

**Minutes**  
**Beloit Community Development Authority**  
**100 State Street, Beloit WI 53511**  
**June 28, 2017**  
**4:30 P.M.**

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, June 28, 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, Evans, Ellison

**Absent:** Commissioner Forbeck, Kenitzer, Leavy

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

2. **Citizen Participation:**

None

3. **Review and Consideration of the Minutes of the Regular Meeting held on May 24, 2017**

A motion was made by Commissioner Evans and seconded by Commissioner DeBrock to approve the minutes of the Regular Meeting held on May 24, 2017.

Motion carried unanimously.

4. **Housing Authority:**

a. **Presentation of April Activity Report**

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

We recently held “Cola and Canvas”, a paint and sip activity, attended by ten of our Public Housing and Section 8 children. Holly Hartley was the instructor for the event which was funded by monies from old appliance sales and donations.

b. **Presentation of April Financial Report**

Cathy Pollard gave a brief summary of the report.

We have had deficits in a couple of our programs, but we are sitting on solid reserves.

c. **Review and consideration of Resolution 2017-13, Approval of Revisions to the Admissions and Continued Occupancy Policy (ACOP) for the Public Housing Program**

Rebecca Melito, Public Housing Coordinator, presented the staff report and recommendation.

The ACOP (Admissions and Continued Occupancy Policy) consists of Public Housing guidelines that we must/may comply with, per HUD. A number of the changes we made were mandates from HUD, including VAWA (Violence Against Women Act), sexual orientation, victims of domestic violence, Smoke-free Policy, and earned income disallowance.

Commissioner Evans moved and Commissioner DeBrock seconded a motion to approve Resolution 2017-13. Motion carried unanimously.

- d. Review and Consideration of Resolution 2017-14, Approval of Revisions to the Housing Choice voucher Administrative Plan  
Clinton Cole, Programs Manager, presented the staff report and recommendation.

A lot of changes made to the ACOP carry over to the Admin Plan. In addition, HUD added specific criteria regarding life-threatening conditions, and we now have the option to review unreported income and fraud cases on an individual basis rather than routinely setting up repayment plans.

Commissioner Baker moved and Commissioner Evans seconded a motion to approve Resolution 2017-14. Motion carried unanimously.

5. **Community and Housing Services:**

- a. Review and Consideration of Resolution 2017-15, Recommending Approval of an Amendment to the 2015 – 2019 Consolidated Plan to Incorporate Two Neighborhood Revitalization Strategy Areas (NRSAs)  
Teri Downing, Community and Housing Services Director, presented the staff report and recommendation.

Teri's presentation highlighted what a NRSA is, why we're doing a NRSA, and the history of how we got to this point. The NRSA is a part of the 2015-2019 Consolidated Plan for federal CDBG funds to address various concerns and needs in the Beloit Community, allow more flexibility in the use of CDBG funds, and provide structure for aligning like activities /services. This is in response to community concerns regarding increasing crime, poverty and property deterioration in the City. Research revealed the need to focus on two areas, the Merrill and Hackett neighborhoods, in developing a cohesive plan to address these issues and, thus, have more of an impact in the community.

The NRSA Plan includes objectives to promote the economic progress of these areas by addressing community concerns. The concerns and needs tended to fall into the three general categories of neighborhoods, people and public safety. Based on this, three strategies were developed: neighborhood revitalization, resident empowerment and public safety.

The strategy of neighborhood revitalization, with City of Beloit, Community Development Department as the lead agency, is intended to address the concerns raised by the community regarding an increased number of vacant and abandoned properties, high percentage of rental properties/concentrations of rental properties in single family neighborhoods, transient populations, low property values, and deteriorating properties.

The strategy of resident empowerment, with Community Action, Inc. as the lead agency, is intended to address the concerns raised by the community regarding poverty, lack of connection between available jobs and job training, lack of life skills, lack of youth programming, lack of accessibility to community resources, race relations and criminal behavior.

The strategy of public safety, with City of Beloit, Police Department as the lead agency, is intended to address the concerns raised by the community regarding the need to enhance overall sense of safety and security, criminal activity against both people and property, and the number of homicides.

Community Action has taken the lead in the Merrill neighborhood and is also creating a strong relationship with the Hackett neighborhood. The City does not have the staff or expertise to do the research or develop the kind of activities we wanted to see in the NRSA Plan. Community Action, on the other hand, deals with resident, job training, educational, and housing programs on a daily basis.

John Pfleiderer, Executive Director of Family Services, expounded on the need for a Community Liaison Program. A lot of the challenges that residents face in the two targeted neighborhoods come from exposure to trauma/stress which impairs their capacity to attend to their needs and be strong resources for their families and neighborhoods. The goal of Family Services is to have a positive impact by working in partnership with the Community Action Systems Navigator and connecting with the schools to assist residents in coping with the trauma/stress they experience.

Cathy Pollard expressed concern that AODA (Alcohol and Other Drug Abuse) issues have not been addressed at the grade school level. Marc Perry, Community Program Director with Community Action, explained that starting prevention education as early as possible is vital in breaking the cycle of AODA in families. As much as we have issues with alcohol and drugs in this community, we also have a huge problem with unintended pregnancies and sexually transmitted infections. The focus of our comprehensive prevention education is on making good decisions and healthy choices so that our youth are less likely to engage in these activities.

The NRSA will go out for public review for 30 days beginning July 1.

Commissioner Baker moved and Commissioner DeBrock seconded a motion to approve Resolution 2017-15. Motion carried unanimously.

- b. Review and Consideration of Resolution 2017-16, Recommending Approval of an Amendment to the 2017 Annual Action Plan

Teri Downing presented the staff report and recommendation.

Cathy Pollard questioned how we could end up with unspent Economic Development funds when there are small business entrepreneurs begging for startup money. Teri stated that we don't have an agency that wants to do that kind of activity.

Commissioner Evans asked what is being done for our youth. Marc Perry stated that they are partnering with Stateline Boys & Girls Club, Stateline Family YMCA and Beloit Public Library to develop more comprehensive and affordable programs for our youth. These include summer programs, wraparound services (all day), after school programs, evidence-based prevention programs, and job programs.

Commissioner Evans moved and Commissioner DeBrock seconded a motion to approve Resolution 2017-16. Motion carried unanimously.

- c. Public Hearing, Review and Consideration of Resolution 2017-17, Recommending 2018 Community Development Block Grant (CDBG) Local Funding Priorities

Commissioner Baker opened the public hearing. There were no comments. The public hearing was closed.

Teri Downing presented the staff report and recommendation.

Commissioner DeBrock moved and Commissioner Ellison seconded a motion to approve Resolution 2017-17 amended to add "small business development" under Item 4. Motion carried unanimously.

6. **Adjournment:**

Motion by Commissioner DeBrock and seconded by Commissioner Baker to adjourn at 6:25 p.m. Motion carried.