

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

On the 28th day of April, 2011, the Community Development Advisory Committee met in a public hearing at 7:00 p.m. The hearing was held at the Downtown Library, 4th & Buchanan, with the following members present:

VOTING MEMBERS	PRESENT TODAY	NO. MEETINGS HELD SINCE APPOINTMENT	NO. MEETINGS ATTENDED SINCE APPOINTMENT
ALLEN: James, Chairman	Yes	209	183
DAVIS: W. L. (Dub), Target Area	Yes	94	88
DUNN: Eddie, Target Area	Yes	18	14
GRISHAM: Glenda, NW Area	No	43	37
BANDY, Bill, SW Area	Yes	2	2
JONES: Thomas, NE Area	Yes	35	25
Mary Jane Nelson, SE Area	Yes	2	2
PARR: Chuck, SW Area	Yes	7	5
RIVERA: Ruben, SE Area	No	31	27
SALDIERNA: Rita, NE Area	No	28	21
WHITAKER: Clem, NW Area	Yes	86	73

STAFF MEMBERS:

Donna Wickes, Director
Patty Hamm, Housing Administrator
Deon Coffman, Affordable Housing Coordinator
Susan Barros, Program Coordinator
Diana Lindvay, Reporting Secretary

Citizens in Attendance: 8
Media: 2

Chairman James Allen established a quorum, called the meeting to order at 7:00 pm and stated that the purpose of the committee was to be a liaison between the Community and the City Commission as to the best way to allocate Block Grant Funds each year.

Chairman Allen said that this is the beginning of the season for next years' funding. The committee will be making some changes with our operating procedures and this will be an opportunity for us to become a better committee to serve the agencies, community and make City Commission's job easier. Our target areas are designated by HUD, census and may change a little when the next census is compiled too show us low and moderate area projects that we can fund. Chairman Allen explained that this meeting is a public hearing and does not have a section for public comments tonight. This meeting is for the Committee to work through processes and get some updated information to help them with the grant application funding and feel that the information shared tonight will benefit the agencies.

ITEM 1: Approve the minutes of the Public meetings held by the Community Development Advisory Committee on April 28, 2011.

Motion by Chuck Parr, to approve the minutes, seconded by Clem Whitaker, passed unanimously 7-0

Chairman Allen turned the meeting over to Donna Wickes.

ITEM 2: Director's Report

Donna Wickes stated that the purpose of this report is to give a status of the CDBG, HOME and ESG Programs.

We received \$3,112,245 million in CDBG requests and \$1,149,807 million in HOME requests. The 2011 budget was passed and we received \$1,623,723 million for CDBG and \$888,065 for HOME. This is a 16.5% cut from our FY 2010 budget.

The committee members have received their binders this evening with all the grant applications that were submitted by April 18, 2011. In the binder is an Application Evaluation Tool that will be used to evaluate each application. The bus tour will be on May 5th, 1:00pm to 5:00pm from City Hall. Agencies will present their applications either on May 10th or May 12th and a schedule will be sent to let you know which date. The Committee will have a Work Session on June 7th at 5:00pm to review the evaluation sheets for each applicant to determine funding priorities and amounts, then at 7:00pm make our allocation recommendations.

The majority of our subrecipients have expended a significant amount of their funds. To date we have assisted 1,729 individuals of which 133 are children and 1,596 are adults. Each of you received a spreadsheet of the Public Service Projects and it shows you the funding amount and how much has been spent-to-date. The Amarillo Homeless Coalition meeting held Friday, April 8th was attended by over 125 individuals including the homeless and previously homeless. Susan Barros will discuss some of the outcomes of this meeting.

Susan Barros thanked Frankie Francel from United Way for facilitating the meeting. This year we focused on involving our homeless, formally homeless, and agencies. We decided to put our focus on one particular program that would make an impact on the homeless. Several presentations were submitted and from that three items were at the top of the list: (1) 30 day residential treatment facility by looking at the chronic homeless over 30days and transitory homeless 1 to 30 days, (2) transportation that would help the homeless to get to their destinations, and (3) outreach campaign such as marketing and advertising that would help the homeless who want to work to be hired. The meetings are on the second Friday of each month at the Senior Citizens Center at 12:00pm.

Ms. Wickes continued that as part of the planning process, we would like to hold two half-day workshops on Saturdays in August and September from 9:00am to 12:00pm to review our consolidated plan and begin to define an integrated Strategy for Affordable Housing. The goal will be to understand the Housing needs within the Target Area and begin to identify a 3 to 5-Year Implementation Strategy. Please fill out the form for CDAC Workshop and return to Community Development as you leave.

Chairman Allen asked if any of the committee members had any comments on the report. No comments.

ITEM 3: Consider the recommendation to the City Commission on the adoption of the 2011-2012 Public Housing Agency (PHA) Annual Plan.

