

Minutes
Beloit Community Development Authority
100 State Street, Beloit WI 53511
September 23, 2020
4:30 P.M.

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, September 23, 2020 in the Forum of Beloit City Hall, 100 State Street.

1. Call to Order and Roll Call

Meeting was called to order by Commissioner Ellison at 4:32 PM.

Present: Commissioners Ellison, Douglas, and Gorman; Councilors Forbeck and Leavy

Absent: Commissioner Roland

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

2. Public Comment

Devin Blay-Stahl, Executive Director of Family Promise, gave brief comments on projected Family Promise assistance in the community and thanked the CDA Board for their support.

3. Consideration of the Minutes of the Regular Meeting held on August 26, 2020 and the Special Meeting held on September 15, 2020

A motion was made by Councilor Leavy and seconded by Councilor Forbeck to approve the minutes of the Regular Meeting held on August 26, 2020 and the Special Meeting held on September 15, 202. Motion carried (6-0), roll call vote.

4. Beloit Housing Authority:

a. Presentation of the August Activity Report

Clinton Cole, Beloit Housing Authority Director, gave a brief summary of the report. Clint also explained that when our inspector schedules upcoming inspections, the addresses are sent to EOC to check against their database of active COVID-19 cases. Thus far, we haven't had any of the active addresses in our inspection schedule.

Councilor Leavy asked if any COVID-19 cases have been reported and if we expect to see a mass exodus of tenants for nonpayment of rent once the HUD eviction moratorium is lifted. Clint explained that HUD extended the moratorium on evictions due to COVID-19 until the end of 2020. We have not had any evictions for nonpayment of rent. Section 8 landlords are encouraged to work with tenants to prevent evictions. When a large number of our tenants were out of work in March and April, we adjusted their rent. The vast majority of those tenants have returned to work. Based on what we currently see, eviction for nonpayment of rent is not a concern yet.

b. Presentation of the July Financial Report

Clinton Cole gave a brief summary of the report. We are in the process of issuing Section 8 voucher remotely.

- c. Consideration of Resolution 2020-13, Approving Revision to the 2018 Capital Fund Budget

Clinton Cole presented the staff report and recommendation.

Councilor Leavy moved and Councilor Forbeck seconded a motion to approve Resolution 2020-13. Motion carried (6-0), roll call vote.

5. **Community and Housing Services**

- a. Resolution 2020-14 Recommending Approval of the 2021 Community Development Block Grant (CDBG) Budget and 2021 Annual Action

Teri Downing, Deputy Community Development Director, presented the report. She provided a brief overview of the process for the benefit of new CDA Board members.

Councilor Forbeck asked if there were any other public service agencies that work with our Latino community since staff did not recommend allocation of funds for YMCA Rock County-Immigration Outreach Program. Teri stated that this would be a duplication of services in Beloit. Also, this agency would need the full amount requested in order implement the program and we could not justify this amount.

Councilor Leavy asked if the \$5,000 recommended for Fair Housing Activities is ever fully used and if not, what is done with the funds. Teri stated that we generally use \$3,000 to 10,000 yearly for investigative services. The funds are carried over to the next year if not completely used.

Councilor Leavy moved and Commissioner Ellison seconded a motion to approve Resolution 2020-14. Motion carried (6-0), roll call vote.

- b. Consideration of Resolution 2020-15 Recommending Approval of the 2021 HOME Investment Partnership Program (HOME) Budget

Julie Christensen, Community Development Director, presented the report.

She explained that we are still working with Community Action in the Merrill neighborhood; the WHPD on two new constructions on the west side and NeighborWorks will be providing down payment assistance for new buyers.

Commissioner Gorman moved and Councilor Leavy seconded a motion to approve Resolution 2020-15. Motion carried (6-0), roll call vote.

6. **Adjournment**

Motion by Commissioner Leavy and seconded by Commissioner Forbeck to adjourn at 5:23 p.m. Motion carried.

Respectfully submitted, Ann Purifoy