

CITY OF QUINCY

DEPARTMENT OF PLANNING & DEVELOPMENT

706 Maine Street | Third Floor | Quincy, IL 62301

Office : 217-228-4515 | Fax : 217-221-2288



MEETING ON HOMELESSNESS

This meeting was held Monday, October 23, 2023, at 10:00 a.m. in the Quincy Room at The Oakley Lindsey Center.

PRESENT:

Mayor Michael Troup – City of Quincy
Chuck Bevelheimer – Director of Planning and Development - City of Quincy
Warren Dietrich – Building Inspector - City of Quincy
Jami Musolino – Administrative Assistant - City of Quincy
Adam Yates – Chief of Police – Quincy Police Department
Elaine Davis – Housing Coordinator – Two Rivers Regional Council
Toni Park – Transitions of Western IL
Jessica Peters – Transitions of Western IL
Kelsey Anders – Quincy Catholic Charities
Mary Frances Barthel – Blessing Health System
Dennis Williams – Bella Ease
Suzi Waters – Bella Ease
Mark Philpot – Quincy Human Rights Commission
Maggie Hoyt – Supervisor – Quincy Township General Assistance
Reggie Freel – United Way
Mark Geissler – Horizons
Bret Austin – Adams County Board
Bill Twaddle – Court Navigator – IL JusticeCorps
Janet Conover – Safe and Livable Housing Committee
Linda Bush – Safe and Livable Housing Committee
Friar Joe Zimmerman – Safe and Livable Housing Committee
Lisa Wigoda – Safe and Livable Housing Committee
Jennifer Vancil – Quanada
Megan Duesterhaus – Quanada
Amanda Erwin – YWCA
Ryan Roberts – YWCA
Jerry Gille – Quincy Housing Authority
Kyle Moore – Great River Economic Development Foundation (GREDF)
Lee Lindsay – The Well House | Habitat for Humanity
Maggie Strong – Strong Consulting
Kevin Krummel –

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- **C. Bevelheimer called the meeting to order at 10:00 a.m.**

- **What leads to the City of Quincy declaring a building unsafe?**

W. Dietrich stated that individuals typically fill out a Minimum Housing Complaint Form and submit it to the City of Quincy’s Inspection Department. The inspectors then schedule an appointment to do a walk-through of the property. Once the inspection is completed, an assessment of the property is made. We try to keep individuals in their homes; however, as a municipality, we are responsible if the property is deemed dangerous/unsafe; the individual must vacate it. J. Conover added that once the property has been inspected a second time and violations have not been corrected, the property owner is then issued a citation, often leading to the tenant being evicted after the court hearings.

- **Who should a tenant contact if they must leave an unsafe building and have nowhere to go?**

M. Duesterhaus remarked that Bella Ease, Quanada, YWCA, and The Salvation Army have plenty of money to assist with “Rapid Rehousing.” If an individual is no longer allowed in their home because it is dangerous/unsafe, and they are now homeless, they should qualify for the Rapid Rehousing program.

- **What services/programs/resources are in place to help someone in this situation?**

If an individual is no longer allowed in their home because it is dangerous/unsafe, and they are now homeless, they should qualify for the Rapid Rehousing program. There is flexibility in what can be provided; rent and utility assistance is available for three months up to twelve months, depending on what the agency is willing to do. She also stated plenty of money is currently available for that program. However, there are no units/properties to get the individuals into. They also find that property owners view it negatively when social service providers are involved. A. Erwin agreed and said that is precisely the problem: not enough properties are available for individuals displaced due to unsafe properties. L. Bush offered statistics regarding the number of Minimum Housing Complaint Forms submitted; 2021 there were 27, 2022 there were 27 and 2023 currently 37 with 3 rental properties being closed due to being unsafe.

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- **How does the community expand on these?**

Find a developer who could source funds from IHDA or other sources that would be able to help. The neighborhood would need to be on board with the development. R. Roberts stated he felt a rental registration program could help. C. Bevelheimer stated that in 2018, the City of Quincy presented a Rental Inspection program to the Aldermen, and there was no interest. In 2021, the mayor established a committee with a mix of aldermen and landlords, and the landlords were against it then. The committee then backed it down from an inspection program to a registration program, then to a voluntary rental registration program. Mayor Troup stated the landlords and aldermen were still uninterested even though it wouldn't cost anything to the landlords.

- **What services/programs/resources are not available that would help someone in this situation?**

Transitional housing for individuals removed from their homes due to the properties being inspected and found unsafe/dangerous. Transitional Housing is typically for up to 2 years; however, 3 - 12 months would be ideal. B. Austin stated he has seen cities succeed with a rental task force where individuals must complete programs such as Safe and Livable Housing Workshops and/or credit building to help the tenants move on from transitional housing.

- **What can be done to bring these to the community?**

Advocating to the city council the importance of a rental inspection/registration program and finding the right partners to be involved in supportive-type housing. Mayor Troup commented that historically, many uninhabitable properties could be purchased and repaired cheaper than starting from the ground up.

- **What resources are available to address current homelessness in Quincy?**

Rapid Rehousing Program, however, does not have enough units available to house homeless people.

- **C. Bevelheimer adjourned the meeting at 11:25 a.m.**