

Minutes
Beloit Community Development Authority
100 State Street, Beloit WI 53511
April 26, 2017
4:30 P.M.

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, April 26, 2017 in the Forum of Beloit City Hall, 100 State Street.

1. **Call to Order and Roll Call:**

Meeting was called to order by Commissioner Baker at 4:31 p.m.

Present: Commissioners Baker, DeBrock, Ellison, Evans, Kenitzer, Preuschl

Absent:

Staff Present: Julie Christensen, Cathy Pollard, Teri Downing, Clinton Cole, and Ann Purifoy

2. **Citizen Participation:**

None

3. **Review and Consideration of the Minutes of the Regular Meeting held on March 22, 2017**

A motion was made by Commissioner Evans and seconded by Commissioner Kenitzer to approve the minutes of the Regular Meeting held on March 22, 2017.

Motion carried unanimously.

4. **Housing Authority:**

a. **Presentation of February Activity Report**

Cathy Pollard, Beloit Housing Authority Director, gave a brief summary of the report.

Because of pending budget cuts, we will keep out Section 8 numbers between 570 and 580 vouchers through mid-2018. We have been notified that our Section 8 proration for funding will be around 85%; however, our operating fund will be calculated closer to 77% for public housing.

b. **Presentation of February Financial Report**

Cathy Pollard gave a brief summary of the report.

We are down to a balance of around \$72,000 on our \$540,000 GAP loan. Our goal is pay off the loan by September. It appears that the insurance company will repair the damaged project-based property at 1238 Elm Street. This property, along with the other project-based units, will then be put on the market and sold individually.

- c. Overview of the Beloit Housing Authority Grievance Procedure
Cathy Pollard gave a summary of the BHA grievance procedure.

We currently average 9 to 10 hearings per month and are trying to be less punitive concerning our tenants. We are working with tenants by offering free monthly classes and referring them to community agencies/services.

- d. Review and Consideration of Resolution 2017-07, Approval of 2017 First Quarter Write-offs
Clinton Cole, Programs Manager, presented the staff report and recommendation.

Commissioner DeBrock moved and Commissioner Ellison seconded a motion to approve Resolution 2017-07. Motion carried unanimously.

5. **Community and Housing Services:**

- a. Review and Consideration of Resolution 2017-05, Approving an Offer to Purchase 1126 Forest Avenue
Teri Downing, Community and Housing Services Director, presented the staff report and recommendation.

Commissioner Preuschl moved and Commissioner Kenitzer seconded a motion to approve Resolution 2017-05. Motion carried unanimously.

- b. Presentation of the Effects of Substandard Housing on Health
Denys Godwin, a Beloit College student, has worked with us all semester as an intern through the Duffy Program. The presentation was titled “Houses That Harm – Why Substandard Housing Is a Crisis for Children’s Health and How to Prevent it.” The purpose of the presentation was to share the results of the research which focuses on substandard housing as a cause of poor health; inform about the connection between housing and health; and to provide a new way to understand housing rehabilitation and other community development efforts in the context of community health.

The focus was on children ages zero to six who spend most of their time in the home. Three pathways were explored through which substandard housing affects health including asthma and bronchitis, lead paint, and mental and emotional health. Children from low income families that are unable to find suitable housing are the most at-risk.

Housing quality interventions can be an excellent value for money and housing quality can, in fact, be seen as preventative medicine.

- c. Appointment of CDA Member to the Greater Beloit Economic Development Corporation
Commissioner DeBrock volunteered to serve on the Greater Beloit Economic Development Corporation. Commissioner Preuschl moved and Commissioner Kenitzer seconded a motion to appointed Commissioner DeBrock to serve on the Greater Beloit Economic Development Corporation. Motion carried unanimously.

6. **Adjournment:**
Motion by Commissioner Preuschl and seconded by Commissioner Ellison to adjourn at 5:40 p.m. Motion carried.