

MINUTES OF HOUSING COMMISSION MEETING

DATE: January 27, 2015
TIME: 4:00 p.m.
PLACE: Housing and Community Development Department
350 W. 6th Street, Suite 312, Dubuque, IA 52001

Chairperson Holz, following staff assurance of compliance with Iowa Open Meeting Law, called the meeting to order at 4:00 p.m.

Commissioners Present: Jim Holz David Wall
Anna Fernandes Amy Eudaley
Patricia Foster Lisa Eubanks
Sister Dorothy Schwendinger Rick Baumhover

Commissioners Absent: Bob McDonnell Ricardo Woods

Staff Present: Brenda Henry Erica Haugen
Alvin Nash Kris Neyen
Scott Koch Teresa Bassler

Public Present: Ben Jacobsen of the Telegraph Herald

Review and Certification of Minutes of November 25, 2014 Commission Meeting

Commissioner Eubanks motioned to approve the minutes. Commissioner Schwendinger seconded. All present in favor. Motion passed.

Correspondence/Public Input

None

Old Business

None.

New Business

Source of Income Demonstration Project

Alvin Nash discussed the Source of Income Demonstration Project. For the past six months there has been a discussion between the Human Rights and the Landlord's Association regarding sources of income. Primarily, the issue is that if a tenant receives income from Social Security, FIP or Veteran's benefits, and if they cause damage to an apartment, the landlord has no source of recourse to collect the monetary damages from the tenant. Another concern of the landlords is that the Voucher program is complicated to deal with and the amount of inspections are too many because the Voucher program is highly regulated. On December 15, 2014, it was suggested to form a special task force to further look at these issues rather than recommend the City Council pass an ordinance to declare sources of income as protected classes. Alvin thought that another task force would draw unnecessary attention to these issues. On both sides, there are legitimate issues to be made. Rather than having Council appoint a task force, Alvin is suggesting to the City Manager to use the Housing Commission and the Planning Commission to look at this issue, analyze data, go to Landlord Association and talk to them about their concerns. Some landlords are willing to try this suggestion and participate but there

are some landlords that don't participate which can cause an impediment for a tenant. The goal is to try to come up with a community solution to the problems on both sides of this issue, based on the research, investigation and input that are received.

Rental Fees

We are raising the fees for all landlords for the licensing fees. The fees for inspections are also being increased. The City has been subsidizing the cost of the inspections. The City is no longer going to subsidize those funds, creating approximately a \$257,000 short-fall. The licensing fees, rental inspection fees and penalties are being adjusted to make up that deficit.

Reports

Crime Reports

Corporal Koch explained to the commission the definition of Dubuque's Nuisance Ordinance. He goes through the calls for service looking for three calls for service to a specific address, police call, garbage complaints, etc. If three calls happen within 30 days, the landlord is notified and informed of the complaints being filed against the address in order to keep the landlord informed on what is going on at the address. Also, if there are five complaints in a 30-day period to a building (multiple units) then the building owner will be notified. If a victim lives in the unit that is not included in the complaint filings. If the complaints continue, the police meet with the landlord then they are taken to court to attempt to take care of the issues. Worst case scenario is municipal infractions charged to the landlord.

Rehab Reports

Three applications are submitted for the Housing Trust Fund. 1318 Jackson Street should have an offer put in on it in the next couple of days. 2521 Stafford has been shown two times in the last couple of weeks to families that are Section 8. 1501/1503 Bluff is going to be listed and put up for sale, preferring owner/occupied purchase. 2056 Washington has been Quit Claim Deeded back to the City. It will require some minor repairs but not a lot, before it is put back up for sale. 2300 Jackson – looking at purchasing with the remainder of the NSP funds. It is currently in very poor condition but will be rehabbed and will change the neighborhood. 1421 Elm Street – someone has called looking to rent it that may be on Section 8. We are going to talk to her about purchasing it. 767 University is the house given to us from Wells Fargo. When it was foreclosed on, there was a right of way that was not addressed so now there is a property with no way to get to it.

Neighborhood Services – No report available due to absence of Jeralyn O'Connor

Information Sharing

VCA Update

In March will be one year since we signed the Agreement with HUD. We have successfully completed the things that have been needed to be done. The Analysis of Impediments is completed. We had a successful training and the reports are being submitted on time. Bill Blum completed a chronological history of Dubuque from 1980 to present and it was submitted to HUD. We are still working on an Action Plan that has to be submitted to HUD by February 18.

