

## MINUTES OF HOUSING COMMISSION MEETING

DATE: May 26, 2015  
TIME: 4:00 p.m.  
PLACE: Housing and Community Development Department  
350 W. 6<sup>th</sup> Street, Suite 312, Dubuque, IA 52001

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

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

Commissioners Absent: Ricardo Woods  
Bob McDonnell

Staff Present: Alvin Nash Janet Walker  
Kris Neyen Scott Koch  
Kim Glaser Jerelyn O'Connor

Public Present: None

### **Review and Certification of Minutes of January 27, 2015 Commission Meeting**

Commissioner Wall motioned to approve the minutes. Commissioner Eudaley seconded. Commissioner Baumhover was not present at the time of voting. All others present in favor. Motion passed.

### **Correspondence/Public Input**

None

### **Old Business**

#### **Update on CoC Snap Application**

The application will be voted on June 9, 2015. It was moved from June 5<sup>th</sup> to the 9<sup>th</sup>. Jim Holz thanked Janet Walker for recommending us for the grant.

#### **Source of Income Demonstration Project**

Alvin Nash reported the committee meeting was changed to May 27, 2015 at 5:30 p.m. so there is no update at this time.

### **New Business**

#### **Suggestions on Ann Michalski's Memorial**

Alvin Nash distributed an information sheet about Ann Michalski and the recommendations of how we can honor and remember her. He is going to give the same information sheet to the CDAC Commission. Alvin would like for the Housing Commission to collectively make a recommendation about a memorial for Ann Michalski. Alvin stated this is difficult because something like this has never been done before. In addition, the money puts limitations on what can be done for a memorial. The memorial will be from the Housing Commission, CDAC Commission, and the staff.

Sister Dorothy Schwendinger thought the suggestions for the memorial were slightly small compared to Ann Michalski's contributions. Sister Dorothy would like to see the memorial be a community wide effort. Bring in other groups and possibly build a coalition. Alvin Nash agreed we could look having other groups contributing since Ann's contributions to the community were definitely worth noting. Alvin Nash wanted to give one or two recommendations to the City Council in July.

### **Crime Reports**

Commissioners were provided a summary of Corporal Koch's crime reports. Corporal Koch stated typically the warmer temperatures bring out trash and nuisance complaints.

### **Rehab Reports**

Changes have been made to the Rehabilitation programs. These changes will be effective July 1, 2015 and will be posted on the City of Dubuque website. The Programs will stay basically the same but the terms have been changed to bring in more revenue. For example, the biggest change is in Washington Neighborhood funding. The loans have been changed to a maximum of \$10,000 loan, 0% interest, with a \$60.00 month payment for a 14 year term. There will not be any deferred payment loans.

Kris Neyen reported the CHI property at 1840 Washington St had been closed. There are a couple of other properties scheduled to close in the near future.

Amy Eudaley had a question to Kris on the HUD income limit guideline changes. Kris stated an exception could be reviewed by the Trust Fund. Amy Eudaley thought a situation had occurred that a person had applied in February and was approved. However, due to title issues the sale fell through. When the person applied again the HUD income level guideline had gone down and the person was no longer eligible. Kris Neyen stated it is very unusual that the HUD income level goes down.

### **Neighborhood Services**

Jerelyn O'Connor stated a group of residents, developers, and business owners in the Downtown and Washington neighborhoods have been having several meetings with the City Manager and other department heads keeping the conversations open and talking about issues in their area, city incentives, street fighting, etc. At the last meeting held representatives from these 2 groups stating their concern was shots fired and major disturbances. However, by the end of the meeting their biggest concern came back to litter.

