



# OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

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Residential Neighborhoods                      MARCH 28, 2022, 3:45 P.M.

Committee Members Present:                Sheila Niezgodski, Karen White, Canneth Lee,  
Henry Davis Jr.

Committee Members Absent:

Other Council Present:                        Sharon L. McBride, Karen L. White, Canneth Lee, Lori  
K. Hamann

Other Council Absent:                         Rachel Tomas Morgan

Others Present:                                 Dawn Jones, Bianca Tirado, Victoria Trujillo, Bob Palmer

Presenters:                                        Aladean de Rose, Jay Lewis

Agenda:    Bill No. 22-17 Affordable Housing Resolution                      2.  
Update: United Way/Door Dash Program- Jim Baxter,  
United Way of St. Joseph County

Committee Chair White called to order the Health & Public Safety meeting at 3:45 p.m.  
Full audio dialogue of the meeting is available upon request from the City Clerk's Office.

## **Bill No. 22-17**

City Clerk Jones roll called the council committee with four members present.  
Committee Chair Karen White asks if the citizen member was contacted regarding this meeting.  
City Clerk Jones responded that they were contacted

Committee Chair White states the first order of business is Bill No. 22-17 Affordable Housing Resolutions. Presenters state your name and address and give a brief summary of Bill No. 22-17

United Way represented (no name recorded), Attended the National Conference for National League of Cities. Lack of affordable housing is being experienced nationwide. Communities are grappling with best practices to find a solution to a lack of affordable housing. The resolution should be led with equity. Lack of affordable housing and/or stability affects one out of three (1/3) African Americans, one out of five (1/5) Native Americans and Hispanics tend to also have a higher level of experience in lack of affordable housing. We can't improve affordable housing without an adequate amount of affordable housing. We must address the issues around lack of affordable housing first as well as voucher placements. Asking that the committee will invite community investors to give an overview of the five (5) year housing plans implemented in



2018. Looking to see the strategies applied to the five (5) year plan within the next week. The resolution is pre-empting those actions of the housing plan.

Committee member Davis responds thank you and I will not add to it and time is limited. I will hand it back over to the chair of the committee.

Committee Chair White responds with asking committee members if there are any questions about Resolution 22-17. Council Woman Niezgodski?

Council Member Neizgodski responds with how does the common council, housing authority and council create an initiative with no authority over HUD (Housing and Development). We want affordable housing, but can we do this as a city council?

Committee Chair White requests any other questions.

Council Member Neizgodski responds how do we have any authority to intervene in some of the ways mentioned in the resolution. The Housing Authority deals with federal funds, and they have a board, and their funds are separate. How do we tell them how do we set up a plan when they have an executive director?

Committee Chair White responds with any more questions.

Committee Member Lee responds with how do we govern another organization that has a structure set up.

Committee Chair White responds with before the privileged of the floor do the sponsors want to respond.

Committee Member Davis responds with the document asks for partnership and not to tell anyone what to do. It is about putting together to form a partnership for affordable housing. Former Mayor Pete Buttigieg with the council passed a resolution set a plan to knocking down 700 plus houses; a package put together by the council for the 2<sup>nd</sup> district; the council has played a part in the landscape of the city. The idea of governing another organization is obtuse. The mission is to make sure we put together a table comprised of all these members to improve the city housing stock.

Council Member Hamman responds that in the resolution we took part in with South Bend Community School Corporation (SBCSC). We have no governing over SBCSC but willing to put together a project to operate a healthy public school system with transparency and support. This housing resolution enforces a previous resolution which identified a partnership of the housing authoring and the city. As the fiscal body (ARPA) funds can be a great assistance for affordable housing even through the housing authority. It is important to recognize the hardships of affordable housing and it is important for the council to lead.

Committee Member Davis responds the city government participated with a couple of nonprofit local city groups. The wife of Michael Patton is building affordable housing and single-family homes. Pastor Taylor at Mount Carmel participates with building affordable homes. The city



participates and supports on a high level of nonprofits. It is not happening at a higher level in which you lose thousands of residents because of no housing mainly in the 2<sup>nd</sup> district.