Community Development Block Grant Survey Results

DEMOGRAPHICS – 67% of the survey participants were at or below 80% of the AMI. The age range of the participants was from 18 – 65 or older, with the 25-34 year old participants comprising of 30% of the survey participants. Erica was pleased with the variety of the race and ethnicity participants (White, Black or African American, Hispanic, Other).

COMMUNITY FACILITIES – Homeless Facilities and Youth Center had the highest needs from the survey. Parking facilities and Community Center had the highest percentage of No Need

INFRASTRUCTURE – Lighting and Street/Alleys had the highest needs according to the surveys. Public Wall/Steps and Accessible Curbs were the highest of the No Needs.

SPECIAL NEEDS – Homeless Shelters had the highest percentage of High Need. Domestic Violence facilities had a large amount of Medium Need. Disabled Centers/Services had the most No Need results.

PUBLIC SERVICES – Street Lighting had the highest High Need and Medium Need on the survey. Public Wall/Steps had the highest sum of No Need.

DECENT HOUSING – Of the 11 options available for this category, Affordable Rental Housing, Affordable Single Family Housing, and Fair Housing ranked the highest of the High Needs. Senior Housing ranked the highest of the No Need results.

CREATING ECONOMIC OPPORTUNITY – Job Creation/Retention/training and Workforce Training were the top two of the High Needs. Technical Assistance for Business and Financial Assistance for Business ranked the highest in the No Need category.

HUD DATA

HOUSING NEEDS ASSESSMENT – At 0-30% HAMFI, the highest percentage of families in this category are households with one or more children under age 6. At 0-50%, the highest percentage of households are that which the household contains at least one person age 75 or older. The 50-80% household also has the highest percentage of families with at least one person age 75 or older. The 80-100% income group has the highest percentage with one or more children under age 6. The households under 100% HAMFI has a very large percentage (over 50%) of the households that are Small Family Households. This chart shows the disappearing middle class (80-100% income households). This chart shows that the families that have very large income tend to either have very large or very small families.

NUMBER OF HOUSING UNITS – The highest percentage of residential properties falls into the 1-unit detached structure, followed by a 2-4 unit structure. Owner-occupied units are overwhelmingly units that have 3 or more bedrooms. Rental units have a higher percentage of units that are 2 bedrooms, followed by 1 bedroom units.

DISPROPORTIONATELY GREATER NEEDS – Families under 30% AMI have the greatest percentage of housing cost burdens in every race.

COMPARISON OF HOME OWNERSHIP VS. RENTAL – Overcrowded and Severely Overcrowded. Tenants below 50% AMI tend to experience problems with Severe Overcrowding but the 50-80% AMI has the highest number of issues with overcrowding (not severe).

HOUSING COST BURDEN AND NO HOUSING PROBLEMS – Tenants that are the most rent-burdened seems to experience the highest amount of housing problems. Tenants in the 0-30% has a housing cost burden great than 50% of their income.

SUBSTANDARD HOUSING AND ZERO/NEGATIVE INCOME – If you are living in sub-standard housing and have zero or negative income, you tend to be trapped in that type of

housing since you do not financially have to means to get yourself out of that situation.

Update on Janet Walker

Janet has gone through surgery and whatever she had came back, causing her to have another surgery. We are working with her and she is working some from home at this time.

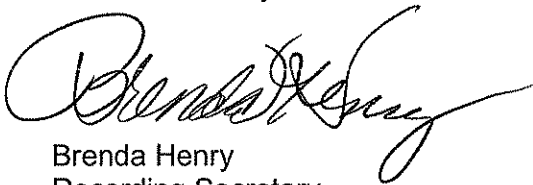
Training

Board and Commission Security Training is offered to anyone who may use City Council chambers for meeting. The training may still be valuable even if you don't meet in the Chambers. Training will be held on January 27, 2015 and February 12, 2015. If you are interested in attending, contact Teresa Bassler or Kim Glaser.

Adjournment

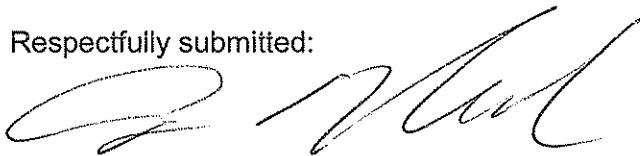
There being no further business to come before the Commission, Commissioner Baumhover motioned to adjourn the meeting. Commissioner Eubanks seconded the motion. All were in favor and the meeting adjourned at 5:20 pm.

Minutes taken by:



Brenda Henry
Recording Secretary

Respectfully submitted:



Alvin Nash
Department Director