Sister Dorothy Schwendinger asked if any feedback was received from the North End Neighborhoods concerned on amenities cut back in the Bee Branch area. Jerelyn O'Connor stated to date none of the amenities were cut. The next phase of the Bee Branch contracts have been set and bids are in. There has been a change in scheduling. Some Green Alley projects were moved back in scheduling but to date no amenities have been cut. The Neighborhood, North End, and the Point representatives did voice concerns about the delay in the Green Alley project. The alley's that have been done are hugely popular; not only in improving the storm water removal but also very positive impact on neighborhoods. Properties are being kept nicer, cleaner, and more maintained.

Sister Dorothy brought up the perception people have that the Bee Branch is a very large amount of money spent but does it help the common individual? Jerelyn O'Connor stated the most important purpose was to take 1,400 homes out of areas of flooding to avoid damage and take them out of harm's way. The improvements such as an above ground creek and green space will also result. In the process a conservation district was designated and created to serve that neighborhood.

Alvin Nash informed the commission of the proposal for Resiliency Grant funds. Dubuque is the only city in Iowa writing for the funds after 6 presidential declarations of flooding. Thirteen million is being requested for mold remediation, waterproofing basements, landscaping, re-soiling, and drainage improvements. The application is due June 30, 2015. Alvin Nash also informed the commission we will be re-applying for HUD Lead Hazard Control funds with the application due June 23, 2015.

### **Information Sharing**

#### **Update on Voluntary Compliance Agreement**

There is a work session on the VCA on June 15, 2015 to the City Council. Alvin Nash, Erica Haugen, Crenna Brumwell, and Kelly Larson will give a presentation designed to update the City Council on what is happening with HUD. Alvin Nash encouraged the commissioners to attend or watch the update on television.

Sister Dorothy Schwendinger asked if there were any "hitches" to the VCA. Alvin Nash responded no that we had not failed anything but HUD does have an Analysis of Impediment and action plan that HUD is reviewing for approval. This shows what we are going to do in the next 5 years to address the VCA concerns. Sister also asked if we were getting "good cooperation" from HUD on the VCA. Alvin Nash said yes, HUD has been very straightforward. He said HUD sent a list of questions and have their own perception about Dubuque. Alvin stated HUD asked "Why does the Clan still linger in Dubuque?" Alvin is unsure why they raised that question and have that perception. HUD has asked us to write a history of the racial relations in Dubuque from 1987 to date and the impact those relations have had on fair housing. HUD says this helps them determine the best action plan. HUD wanted to know historically where the City has been with racial relations and where Dubuque currently is. We responded with a chronological order of happenings around racial relations. HUD did not like it.

Alvin Nash stated in Roanoke, VA they had did a historical dissertation on the railroad by interviewing people and writing their experiences. He is proposing doing a similar exercise in Dubuque. He wants to find a number of people to interview and collect the history of racial relations. Sister Dorothy Schwendinger hopes it will be an informative positive experience.

Rick Baumhover inquired about the dates for the next round of training for the VCA. Alvin Nash responded the dates are not set at this time.

Jim Holz reminded the commissioners about the upcoming Boards & Commission picnic on July 22, 2015. Please RSVP to Kim Glaser.

The City Council approved the Administrative Plan on May 18, 2015. HUD requires us to alert the program participants within 15 days of the changes. In response a brief summary, a four page letter, was sent out on Friday May 22, 2015 to inform the participants about the changes that may affect them.

**Adjournment**

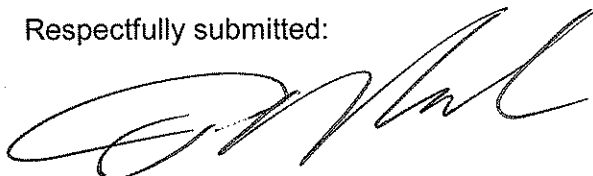
There being no further business to come before the Commission, Commissioner Baumhover motioned to adjourn the meeting. Commissioner Schwendinger seconded the motion. All were in favor and the meeting adjourned at 4:35 pm.

Minutes taken by:



Kim Glaser  
Recording Secretary

Respectfully submitted:



Alvin Nash  
Department Director

