

City of Alexandria
Citizen Advisory Committee Meeting Agenda
Tuesday July 13, 2017 – 10:00 AM

HR Conference Room, Customer Service Building, Third Floor at 625 Murray Street

1. INTRODUCTIONS

- a. Opening Prayer
- b. Member participation appreciation!
- c. Purpose of the meeting – to review the 2016-2017 CAPER

2. ACTION ITEMS - Review proposed adoption of the 2016-2017 CAPER.

- a. Review past year's accomplishments & obstacles affecting performance.
 - i. HUD did not fund until April 18, 2017.
 - ii. HUD will retract Demo to count as LMA.
 - iii. Minor Rehab 30 houses + Major Rehab 6 houses.
 - iv. Condemned 142 structures, +/- 10 still under continuance.
 - v. New Demo Program Manager.
- b. Neighborhood Meeting Input from Nov. 2016 for FY 2017-2018 expenditures.
 - i. Survey input for prioritizing funds.
 - ii. Neighborhood concern about drainage.
- c. 2016-2017 funded budget and planned program activities
 - i. Rehab applications taken in April = 113 + May = 114 for FY2017-2018.
 - ii. Minor Repair on 30 houses at \$5,000 each = +/- \$150,000.
 - iii. Major Repair on 6 houses at \$40,000 each = +/- \$210,000.
- d. 2016 Unexpected Events
 - i. HUD reversal of 2014 ruling. Limit demolition to 30% CDBG award.
 - ii. Credit Counseling Services program did not develop.

3. NEW BUSINESS

- a. *Restore Louisiana Homeowner Assistance Program* from Governor. Hand-out fliers.
- b. 2017 Events to plan to address – possibly deleting CDBG & HOME programs.
- c. 2017-2017 Entitlement Expected.
 - i. Re-allocate uncommitted funds to 2017 HOME Admin.
 - ii. Re-allocate uncommitted funds to 2017 CDBG Code Enforcement & CDBG Demo
 - iii. Re-allocate uncommitted funds to 2017 CDBG Rehab.
 - iv. Re-allocate uncommitted funds to 2017 HOME Major Rehab.
 - v. Since same Program Activity to same Program Activity only different year, no substantial amendment or public notice required.
- d. Replacement of Melinda Robinson, representing Goodwill and the Youth population.
- e. 2018 Meeting schedule.

4. ADJOURNMENT

CITY OF ALEXANDRIA
COMMUNITY DEVELOPMENT BLOCK GRANT
CITIZEN ADVISORY COMMITTEE MEETING AGENDA
Human Resource Conference Room
Public Service Building – 3rd Floor
625 Murray Street, Alexandria, LA

Thursday, July 13, 2017 – 10:00 A.M.

Members Present:

Kendra Gauthier
Jannease Seastrunk
GG Metoyer
Sandra Augustine
Edna Pellerin
Shirley Branham
Krystal Wimbley
Edna Woodard
Dianne Bonin
Kenna Lavalais

MEETING OPENED – Shirley Branham – Administrator of Community Development for the City of Alexandria.
Thanked the group for coming.

SHIRLEY – This meeting is about the CAPER (Consolidated Annual Plan Economy Review. Informed them that this has to be submitted by July 31, 2017 and the comment period will end July 18, 2017. This plan will be presented to the city council July 25, 2017 for adoption.

CAPER – explains what we have done with the funds for the last fiscal year. We also did our Annual Plan in April and will be submitted to HUD also. We received this in January and reviewed it. This explains what we will do with the funds for the next fiscal year.

OBSTACLES – Our biggest obstacle was with HUD, our funding source.

Talked about the dates we normally get our funds. This year we did not get our funds until 4/28/2017, our fiscal year ended 4/30/2017 and started may 1, 2017. The city had to flow all of our expenditures until we got our money, could not spend all of it because we did not have it. We did have money from previous to move forward. The delay will cause us problems, and they might pop us next year. Our time limit deadline is march 1. Further discussions were on this.

Kendra – Do you have award money where you can spend?

Shirley – Yes, this is why we are taking it all the way to Washington, also these monies they give you, you have to spend all of it. Further discussions were on this.

Another reason we are going to Washington is because HUD just finished reviewing our last year Plan three weeks ago.

Talked about the verbal conversation with HUD about 2013 and 2014 program year. They told us to spend the money on demolition as a low/mod benefit. We have this in writing. In the audit a few weeks ago we were told no and they would not stand by that. This has upset all of these percentages. (Gave examples) We counted it as low/mod based on their letter and that we would have to pay all this money back, so we are going to Washington on this also.

Accomplishments:

Shirley – The staff has worked very hard to get this accomplished with the limited resources we have. We did do 30 houses on minor rehab and 6 houses on major rehab.

Code Enforcement Complaints – We went back and purged all of those existing complaints throughout the city, had over 1100 there were no way we could have taken care of these from 2013. We are now up to date.

Code Enforcement Complaints we are down to 60. Stated we went to city council in march and they condemned 142 houses, some being granted continuous. City Council gave us 80,000 for demolition.

Shirley – Asked Keena how many houses are we down to now?

Keena – we are down to 10 houses, and out of the 142 some will be

condemned, owner rehab, or some resolutions will be made.

Shirley – Introduced Keena the new demolition program manager, stated she will be handling all code enforcements and demolitions.

Just because we have the 142, does not mean all of them will be torn down. With this new rule can only spend 05 of CDBG funds for demolition which comes to about 90,00 = 10 houses.

Shirley – In November 2016 we had a neighborhood input meeting. Minor Rehab, Major Rehab and Demolition were the top three in all neighborhoods. This is how we prioritize how we will spend our HOME funds for the next coming fiscal year.

