



**MINUTES**  
**COMMUNITY DEVELOPMENT AUTHORITY**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**4:30 PM**  
**Wednesday, June 22, 2022**

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, June 22, 2022 in the Forum of Beloit City Hall, 100 State Street.

**1. CALL TO ORDER AND ROLL CALL**

Meeting was called to order by Vice-Chairperson Kaylynn Rodriguez at 4:34 p.m. Commissioners Rodriguez, Hartke, Elliott, and Councilors Forbeck and Leavy were present.

**2. PUBLIC COMMENT**

Steve Howland discussed the importance of City departments working together to allocate \$12.5 million in Tax Increment Finance (TIF) affordable housing funds. He suggested increasing the input from the "Authority" for the use of these funds, as well as seeking input from public housing residents and applicants.

**3. MINUTES**

**3.a. Consideration of the minutes of the regular Community Development Authority meeting held on April 27, 2022**

Motion to approve was made by Councilor Forbeck and seconded by Councilor Leavy. Motion was approved, voice vote.

**4. BELOIT HOUSING AUTHORITY**

**4.a. Consideration of the April/May Activity Report**

The April/May Activity Report was presented by Clinton Cole, Director of the Beloit Housing Authority (BHA). Clint discussed the difficulties experienced by BHA's Public Housing Coordinator in leasing two vacant units at Parker Bluff Apartments. She has made offers to five applicants, all of whom decided not to lease the units at the last minute for various reasons. Clint also made the Board aware that the BHA has taken one unit offline for structural repairs so that it will not count towards BHA's vacancy rate until the repairs are completed and the unit is leased.

**4.b. Consideration of the First Quarter 2022 Financial Report**

The staff report including the financial report was presented by Clinton Cole, Director of BHA. Clint discussed that the Project-Based account is still open pending HUD's decision regarding the former Project-Based unit located at 240 Portland Ave. Clint also discussed the small deficits in the Phase 1 and Section 8 accounts, and explained that HUD will make adjustments to the Phase 1 Operating Subsidy and Section 8 HAP disbursements, which should make the accounts whole in the upcoming months.

4.c. **Consideration of Resolution 2022-06 approving the Beloit Housing Authority's 2022 Capital Fund Program Budget**

The staff report and recommendation was presented by Clinton Cole, Director of BHA. Motion to approve was made by Councilor Leavy and seconded by Commissioner Elliot. Motion was approved, voice vote.

4.d. **Discussion of Foster Youth to Independence Program**

Clinton Cole provided an overview of HUD's Foster Youth to Independence Program, which provides Housing Choice Voucher assistance for youths under the age of 25 who age out of the foster care system. The purpose of the discussion was to receive input from the Board whether the BHA should take steps to implement the program. The Board expressed interest in BHA implementing the program, and Councilor Leavy asked for a timeline that the program would be available. Clint estimated that the program could likely be implemented in early 2023.

5. **COMMUNITY AND HOUSING SERVICES**

5.a. **Consideration of Resolution 2022-05 approving 2023 Local Funding Priorities**

The staff report and recommendation was presented by Megan McBride, Grants Administrator. Megan provided an overview of the program and highlighted the currently recommended funding priorities. Commissioner Hartke suggested that we support assistance to people seeking jobs in the health care industry or teaching profession. There was considerable discussion about the needs in our community, especially young adults. As a result, the following items were added under the first priority related to public service programs: education in financial management, assistance in obtaining jobs in the health care industry and teaching profession, mental health, youth and young adult programming. The development of affordable housing was also added to the funding priorities. These additions to the funding priorities were discussed and agreed upon by the other Board members. Motion to approve the amended funding priorities was made by Councilor Forbeck and seconded by Councilor Leavy. Motion was approved, voice vote.

5.b. **Consideration of Resolution 2022-07 recommending award of Home Investment Partnership Program (HOME) funds for the 2022-03 program year**

The staff report and recommendation was presented by Julie Christensen, Executive Director of the CDA. Julie described the challenges experienced by the City in getting responses from contractors to rehabilitate properties. As such, the City prepared a HOME grant application that was sent to local non-profit agencies. The two applications received were from the Wisconsin Partnership for Housing Development (WPHD) and Community Action, Inc. (CAI). The application from CAI is for the construction of a single family house through the Fresh Start program, and the application from WPHD includes three new construction projects, and the rehabilitation of 737 Bluff Street. Staff is recommended funding CAI's request and two new construction and the rehab of 737 Bluff Street for WPHD.

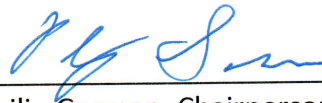
Commissioner Elliot asked about the cost to rehabilitate the identified properties, and was assured that the proposed costs are reasonable. Motion to approve was made by Councilor Leavy and seconded by Councilor Forbeck to approve the staff recommendation. Motion was approved, voice vote.

**6. SUCH OTHER MATTERS AS AUTHORIZED BY LAW**

No business discussed.

**7. Adjournment**

7.a. Motion was made by Commissioner Hartke and seconded by Councilor Forbeck to adjourn the meeting at 6:00 p.m. Motion was approved, voice vote.



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Philip Gorman, Chairperson