- 1. Status of current 2010-2011 Projects**
- 2. Update on Federal Budget**
- 3. Proposed CDAC Workshop**
- 4. Application Evaluation Tool**

Patty Hamm gave a brief statement of what Section 8 provides for housing assistance to families. This year is an annual plan and all we had to do was identify elements that we changed from last year, which are none. Since we are a high performing PHA, we only had to address items 6 and 7. Item 6 addresses Violence Against Women Act (VAWA) that gives women protection in their home from being evicted or having their housing assistance terminated if they are willing to identify their abuser. Item 7 offers a Section 8 Homeownership option for the housing choice voucher program. In order to qualify, you have to be on the program at least one year, employed at least 2 years, making a certain amount of money and qualify for a mortgage. We can help with the mortgage for up to 15 years. If disabled, pay up to 30 years, and help with the down payment through the City. We have helped 14 families to-date and 2 families that have been pre-approved are looking. We were approved for 53 vouchers from HUD for additional funding, which is rare, and are using for non-elderly disabled families. Our "Self-Efficiency Program" is a great success and we have women that have been homeless and now own their home. We sent out a survey asking our clients to provide feedback on our service and their landlords' service. The response was very positive. We still have a 2 year waiting list with 2,200 clients enrolled.

Chairman Allen asked if there were any questions from the committee.

Clem Whitaker asked if a woman was being abused and didn't identify her abuser, would she be evicted. Patty replied that they would not be protected and therefore, might be evicted.

Motion by Chuck Par to recommend the adoption of the 2011-2012 Public Housing Agency (PHA) Annual Plan, seconded by Mary Jane Nelson, passed unanimously 7-0.

- ITEM 4: Conduct a public hearing on two substantial changes to the 2010-2011 Annual Action Plan.**
- 1. Change the source of funding for the Canyon's Retirement Center Renovation Project in the amount of \$272,500 from CDBG to HOME.**
 - 2. Increase funding to the Hamlet Park Playground project to add \$84,300 for walkway lighting, security cameras, and other park amenities.**

Laura Beck, Administrator, Canyons Retirement Center, 22000 SW 7th, stated that they were making the request to move the funding approved last year from CDBG to HOME. CDBG allows 51% of units stay at current market rate for 20 years and HOME allows 20 units for 5 years at fair market rate. If we stay on CDBG it will cause at least a \$60,000 a year loss for 20 years. This would jeopardize our income and not make it viable. The HOME funds will help us keep the project going.

Chairman Allen asked if there were any comments from the public. Rita Bryant, 417 Fannin 79109, wanted to know if the change was made would that mean the rents could be raised. Ms. Beck replied that the CDBG funds would be 51% of 111 units, 55 for 20 years. The HOME funds would be for 20 units for 5 years.

Chairman Allen asked if a staff member could give clarification on change request. Ms. Coffman replied that on CDBG 55 apartments would have to meet the HUD fair market rent for 20 years. The housing tax credit rent is higher so their estimate of how much income they had coming in was lower. Because of the 51% the 55 units could not exceed the fair market rent, it did lower their income base and in order to fulfill their mortgage they got to do all of the remodeling, and they were afraid that they would not be able to meet their obligations. On the HOME, we would only restrict 20 units for 5 years.

Chairman Allen asked if there were any further comments from the public. No comments

Chairman Allen asked if there were any comments from the committee. The committee members had a discussion about the difference between CDBG and HOME. Their main concern was why did Canyons want to change. There was continued discussion with the Committee and they wanted to hear from a representative of the Canyons since they could not be there tonight. Thomas Jones said that he would like to table the motion until they could receive more information from a representative. Chuck Parr replied that we should not table, but leave as is because it was not up to the Committee to readdress this issue. Mr. Jones withdrew his comment.

Chairman Allen asked if there were any further recommendations from the committee. There was not and the recommendation died due to lack of motion.

Larry Offerdahl, Director of Parks & Recreation, said was seeking funds for the installation of security cameras at the basketball courts and playground areas and also requesting funds to purchase two (2) drinking fountains, five (5) trash containers, and two (2) baseball backstops. The new playground to be installed this summer will be enhanced by the installation of a new metal halide lighting system along the existing 1,900 LF walkway. The proposed security cameras will enhance visitor safety for persons using the basketball courts and playground areas. The lighting will also provide very adequate lighting for the existing restroom and future Splash Pad.

Chairman Allen asked if there were any questions from the public. No comments.

Chairman Allen asked if there were any comments from the Committee. The committee had a short discussion concerning where the cameras would be located and Clem Whitaker asked if they would have speakers. Mr. Offerdahl said no. The Committee wanted to know where this money would come from. Ms. Wickes replied that CDBG still had funds from last year that could be used because ABBA House decided not to use their allotted money and returned it back to CDBG. These funds can be used for Hamlet Park.

Motion by Chuck Parr to increase funding for Hamlet Park Playground project for 2010, seconded by Eddie Dunn, passed 5-1, Dub Taylor voting against. Thomas Jones left early, therefore there were only 6 votes.

Chairman James Allen thanked the attendees for coming.

With no further business to come before the committee, Chairman Allen adjourned the meeting at 8:16pm.

Approved by: Donna Wickes
Administrator
Community Development