-2025) and FY21 Annual PHA Plan for the date of the next regular Housing Commission Meeting. Commissioner Michelle Becwar seconded. Roll call. Seven (7) in favor. Motion passed.

- c) Gaining Opportunities (GO)

The Family Self-Sufficiency Coordinators (Ryan Feller, Hollie Ohnesorge and Dawn DeMaio) presented information on Gaining Opportunities, which is a program consisting of Getting Ahead in the Workplace, Family Self-Sufficiency, and general case management. The Coordinators are working with community partners to address the needs of individuals seeking services and/or resources. They provided a fact sheet and brochure on Gaining Opportunities. The next 15-week course for Getting Ahead in the Workplace starts on Tuesday, March 3, 2020.

### **Reports**

- a) Community Development Advisory Commission Report

Steger reported the Community Development Advisory Commission reviewed their 5-Year Consolidated Plan and the Anaylsis of Impediments to Fair Housing.

- b) Rehab Report

Kris Neyen, Rehabilitation Supervisor, stated a “punch list” has been completed for 2407 Queen street; the list contains items that need to be fixed. The home at 396 West Locust Street is still for sale. 2320 Mineral Street will be listed for sale by the end of the week with Bob Felderman. Neyen also informed the Housing Commission that as of January 1, 2020 the Washington Neighborhood has expanded from 22<sup>nd</sup> Street to 32<sup>nd</sup> Street.

Steger explained Neyen will be managing the projects under True North, which were formerly handled by the Greater Dubuque Development Corporation. The City will not be taking 2320 Jackson Street nor 2033 Washington Street; the Greater Dubuque Corporation will be completing the renovations and selling these properties.

- c) Neighborhood Services

Jerelynn O'Connor, Neighborhood Development Specialist, O'Connor provided the history of the Friends of Saint Mary's DBA Steeple Square, which is a 501(c)(3) nonprofit organization. Over the past year, Steeple Square completed the restoration of the steeple, held a

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community fest, opened the Marita Theisen Childcare Center, and has planned to host Movie Night starting on February 20, 2020. O'Connor provided a flier regarding Movie Night and a newsletter--*Steeple Square News*.

d) Assisted Housing Waiting List Statistical Summary

Cate Richter, Assisted Housing Coordinator, stated currently there are around 23 applicants on the Housing Choice Voucher (HCV) Waiting List. She foresees there will be around 25 applicants randomly selected each month for the HCV Waiting List; within a few weeks of the Waiting List closing, the applicants will be pulled from the Waiting List.

e) Housing Choice Voucher Participant Statistical Summary

Richter stated the Participant Statistical Summary shows there was a drop in the number of participants on the Housing Choice Voucher program; the drop was due to the number of participants who have ported.

f) Denial/Termination Meeting Results

Richter reported there were no applicants proposed for denials and there were only three (3) participants proposed for termination in January 2020.

g) Equitable Poverty Prevention Plan Update

Steger provided an update on the Equitable Poverty Prevention Plan. The consultants completed interviews with individual stakeholders; they are still working with community focus groups. The consultants are also in the process of developing an 18-question survey. They are anticipating the Equitable Poverty Prevention Plan will be available in September 2020.

### **Information Sharing**

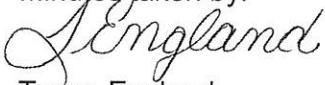
a) Update on Urban Revitalization for Housing Project on Radford Road

Steger reported the Housing Project on Radford Road is under review with the design review team; the 50-unit building is expected to be started in the spring. The parcel on Radford Road was split into 2 parcels; Horizons, a developer, is planning to add senior housing on the back parcel. A Public Hearing will be set for Horizons' project at the City Council Meeting being held on February 4, 2020.

### **Adjournment**

There being no further business to come before the Commission, Commissioner Weitz moved to adjourn the meeting. Commissioner Wall seconded. Motion passed by voice vote. Meeting adjourned at 5:25 p.m.

Minutes taken by:



Tonya England  
Recording Secretary

Respectfully Submitted:



Alexis Steger, Department Director