

Minutes

Beloit Community Development Authority

100 State Street, Beloit WI 53511

March 27, 2019

4:30 P.M.

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, March 27, 2019 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 4:30 p.m.

Present: Commissioners Baker, Ellison, Forbeck, Kenitzer, Leavy and Murray

Absent: No commissioners were absent.

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

2. Public Comment

None

3. Consideration of the Minutes of the Regular Meeting held on February 27, 2019

A motion was made by Commissioner Baker and seconded by Commissioner Forbeck to approve the minutes of the Regular Meeting held on February 27, 2019. Motion carried unanimously.

4. Housing Authority:

a. Presentation of the February Activity Report

Clinton Cole, Beloit Housing Authority Director, gave a brief summary of the report.

b. Consideration of Resolution 2019-05 Approving the Over-Income Policy

Clinton Cole presented the staff report and recommendation.

Clint stated that no family's tenancy will be terminated. HUD has encouraged BHA to charge fair market rent (FMR) when the family's income exceeds 120 percent of area median income for two consecutive years.

Commissioner Ellison moved and Commissioner Forbeck seconded a motion to approve Resolution 2019-05. Motion carried unanimously.

5. Community and Housing Services

a. Public Hearing and Presentation of the 2018 Consolidated Annual Performance Report (CAPER)

Teri Downing, Community and Housing Services Director, presented the 2018 Consolidated Annual Performance Report (CAPER).

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

b. Update on the Analysis of Impediments to Fair Housing (AI)

Julie Christensen, Executive Director of the CDA, explained that the Analysis of Impediments to Fair Housing (AI) is required of all communities that receive Federal housing dollars by the U.S. Department of Housing and Urban Development (HUD). The Metropolitan Milwaukee Fair Housing Council (MMFHC) has been hired to prepare an update on the AI for the City of Beloit, City of Janesville and Rock County. Kori Schneider Peragine, MMFHC, provided an overview of the data collected and progress made to date. .

Ms. Peragine explained that the AI identifies impediments to fair housing choice in the community. The elements of an AI include review of past AIs, community participation, demography and data, fair housing analyses, and goals and strategies. The CDA Board members offered their input and concerns on any trends or indicators they gathered from the data.

The impediments identified and suggested solutions are listed below.

Impediments

1. Extremely low vacancy which creates multiple other impediments:
 - Availability of affordable housing
 - High rent, high application fees
 - Strict tenant screening, income must be 3X rent, online-only application and payments
 - Landlords don't accept Section 8, forfeited vouchers
2. Zoning and Land Division restrictions
3. Segregation (real and perceived) barriers that prevent POC from housing searches in nontraditional areas; also based on areas of affordable housing
4. NIMBYism (Acronym for the phrase "not in my back yard")
5. Discrimination, lack of knowledge about fair housing rights and how to file a complaint
6. Lack of consumer education (homeownership, rent readiness and financial education)
7. Predatory Land Contracts
8. Occupancy limits
9. Availability of housing accessible for Persons with Disabilities
10. Poor condition of rental units
11. Evictions
12. Lack of case management
13. Transit limitations
14. At-large city government? Does it fairly represent the population?

Suggested Solutions

1. More financial management counseling for tenants

2. CDBG and other committees affecting the PoC, LGBTQ, and PwD communities should have implementation committees that include PoC, LGBTQ, and PwD in positions of power
3. Coordinated conversations between landlords, homeless service providers, City, housing advocates to address housing shortage
4. More resources to help the homeless
5. Enforce the building codes (too many substandard units)
6. More acceptance of Section 8 rent assistance
7. Rent control
8. Encourage/incentivize more multi-family and duplex rentals

Ms. Schneider stated that a draft of the report will be ready by the end of April followed by public comment meetings.

6. **Adjournment**

Motion by Commissioner Forbeck and seconded by Commissioner Murray to adjourn at 5:35 p.m.
Motion carried.

Respectfully submitted,
Ann Purifoy