

**CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION**

The Dubuque City Council met in special session at 6:00 p.m. on November 28, 2016 in the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Buol; Council Members Connors, Del Toro, Jones, Lynch, Resnick; City Manager Van Milligen, City Attorney Brumwell

Absent: Council Member Rios

Mayor Buol read the call and stated this is a special session of the City Council called for the purpose of conducting a work session on the Source of Income Report.

**WORK SESSION
Source of Income
Preliminary Report and Options**

City Manager Van Milligen introduced the work session with an overview of the history and activities of the Source of Income (SOI) Committee. Housing and Community Development Department Director Alvin Nash, Human Rights Director Kelly Larson, City Attorney Crenna Brumwell and Planning Services Manager Laura Carstens, Assisted Housing Supervisor Janet Walker, and SOI Committee Members Patrick Norton, Tom LoGuidice, and John Pregler then conducted the work session. Topics included:

- Issues identified by housing providers, renters, Affirmatively Furthering Fair Housing, red tape
- Identifying the goals: collect data; develop compromise; and examine the impact of an ordinance, ways to address concerns, range of fair housing choices
- Description of the Housing Choice Voucher Program (Section 8), eligibility, common problems; and quality, availability, and affordability of housing
- SOI legal research: sources of income, federal/state/local laws, proposed legislation
- Summary of rental survey results: number of respondents, perspectives on responsibility, SOI ordinance & discrimination, risk & incentives
- Review and summary of community dialogues
- Reasons, aspects and potential risks of scenarios: #1 Adopt Ordinance; #2 Incentives/Adjustments; #3 Leave as is
- Preliminary Options Overview
 - #1 Maintain the status quo
 - #2 Add SOI definition to current discrimination ordinance
 - #3 Create a SOI Housing Ordinance separate from discrimination ordinance
 - #4 Adopt and implement a mix of education/outreach programs to increase participation in Housing Choice Voucher program

- #5 Adopt and implement a mix of financial incentives to increase participation in the Housing Choice Voucher program
- #6 Adopt and implement a mix of financial incentives/policies for creation of Housing Choice Voucher (HCV) unit throughout the community

A question/answer period followed with the City Council discussing landlord/tenant rights to choose, concerns over mandating participation in government programs; landlord/tenant contracts/leases; perceived errors in data and process expressed by survey participants; the feasibility/legality of a establishing a damage recovery fund using TIF funding; and the need to grow the percentage of participation in the HCV program. Mr. Nash will facilitate additional input from participants that took exception with the input process. Ms. Brumwell will explore the concept of using TIF for the damage recovery fund concept. Mr. Van Milligen informed the Council that the City is already doing most of Preliminary Option #6.

The City Council concurred on Preliminary Option #4 as a baseline and directed staff to continue work on expanding upon that option.

There being no further business, upon motion the City Council adjourned at 7:39 p.m.

/s/Kevin S. Firnstahl, CMC
City Clerk

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