

MINUTES OF HOUSING COMMISSION MEETING

DATE: 25 May 2010
TIME: 4:00 PM
PLACE: Housing and Community Development Department
350 West 6th Street, Suite 312, Dubuque, IA 52001

Chairperson Kapler, following staff assurance of compliance with Iowa Open Meeting Law, called the meeting to order at 4:01 pm.

Commissioners Present: William Helling Lynn Sutton
Dorothy Culbertson Jim Holz
David Kapler Lisa McAllister
Sister Dorothy Schwendinger, OSF

Commissioners Absent: Judie Root Linda Frommelt
Char Eddy

Staff Present: David Harris Cpl. Mike Kane
Janet Walker Jessica Kieffer

Public Present: none

Welcome New Commissioner: Lisa McAllister

New Commissioner Lisa McAllister was welcomed to the Housing Commission.

Review and Certification of Minutes of 27 April 2010 Commission Meeting

Commissioner Schwendinger moved to approve the minutes. Commissioner Sutton seconded. Commissioners Culbertson, Holz, McAllister and Helling abstained. All others present in favor. Motion passed.

Correspondence/Public Input

None

Old Business

Public Relations/Landlord Incentives/Resident Advisory Board

David commented that many of the points previously discussed would be covered in agenda item 6c. Section 8 Visioning Project.

New Business

NAHRO Award of Merit

David shared the exciting news that the "Bridges Initiative" has been awarded the national NAHRO Award of Merit in Housing and Community Development. It has been entered in the National Awards of Excellence competition. The "Bridges Initiative" includes three programs: the Bridges Out of Poverty, Getting Ahead in a Just Gettin'-by World, and Circles initiatives. Commissioner McAllister commented that the programs are excellent and really assist participants in reaching their goals; the programs provide a realistic opportunity to change your life.

Financial Report

David explained that the Section 8 finances have potential for a short-fall in housing assistance payments (HAP) for the current fiscal year. Projections include a gradually reduced program size based on non-renewal of vouchers over the course of the year and by year-end could result in a balanced budget. The City Council approved a reduction in program size to 900 housing vouchers. Re-issuance of vouchers has been "frozen" since December and a balanced budget is close to being achieved.

HUD reviews expenditures monthly and has made available 'set-aside' funds to housing authorities nationally. Janet made application and has received notification of a \$477,000 additional allocation.

David and Janet participated in a phone conference with HUD personnel to discuss options to solidify finances. These options were shared with Commissioners, including: developing a termination policy to participating households for lack of sufficient funds, continuing to not re-issue vouchers at turn-over, to bill other housing authorities for port-ins to our program, consideration of implementing a minimum rent, and to re-assess the family's rent contribution during the contract year at any time the household income increases.

Commissioner Kapler questioned if other housing authorities have any of these options already in place. Janet commented that she would reach out to other housing authorities to learn of policies adopted for termination practices and minimum rents.

Section 8 Visioning Project

David explained that he and Janet are participating in a 'leadership course' for City program managers sponsored through the local Dale Carnegie Training affiliate. Their exercise is to develop a plan for sustainable improvements to a department initiative and they elected to focus on the Section 8 Program. Section 8 staff was convened and a list of ways to improve the program was developed. This list was shared with the Commissioners to criticize, amend, eliminate and to add other ideas. Commissioner Holz suggested that a meeting with landlords and the Commissioners be performed to further plan and brainstorm. David explained that he would like to meet with the Landlords Association to build a consensus and incorporate ideas into a policy document which could serve as a blueprint for an improved Section 8 program.

Information Sharing

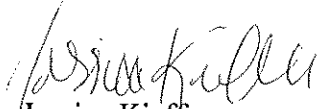
Complaints Received

Commissioners received a summary of the complaints the Housing Department has received since the last meeting. Outcomes of the complaints were discussed.

Adjournment

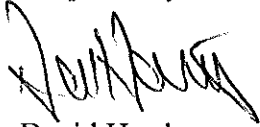
There being no further business to come before the Commission, the meeting adjourned at 5:04pm. All present in favor.

Minutes taken by:



Jessica Kieffer
Recording Secretary

Respectfully submitted by:



David Harris
Department Director