

**MINUTES OF THE
BI-STATE REGIONAL COMMISSION**

Wednesday, August 26, 2020, 3:30 p.m.
Teleconference

MEMBERS PRESENT: Maranda – Chair, Acri, Beck, Broderson, Brunk, Dawson, Deppe, Freeman, Gallagher, Heninger, Jones, Kinzer, Kiser, Knobbe, Lack, Lawrence, Matson, Mendenhall, Newton-Butt, O’Boyle, Parker, Peacock, Saucedo, Schloemer, Sherwin, Stoermer, Tank, Thoms

MEMBERS ABSENT: Dunn, Gradert, G. Moore, R. Moore, Sorensen, Waldron

OTHERS PRESENT: Colonel Todd Allison, Commander, U.S. Army Garrison – Rock Island Arsenal; Ashley Odom, Family Resources Director of Survivor Services; Leslie Kilgannon, Scott County Housing Council Director

STAFF PRESENT: Bulat, McCullough

Chair Maranda called the meeting to order at 3:30 p.m.

1. Approval of the July 22, 2020 Minutes. Mayor Gallagher moved to approve the minutes of the July 22, 2020 meeting as presented. Mr. Beck seconded the motion, and it passed unanimously.
2. Treasurer’s Report. Mr. Jones presented the Treasurer’s Report for the month ending July 31, 2020, noting an ending total bank and book balance of \$717,192.91. Mr. Jones moved the report be accepted as written and mailed. Mayor Broderson seconded the motion, and it passed unanimously.
3. Finance and Personnel Committee.
 - a. Bills. Mayor O’Boyle presented the bills totaling \$34,115.41, as listed on the following bills listing:

Bills List

IMPLAN Group, LLC, IMPLAN renewal 9/14/2020 to 9/13/2021	\$ 4,500.00
Iowa Association of Councils of Government (ICOG), FY 2020-21 annual membership dues	3,900.00
The Roosevelt Group LLC, July 2020 Legislative Technical Services (cost reimbursed by participating member governments)	20,000.00

Addendum

Rock Island County Treasurer		5,715.41
09/2020	Rent	4,689.58
09/2020	Internet Access	88.00
08/2020	Managed Print Services	326.96
03 – 05/2020	RK Dix Overage	(76.20)
07/2020	Postage	585.86
07/2020	Supplies	73.00
07/2020	Cell Phone	28.21

Mayor O’Boyle moved approval of the bills totaling \$34,115.41 as presented above. Mr. Jones seconded the motion, and it passed unanimously.

- b. Report on Progress on Commission’s FY 2020-21 Program Budget as of July 31, 2020. Mayor O’Boyle explained the Program Budget Status Report was included in members’ packets. The Commission is 8.3% through the fiscal year with 6.5% expended and within budget.
 - c. Contracts/Grants for Consideration. There were no contracts/grants for consideration.
 - d. Consideration of Revised FY2020 Commission Line Item Budget. Ms. Bulat reported the Finance and Personnel Committee reviewed and recommended the proposed revised FY 2020 Commission Line Item Budget. Mayor O’Boyle motioned to approve the Revised FY2020 Line Item Budget as presented, and Mr. Beck seconded. The motion passed unanimously.
4. Silos to Solutions Vision for Affordable Housing. Representatives of the Quad City Housing Cluster presented information on their vision for 2030, which was created through community collaboration facilitated by the Housing Cluster. The group spent a year of researching and gathering feedback and input from many sectors to develop their initial vision to address the affordable housing needs of the Quad Cities. The vision includes six elements:
- 1) Production – Address the gap of 6,645 affordable units for households identified as Extremely Low Income, through a combination of new constructions, rehabilitation of existing properties no longer on the market or fit for habitation, and bringing affordability through rental subsidies.
 - 2) Preservation – Maintain, improve, and/or rehabilitate 95% of existing affordable units to ensure availability and quality.
 - 3) Protection – Reduce eviction rates through coordinated efforts to provide tenant education and advocacy, minimize unsafe living conditions, distribute homeless prevention funds, and resolve landlord-tenant disputes through mediation.
 - 4) Provision – Provide services that help individuals and families maintain housing stability.
 - 5) Payment – Increase our Local Housing Trust Fund to provide \$1,000,000 annually, available to both the Illinois and Iowa Quad Cities.
 - 6) Partnership – Engage community partnerships, program participants, and citizens to foster dialogue and generate action on affordable housing.

The data reviewed for the study led the committee to first focus on the needs of individuals and families considered to be extremely low-income. Though wages have increased 15.9% since 2010, household incomes have not kept pace with the increase in rental costs – 23.7% increase in Rock Island County, IL and 21.8% increase in Scott County, IA. Since 2010, the Quad Cities has lost 30.5% of fair market units in both units that have become dilapidated and closed, and units whose rent has risen above fair market rate. There are 15,455 households (12.1% of total households) living with extremely low incomes or 30% Area Median Income, \$21,810 annually. Of households living with these extremely low incomes, 76.1% are cost-burdened, or spending 30% or more of their income on housing. The combination of the cost of rent outpacing the increase in wages, losing affordable market rate housing, and high rates of extremely low income households being cost-burdened in units that are available, has created an affordable

housing crisis in the Quad Cities. According to the 2019 GAP Report from the National Low Income Housing Coalition in Illinois for every 100 extremely low income households there are only 36 units affordable and available with 71% of such households being cost burdened in maintaining their housing. In Iowa, for every 100 extremely low income households there are only 46 units that are affordable and available with 66% of those households cost burdened in affording their housing.

The committee believes that work done on behalf of extremely low-income households will work to close existing housing gaps for very low- and low-income households. The development of an affordable housing plan will be spearheaded by the Quad Cities Housing Cluster under the direction of Leslie Kilgannon, the Director of the Scott County Housing Council. The intention is that the plan will be a Quad Cities wide effort, and thus the group requested the presentation to the Bi-State Regional Commission. It is hoped that a plan can be developed that can be supported and adopted by every community, so that an adequate supply of decent, affordable housing becomes a reality throughout the Bi-State region. The planning effort is initiating in Rock Island and Scott Counties, but may be expanded to other part of the Bi-State Region. The group requested that each community encourage participation by their development staffs as they work through the process of developing the plan and that each community consider a financial contribution to help fund the estimated \$50,000 costs of developing the plan.

Commissioners were encouraged to contact Leslie Kilgannon to with any questions and or to learn more about the Quad Cities Housing Cluster effort qchousingcluster@gmail.com.

5. Questions or Comments by Commissioners. There were no questions or comments.
6. Other Business. It was noted that the Chair and staff had conducted a teleconference triennial review of Bi-state's economic planning process with EDA. Ms. Bulat announced two long-term employees were retiring – Donna Moritz and Patty Pearson. Ms. Bulat also stated that there were significant dollars available to loan through the RLF funds managed by Bi-State, and relaxed terms were available.
7. Adjournment. The meeting adjourned at 4:15 p.m.

Respectfully submitted,



Jeff Sorensen
Secretary