

**STATE OF TEXAS  
COUNTIES OF POTTER AND RANDALL  
CITY OF AMARILLO**

On the 1<sup>st</sup> day of June, 2010, the Community Development Advisory Committee met in a public hearing at 7:00 p.m. The hearing was held at the Downtown Library, 4<sup>th</sup> & Buchanan, with the following members present:

VOTING MEMBERS	PRESENT TODAY	NO. MEETINGS HELD SINCE APPOINTMENT	NO. MEETINGS ATTENDED SINCE APPOINTMENT
ALLEN: James, Chairman	Yes	205	179
DAVIS: W. L. (Dub), Target Area	No	90	84
DUNN: Eddie, Target Area	No	14	10
GRISHAM: Glenda, NW Area	Yes	39	34
HALL: Lani, SW Area	Yes	74	60
JONES: Thomas, NE Area	Yes	31	23
MENDEZ: Rudy, SE Area	No	14	10
PARR: Chuck, SW Area	Yes	3	2
RIVERA: Ruben, SE Area	No	27	24
SALDIERNA: Rita, NE Area	Yes	24	19
WHITAKER: Clem, NW Area	Yes	82	70

**STAFF MEMBERS:**

Vicki Covey, Assistant City Manager  
Patty Hamm, Housing Administrator  
Deon Coffman, Affordable Housing Program Coordinator  
Diana Lindvay, Reporting Secretary

Citizens in Attendance: 3  
Media: 0

Chairman James Allen called the meeting to order at 7:00pm and thanked attendees for coming and gave a brief description of what the committee does for the agencies and city departments that request funding.

Chairman Allen asked each committee and staff member to introduce themselves and the area they represent.

Chairman Allen introduced Vicki Covey, Assistant City Manager, who would be assisting in the meeting tonight.

**ITEM 1: Approve the minutes of the Community Development Advisory Committee meetings held on April 20<sup>th</sup> and May 11<sup>th</sup>, 2010.**

Lani Hall said that there was a correction on April 20<sup>th</sup>, page 3, paragraph 3, "was" .

**Motion** by Lani Hall, seconded by Thomas Jones, to approve the minutes, passed unanimously.

**ITEM 2: Conduct a public hearing on the proposed 2010-2015 Consolidated Plan for Housing and Community Development.**

Vicki Covey explained that the 5-Year plan was a forecast of the needs, priorities, strategies and goals for the community. The Plan guides the allocation of certain federal, state and local resources to programs and projects which will benefit the low and moderate income residents of Amarillo. The Executive Summary provides a brief overview of the plans, objectives, outcomes and an evaluation of past performance. The City will have five primary activities: management of a city-wide coordinated process, development of livable and viable neighborhoods, development of a livable and viable city, improvement of housing conditions of persons of low to

moderate income, and assistance to homeless individuals and families. This section also addresses each goal and strategies that will be used to achieve those goals, the desired outcomes, source of funding and the outputs or numbers to be served or accomplished.

Chairman Allen asked if there would be more groups in need added in the coming year. Ms. Covey replied yes. Mr. Jones asked if we would have an increase in funds. Ms. Covey answered that the funding formula is based on poverty, population and age of housing. If the poverty goes up, then yes the funding will be greater.

Patty Hamm reported that housing stock is relatively young with only 12.3% of the housing constructed prior to 1950. Few units are lacking plumbing or complete kitchens. Affordability is 46.6% of renters paying more than 30% of their income for housing and owners with mortgages at 29.2% are paying more than 30% of income for housing. Housing availability for special populations is not met. For the most part, with a few exceptions, minorities do not have disproportionately greater housing needs than Anglos/whites. The extremely low-income African American elderly and family rental households do have a disproportionately greater housing need as do the African American and Hispanic family households renting units who earn more above 80% of the median income. Housing problems can include the lack of some or all plumbing, some or all kitchen facilities or overcrowding. A high priority is given to all categories for the very low and low income brackets.

Chairman Allen told everyone that the State was asking agencies to cut 5% now and 5% next year, with probably another 5% the next year. Do you have any guess on how this will effect agencies. Ms. Hamm replied that TPHMR is already making cuts in Amarillo and it effects them greatly.

Deon Coffman discussed lead-based paint. In Amarillo, it is estimated that 41,667 housing units may have lead-based paint, with an estimated 24,442 housing units of those units occupied by low to moderate income households. The EPA has just done major changes to the lead-based paint rules. To work on a house as a painter, remodeler, plumber, or anyone who is going to disturb more than two square feet of paint or twenty square feet on the exterior and another way they explained it was 10% of a small component, such as a baseboard, which is not very much. These rules went into effect April 22, 2010. A lot of the remodelers, Section 8 landlords, plumbers, painters, etc. didn't think that the rules were going to be enforced. Our emergency program is almost at a standstill for interior repairs. Landlords can work own their own house that they live in, but they can't work on their rent houses.

Chairman Allen asked who did the certification. Ms. Coffman replied that it was the EPA and State (TDSHS), causing delays because of the increased cost, limited number of renovators, limited number of renovator firms. If a contractor does not work for a firm, but is certified, the contractor still can not work on the houses. Chairman Allen asked Deon to define firm. Ms. Coffman explained a renovator firm has to hire certified renovators to do the renovations.