Committee Chair White asks if any other council members wishing to ask any questions. Is there any one from the public present wishing to speak in support of this resolution 22-17. Any one present wishing to speak in opposition of resolution of 22-17 state name and address.

City Clerk Jones, Miss Redding please state your name and address.

Citizen Katherine Redding, 418 Lamont Terrace, South Bend, IN 46616 responds with in favor of the housing and resolution. I wanted to add that many families are displaced or never been homeless are having a hard time with housing vouchers. They can't find healthy homes. In addition, the public safety on lead and health homes is where South Bend is falling short. In favor of the resolution but would like to see eighty percent of the homes have remediation.

Committee Chair White responds with moving to speak in opposition.

Catherine Lamberg, executive director of house authority, presents a short presentation on the current projects. The South Bend Housing Authority operates ten (10) multifamily properties and two hundred and thirty-eight (238) scattered site properties for a total of eight hundred and fourteen (814) public housing units as well as a little over twenty-one hundred (2100) Section 8 Housing Choice vouchers. So the Housing Authority has submitted a section 18 application for both the Rabbi Shulman development and Maduro Circle. What that will allow us to do as it gives us HUD authorization for the demolition and disposition of the property to clear the site to make way for new affordable housing. In total, those two sites, some approximately two hundred and thirty-eight (238) units and it is our intent with the redevelopment of the site to clear a nine (9) acre site. The Housing Authority is working diligently to provide affordable housing that will serve very low-income households in units that they can be proud of and which will be an asset to the entire city and certainly meet our charge of providing decent, safe and sanitary housing. We're engaging in mixed finance development, which affords us the opportunity to have a public private partnership for the establishment of an increase in affordable housing units. Throughout all of our developments the Housing Authority is committed to mixed income and affordable housing, and redevelopment is therefore likely to increase the total number of units on the site in order to accommodate replacement units as well as other affordable, moderate and or market rate units.

Committee Member Davis raises a question on a parliamentarian issue.

Committee Chair White requests Attorney Palmer give feedback

City Attorney Palmer responds yes, organizations can present public statements and presentations and public hearings both at the committee and at the full Council level, as long as they fit within the time limitations.

Catherine Lamberg reiterates the resolution only speaks to the housing authority. They cannot be the only sole provider of affordable housing.



Committee Chair White states the public hearing portion is closed. Committee members do you have any other questions?

Council Member Neizgodski Motion to move Bill No. 22-17 to the full council with an unfavorable recommendation.

Committee Member Davis Second.

Committee Chair White requests Clerk Jones roll call the committee members.

Clerk Jones responds with 3 ayes from the committee.

**United Way Update**

Committee Chair White requests for 10 minutes of the Zoning and Annexation committee time.

Committee Chair Hamman grants the requests.

Committee Chair White Update from United way Door Dash Program

Jim Baxter 1538 E. Jefferson Blvd 46617 director of community impact and engagement. Update on two projects. United way is not just a collector and redistributor of funds but now a community intervenor mobilizing communities. United Way has created a program to distribute over six (6) million meals. Food insecurity is on the rise. United Way has distributed over three point (3.6) million COVID funds. Leveraging resources through Team Heat, Emergency Food and Shelter along with Market bucks. Creating the ability for residents to get free or partially paid for rides. Last Mile Delivery gathers food for residents who are experiencing lack of rides and resources. The money was raised by United Way Worldwide, so the program remains free. Stigma is reduced for families. Door dash is taking transportation barriers away from families and serving people who are disservice. The Southeast Center has broken ground of September 2021. In August 2022 services will start service and open in September 2022. Half the building is dedicated to childcare that goes beyond eight to five (8- 5) hours for quality childcare even for workers outside of first shift. The Bowen Center along with a pharmacy and Work One will reside in the Southeast Center Spoke. The center being located just 2 blocks away from Riley High School will add to multigenerational connections. United Way’s mantra is offering radical hospitality by eliminating barriers to resources by getting the services people need. This is open to all ages.

Committee Chair White responds thank you your update and presentation and requests Clerk Jones to send presentations to the council as well as Dr. Lamberg’s Housing Authority presentation.

Committee Chair White responds with committee stands adjourn.

Respectfully Submitted,

Karen White, Committee Chair