Housing Committee--MINUTES
Continuum of Care Board
May 15th @ 1:00 PM – 2:00 PM
Peace Conf. Room, Plymouth Congregational UCC, 4126 Ingersoll Ave
Attendees: Eric, Latoya, Sue, Val, and Mark

Agenda

5 minutes Welcome and introductions

45 minutes Discussed:

- Mainstream update: Report coming back before end of May
- Landlord forum update
  - Surveys: 5 returned
  - Plan a July social: Look into plugging into sponsoring already monthly meetings, Mark/Eric
  - Housing Navigator Challenge Concept: Frank pledges 10 units for 2017 filled by clients from CI and then leverage to the rest of the community, comes with case management and extra rent?
  - Vacancy Challenge: similar concept above?
- Reviewed how PCHTF and CoCB can work on items to set as goals for our Housing Committee on items from the Housing Tomorrow Plan:
  - Housing units needed: Goal is XX per year
    - Josh sent report and for 30% AML or less the need is 8,350 units. Performance Comm to review for goal discussion.
    - Discussed the idea of having the Housing Navigator get access and assist in placing XXX per year
  - Discussed what policy would need to change/inclusionary policy:
    - Incentives: TIF policy change
    - Engage the suburbs
  - Question was asked if not these examples on creating more units how can we increase the number of units needed?
  - Performance Committee would like a unit goal, total and annually?

- Discussed Title V and HUD Properties that are foreclosed on, site: https://www.hudexchange.info/programs/title-v/suitability-listing/

Adjourned: 2:00 PM

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DOES OUR SUPPLY OF AFFORDABLE RENTAL HOUSING MATCH OUR COMMUNITY'S NEED?

DEFINITIONS
LOW INCOME (LI)
Households with incomes between 50% and 80% of AMI
VERY LOW INCOME (VLI)
Households with incomes between 30% and 50% of AMI
NOT LOW INCOME
Households with incomes greater than 80% of AMI
RENT BURDENED HOUSEHOLD
A renter household spending more than 30% of income on housing costs
SEVERELY RENT BURDENED HOUSEHOLD
A renter household spending more than 50% of income on housing costs

EXTREMELY LOW INCOME RENTERS: WHO ARE THEY?

We know that extremely low income (ELI) renters make less than 30% of area median income, and that these households are the most likely to become homeless. We also know that Central Iowa ELI renters face a shortage of affordable units unlike households at any other income level. But what do we know about the people in this group? Before we can begin to address their needs as a community, we must find out about their characteristics and the unique set of challenges they face. To understand their housing needs, we must first know who they are.

THE AVERAGE ELI HOUSEHOLD PAYS $135 MONTHLY RENT, OR 68% OF THEIR INCOME.

MAXIMUM ELI ANNUAL HOUSEHOLD INCOME BY SIZE
in Polk County, HUD 2015 income limits

1 PERSON
$15,750

2 PEOPLE
$18,000

3-4 PEOPLE*
$24,250

5-9 PEOPLE*
$45,050

*Income limit based on largest household size in range.

RENTAL UNITS & RENTERS
in Central Iowa by affordability and income categories (2015)

47% of units affordable to ELI households are occupied by households with higher incomes.

ELI HOUSEHOLDS BY TYPE
in Central Iowa (2015)