Robert Downing, 1001 S. Georgia, stated that there is a lot of confusion about these new rules in this city. Mr. Downing said that he knows someone who is certified and working on their rental property renovations. He asked if she could do this work.

Ms. Coffman replied that a certified worker can't do renovation work unless the contractor becomes a renovator firm. They have to do the paperwork to become a renovator firm. The EPA website is checked twice a week and there are seventeen firms listed. The emergency repair program is lucky enough that two of our generals are listed. The State has said that they are way behind on processing the applications and the ones received by April 22 would probably not know until June. The office is taking copies of applications, checks and receipts to try to expedite our process.

Chairman Allen asked Ms. Coffman if homeowners are waiting on repairs because of lack of certified contractors and they may have issues that are life threatening and may not be repaired for awhile. Ms. Covey replied yes, if work would effect the painted surface.

Ms. Coffman gave the example that anytime a hole has to be cut into a painted surface, etc., it will cause delays which is a big impact. The Apartment Association of the Panhandle has been offering the class, but there are a lot of lagers. Building Safety is not enforcing the certification on remodeling yet, but may in the near future.

Ms. Coffman explained the current housing market. Several committee members asked the source year, how much it cost people a month and who is buying the foreclosed housing. Ms. Coffman explained that the

information came from 2009. A one bedroom averages around \$525 to \$795 a month and most of the foreclosed housing is bought by investors who are turning them into rental property.

**ITEM 3: Consider a recommendation to adopt the proposed 2010-2015 Consolidated Plan for Housing and Community Development.**

Ms. Covey asked everyone to go back to page 6 under Executive Summary, geographic distributions. She advised the third bullet the consultant put in is based on the method other cities use to allocate funds. She recommended removal of this method as all of Amarillo's infrastructure or facility projects have always been located in the Community Development Target Area.

Ms. Covey explained the citizen participation process. There are three types of Community Development Advisory Committee (CDAC) meetings. She said all CDAC meetings are held in public and must be posted at City Hall and published in the newspaper ten (10) days prior to the meeting. Ms. Covey said regular meetings held by the CDAC are for deliberation of the committee. Although open to the public, the committee does not have to allow public comment.

Community or neighborhood meetings are held annually for the purpose of soliciting public comment. No action is taken by the CDAC at these meetings. The CDAC is there to listen and to encourage public discussion.

A public hearing is very specific and requests comments on certain issues after a public notice period. When the Chairman of the Committee closes a public hearing, there is no more public discussion. Deliberation of the committee begins and action is taken. Ms. Covey explained the City Commission holds the final public hearings to act on the recommendation from the CDAC.

Ms. Covey suggested the CDAC Members review the Advisory Board Handbook of "How Public Meetings are Conducted" as well as the Community Development Block Grant (CDBG) "Guide for Citizen Participation." Ms. Covey reviewed the funding consideration process. She said the agencies submit applications for funding. The CDAC takes bus tours of the proposed projects. Two CDAC community meetings are held at which applicants are given the opportunity to discuss their project. The current procedure at this hearing is to ask for public comments first, then ask for staff and committee comments. After all comments have been made, the chairman asks for a motion and no further public comments are allowed. Following CDAC discussion of the motion, a vote is taken.

Ms. Covey stated use of public websites and e-mails helps the department save money. Only public hearings must be advertised in a newspaper of general circulation. There was discussion among the Committee. Many members agree with the current procedure and do not see the need to change. Ms. Grisham asked how much was spent on advertising for the CDAC meetings this year so far. Chairman Allen asked how many were on the mailing list. Ms. Covey replied that there was about 300 that are mailed out and 200 on the e-mail list. Mr. Whitaker said that his wife was receiving mail-outs also and he would like her removed from the list. Ms. Covey said that we would check the mailing list for address duplications.

Ms. Covey said that on page 104, table 36, were the non-housing and housing community development priorities. Chairman Allen asked when last updated.

Ms. Covey said that there were several community meetings throughout the city in the fall and surveys were also done. There were over 160 surveys submitted. There are high, medium and low priorities. The CDAC should decide what the priorities are for these items. Chuck Parr asked if we had to make changes. Chairman Allen answered that they could stay the same or they could be changed.

The committee members discussed each priority and decided to change 03L to LOW, 18A to HIGH, 18B to HIGH, and 18C to HIGH. Mr. Whitaker asked if the committee could make changes in the future if needed. Chairman Allen and Ms. Covey answered yes.

Chairman Allen asked if there was any further discussion. There was not.

**Motion** by Lani Hall to consider a recommendation to adopt the proposed 2010-2015 Consolidated Plan for Housing and Community Development with the following changes: on page 6 remove bullet three (3) so that the policy will be the same as the current policy; on page 104 change 03L to LOW, change 18A to HIGH, change 18B to HIGH, and change 18C to HIGH as recommended by the committee, seconded by Rita Saldierna, passed unanimously.

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Chairman Allen said, with no further business to come before the committee, this meeting is adjourned at 8:55pm.

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Vicki Covey  
Assistant City Manager