

Coralville City Council

Work Session

September 8, 2020

Via Electronic Meeting because a meeting in person is impossible or impractical due to concerns for the health and safety of Council members, staff, and the public presented by COVID-19

Present: Mayor John Lundell; Council Members Laurie Goodrich, Meghann Foster, Jill Dodds, Mitch Gross

Staff Present: City Administrator Kelly Hayworth, Assistant City Administrator Ellen Habel, City Attorney Kevin Olson, Director of Finance Tony Roetlin

Others Present: Crissy Canganelli, Shelter House; Zachary Smith, Press-Citizen; Hai Huynh

Mayor Lundell opened the meeting at 7:15 pm.

1. Discuss opposing HUD's proposed rule change, FR-6152-P-01 which removes protections for transgender people under the 2016 Equal Access Rule: Crissy Canganelli of Shelter House asked the City Council to join the Agency Impact Coalition, a coalition of local non-profits, and the Local Homeless Coordinating Board in opposing the proposed HUD rule change that would eliminate protections for transgender and non-binary individuals. Canganelli noted that HUD is accepting comments through September 22 via a portal or contact with Secretary Ben Carson. Canganelli said she serves on the Iowa Council on Homelessness and they have shared their opposition, as well. The council shared their support for sending comments opposed to the rule change and Mayor Lundell said he would work with staff on that and individual Councilors may register their opposition as well.

At this time Canganelli left the meeting.

2. Discuss Affordable Housing Strategies Plan: Assistant City Administrator Ellen Habel reviewed the Coralville Affordable Housing Strategies draft document that was developed in 2018. Habel noted the importance of a variety of strategies with a variety of partners aimed at maintaining existing stock and developing new stock across all markets. She also noted affordable housing is a challenge for most communities. Habel reviewed the draft city-wide strategies from the 2018 document, which include supporting Low Income Housing Tax Credit applications, of which two have been funded in Coralville, a 56-unit facility on the Lantern Park site for seniors and a 49-unit facility to be built on Holiday Court that will not be age-restricted; supporting applications for Work Force Housing Tax Credits, for which the City has pledged \$1.3 million in assistance and over 900 of which have been built; budgeting for owner-occupied rehabilitation programs, which the City recently received a state grant to assist 6 homeowners; supporting the Housing Trust Fund of Johnson County and Shelter House, which included \$7,660 for Shelter House in FY 21, \$26,523 for the Housing Trust Fund, and \$2,711 for the Winter Emergency Shelter; working

with non-profits in affordable housing to further their mission when the City receives a home through abandonment; and requiring developers who receive a gift of land from the City to set aside units for persons of low and moderate income. Habel reviewed areas of focus for the city, including the area north of Coralville Central, the Southeast Commercial Area, and 10th Street Place. Habel noted 17 units north of Coralville Central have been purchased or will be purchased from a willing seller and the tenants have been allowed to remain in place. She said storm water management work is being explored as well as work to improve the area prior to other work in the residences. Habel noted both of these focus areas have flood plain issues which can make federal funding assistance challenging. Hayworth added that 44 units in Summit Hills have a maximum price for sale and a 20-year deed restriction for owner occupancy, and there has been a lot of demand for them. Hayworth said Opportunity Zones are an ongoing advantage for most areas in Coralville south of the Interstate. He also noted that the federal law regarding COVID-19 evictions only applies to those homes receiving federal funds but the state has funds available for rent, mortgage, and utility assistance. The Council suggested reviewing an updated document on a regular basis.

3. Discuss the Urban Chicken Ordinance: Hayworth said the Animal Control Department is comfortable with urban chickens knowing that there are currently only 4 permits in North Liberty and 8 in Iowa City. The Council discussed whether persons seeking a permit should notify or seek permission from neighbors and determined notification was adequate and a maximum of 6 chickens would be appropriate per home.
4. City Administrator's Time: Hayworth reported on the following:
 - Xstream Arena opening events are occurring in the next two weeks and Council members are welcome to participate.
 - A lease with the hockey tenant for the Arena is being finalized.
 - The Local Government Relief Fund application was completed and submitted by Ellen Habel and Tony Roetlin.
 - The Marriott consulting report is nearly final regarding hotel management and will be followed by development of an RFP for management after the existing agreement expires next August.
 - Council members inquired about the Iowa League of Cities conference and Hayworth responded that it is on-line and they may register and seek reimbursement from the City.
 - Kevin Sanders from the NAACP may be available for a future Zoom meeting. Betty Andrews has been very busy with national matters.

Adjourned at 8:30 pm.

Notes taken by Ellen Habel, Assistant City Administrator