

MINUTES FOR HOUSING COMMISSION MEETING

DATE: Tuesday, February 25, 2020
TIME: 4:00 p.m.
PLACE: Housing and Community Development Department
350 West 6th Street, Room 250; Dubuque, IA 52001

Chairperson Amy Eudaley called the meeting to order at 4:03 p.m. following staff assurance of compliance with Iowa Open Meeting Law.

Commissioners Present: Rick Baumhover
Janice Craddieth
Hilary Dalton (arrived 4:09 p.m.)

Amy Eudaley
Coralita Shumaker
Suzanne Stroud

Gail Weitz
Sam Wooden

Commissioners Absent: Michelle Becwar
David Wall

Staff Present: Alexis Steger (arrived at 4:05 p.m.)
Tonya England

Jerelyn O'Connor
Cate Richter

Public Present: Amanda Hohmann
Kathy Sutton

Certification of Minutes – January 28, 2020 Housing Commission Meeting

Commissioner Coralita Shumaker moved to approve the Minutes for the January 28, 2020 Housing Commission Meeting. Commissioner Janice Craddieth seconded. Roll call. Seven (7) in favor. Motion passed.

Oath of Office – Hilary Dalton

Hilary Dalton completed her Oath of Office. The Housing Commissioners, guests and staff introduced themselves.

Correspondence/Public Input

Alexis Steger, Department Director, spoke about the correspondence received from Dorothy Schwendinger and a group of individuals regarding the Source of Income ordinance. Steger also provided a copy of correspondence regarding the CDBG 5-Year Consolidated Plan, which referenced the Analysis of Impediments.

New Business

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

Commissioner Rick Baumhover moved to open the meeting for the Public Hearing for 5-Year Plan (FY2021-2025) and FY21 Annual PHA Plan. Commissioner Sam Wooden seconded. Roll Call. Eight (8) in favor. Motion passed.

There was discussion about section titled "PHA Goal: Increase the Acceptance of Housing Choice Vouchers by Housing Providers" on Page 3. The Housing Commission spoke about changing "Continue efforts of re-branding the HCV Program adopted by City Council as an alternative to a Source of Income Ordinance" to "Our goal is to pass the Source of Income preventing landlords from denying housing or making housing determinations based on a Housing Choice Voucher or any other source of income."

Recommended amendment:

Page 3, Goal 2: "Continue efforts of re-branding the HCV Program adopted by City Council as an alternative to a Source of Income Ordinance" should be changed to "Our goal is to pass a Source of Income Ordinance that prohibits an owner, lessor, sublessor, managing agent, or other person having the right to lease, sublease, or rent out a dwelling unit from refusing to lease or rent out the dwelling unit to a person because of the person's

MINUTES FOR HOUSING COMMISSION MEETING

source of income used to pay rent, including a federal housing choice voucher issued by the United States department of Housing and Urban Development.”

Commissioner Wooden motioned to accept the 5-Year PHA Plan with the above amendment. Commissioner Suzanne Stroud seconded. Roll call. Eight (8) in favor. Motion passed.

Commissioner Baumhover moved to close the Public Hearing for 5-Year Plan (FY2021-2025) and FY21 Annual PHA Plan. Commissioner Shumaker seconded. Roll call. Eight (8) in favor. Motion passed.

Commissioner Shumaker moved to add the three pieces of correspondence received by the Housing Commission to the PHA Plan. Commissioner Hilary Dalton seconded. Roll call. Eight (8) in favor. Motion passed.

Commissioner Wooden moved to make a recommendation to City Council to approve the 5-Year Plan (FY2021-2025) and FY21 Annual PHA Plan as amended. Commissioner Gail Weitz seconded. Eight (8) in favor. Motion passed.

b) Administrative Plan Review by Housing Commission

Steger stated the Administrative Plan for the Public Housing Authority, which provides instruction to the Department on how to run the housing assistance programs, has not been updated since 2015. It was amended in 2017 and, also, it was amended in 2019 to include Manufactured Home Rental in the Special Housing Types. She asked the Housing Commissioners if they would like to divide into subcommittees according to the chapter or have each chapter summarized by staff and brought back to the Housing Commission. The Housing Commissioners decided to go with staff summarizing each chapter and bringing the information back to the Housing Commission. Steger indicated the Resident Advisory Board will also review all changes made to the Administrative Plan.

Reports

a) Community Development Advisory Commission Report

Commissioner Craddieth reported the Community Development Advisory Commission reviewed their FY20-21 & FY20-25 Plan and a Public Hearing was set for the Annual Action Plan at their last meeting.

b) Rehab Report

Steger stated 2320 Mineral Street has been receiving interest inquiries. 396 West Locust Street has had a second showing since it was put back on the market. The HEART program will be taking a unit on Central Avenue for rehabilitation. During the Days of Caring, volunteers will be working at 305 & 307 East 22nd Street.

c) Neighborhood Services

Jerelynn O'Connor, Neighborhood Development Specialist, provided information about the 2020 Census and the employment opportunities being offered by the U.S. Census Bureau. The Census notices are being mailed around March 13, 2020. With this Census, households will be asked to respond online or by telephone. Kiosks will be set up in different areas of the City for individuals to use to complete their information for the Census.

Steger added that the Department will have computers available when the Housing Choice Voucher Waiting List opens in April 2020 for individuals to utilize to submit Census information.

MINUTES FOR HOUSING COMMISSION MEETING

d) Assisted Housing Waiting List Statistical Summary

Cate Richter, Assisted Housing Coordinator, reported that 25 applicants were on the Housing Choice Voucher Waiting List and 25 applicants were pulled from the Waiting List. Richter stated she is awaiting approval for this month's random selection for the Housing Choice Voucher Waiting List.

e) Housing Choice Voucher Participant Statistical Summary

Richter explained she attached a revised Participant Statistical Summary for December 2019, which was incorrect due to reporting the number of port-outs incorrectly.

f) Denial/Termination Meeting Results

Richter reported the Housing Specialists are working with other agencies to gather information for denials/terminations. Steger added that the 2018 information is remaining on the report so the Commissioners will see the history and trends.

g) Equitable Poverty Prevention Plan Update

Steger provided an update on the Equitable Poverty Prevention Plan. The consultants--Public Works, LLC--will be releasing the 18-question survey soon. They are anticipating the Equitable Poverty Prevention Plan will be available around September/October 2020.

h) Continuum of Care Special Needs Assistance Program

Amanda Hohmann, Regional Homeless Coordinator with East Central Development Corporation, explained the Continuum of Care Special Needs Assistance Program is a permanent supportive housing program for individuals who are chronically homeless who have a history of homelessness and have a physically disabling condition related to physical health, mental health, substance abuse, and/or HIV/AIDS.

Hohmann also discussed the Housing First Model. This model works first on assisting individuals who have been identified with obtaining housing. The focus is then placed on the barriers that have prevented the individuals from maintaining stable housing and on connecting the individuals with resources to support other needs they have. She also stated that one (1) of her clients will be transitioning to the Housing Choice Voucher program and one (1) client passed away.

Information Sharing

- a) Commissioner Baumhover thanked everyone for the get well card.

Adjournment

There being no further business to come before the Commission, Commissioner Weitz moved to adjourn the meeting. Commissioner Wooden seconded. Motion passed by voice vote. Meeting adjourned at 5:18 p.m.

Minutes taken by:


Tonya England
Recording Secretary

Respectfully Submitted:


Alexis Steger, Department Director