We got a lot of positive feedback about hosting it this way, so our next meeting is scheduled for November 2, 2017, 6-7:00 at Bolton Ave. Community Center. We know you all have your monthly meetings, so if you can coordinate around this and we all come together in November we can have a great group. We had 35 at the last meeting.

We got a lot of complaints on drainage. We know the city council and administration are getting a lot of complaints. Stated one guy house has flooded three times in the last year and half. Has talked with the city engineer to see if we could help with our CDBG funds. Was told it is not the city drainage, but where the city drains into (named the 7 bayous and canals). Explained to the group the problems. Would give them 300,000, but would need to talk with the neighborhood groups about this for their approval.

Jannease – How are they handling this?

Shirley - They want everyone to call the police jurors, they are responsible for these bodies of waters(explained). On drainage was told 300,000 would not help.

Kendra – Can we write letters to the police jurors?

Shirley – Do not know that, engineering has been doing a lot of investigation on this, call engineering and let them tell you who to call. Further discussions were on this.

Shirley – On the accomplishments we did this year, we did 30 houses at 5,000 spending at least 150,000, 6 major minor repairs spending 40,000 each = 210,000, this is a new program we started since we do not have a CHDO that was for Sugarhouse Rd project.

Explained what takes place in minor repairs and in major we can do everything. The only thing in major, you cannot live in a flood area and not have lead to qualify, those are huge hurdles.

In April we received 113 applications and in May we received 114, these are all the applications we will take this year. Stated Krystal processes this information by income, flood areas, lead etc. to see if they qualify.

Shirley – Out of the 227 applications we might be able to do 75 houses.

Krystal – A lot of the homes have structural issues. You might want to do windows just windows, some things you cannot do with HUD funds.

Sandra – Asked about lead, what makes a house have lead, is it in the pipings?

Krystal – If it was built before 1978, they used lead base paint and now it is illegal. If we find it the whole house has to be abated. Explained the process.

Shirley – This is 1500 per house.

Sandra – When you say the house has lead can they still live in the home?

Krystal – If it is on the walls you are not going to disturb this. Is mostly for homes with children. This is why the whole issue came up because children under the age of 6 had high levels of lead. By law we have to let them know about the lead.

Jannease – If homes have lead, are you saying you cannot do major repairs?

Krystal – If they are in a flood area, no.

Shirley – We can do minor, and even in minor we have to make sure everything is cleaned up and this is 1500. We have a few number of contractors. Explained the process of re-inspections on lead etc. We are hoping that with all these applications we can help some people.

Explained what the HOME rehab stated to bring the house up to code, the cheapest cost we got was 85,000 and if in a flood area we would have to pay flood insurance for the life of the loan. Further discussion were on this.

Our whole HOME budget is 130,000 and cannot spend it on just one house, when you are trying to help everyone it is a bad catch 22.

Demolition – What we talked about earlier, low/mod benefits we have not received formal written notice to proceed. This will limit how many houses we can demo per year, and since this new ruling can only spend 30%.

Credit Counseling – Was another thing we tried to set up for first time homebuyers. We were going to work with some of the local banks, plus Red River Bank was going to be one of our partners. There were some issues on the city side. Stated Jannease has it through the private sector, they will be offering it. Asked Jannease to give an update on his.

Jannease – It is not just credit counseling, they are partnering with Alexandria Housing Authority through Shreveport. They asked me could I do a homebuyers club program? Stated this program is designed to work with persons in section 8. They are already paying rent which will be toward their mortgage to obtain homeownership. There will be a workshop in a couple of weeks. Will be working with 40 persons, this is like a club. There is no credit counseling in Rapides Parish. Mexico is working with them. Further discussions were on this.

Sandra – Asked about Inner City doing this also?

Shirley – Explained, this is for persons buying the houses they have.

Krystal – Is this just Rapides Parish?

Jannease – Think it is for all of Rapides Parish, you can live anywhere as long as you qualify.

Shirley – Agrees, this is good but we will keep credit counseling on our priority surveys. It will be up to the neighborhoods to say how much of a priority it is to them. Gave ideas for credit counseling.

2017 Unexpected Events Coming:

2017-2018 HUD funds were late in passing congress because of the election. Talked about the president wanting to dissolve the CDBG & HOME programs, if this happens the city of Alexandria will no longer have a funding source. We need to get with our officials to help with this fight.

2016 Annual Plan and Consolidated Substantial Amendment Proposal
See Handout- Talked about the expecting funds.

Shirley – Any questions?

New Business:

Shirley – HUD has a CDBG Disaster Recovery Unit Assistance, the city has not applied for these funds. Even though we have not had an event, we will apply in case we do. A letter was received from the governor to the mayor that they want to reach out because, FEMA had verified some many losses in 2016. Stated, they are saying there were 61 verified cases in our area that were certified losses and did not apply for these funds. 14 had applied and never got funded. So if anyone was affected they need to complete this survey.

Jannease – Do they have a list of the 16?

Shirley – We do not have it. This is an outreach tool for them. John in engineering got the letter also. Would like for you to take to your neighborhood group meetings This is not throughout the city of Alexandria.

Shirley – Shared the website with the committee, and will be given to all neighborhood groups.

<http://restore.la.gov/program-Informational-Materials>

Outreach manager is, Nick Speyrer, 225-302-0141,

Replacement of Melinda Robinson for youth, name given was Kay Vanderlick, at YWCA will contact her.

Shirley – All appointments have to be approved by the mayor.

2018 Meeting Schedule:

January 11, 2018

July 26, 2018

January 10, 2019 all meetings are at 10:00 AM

Any questions?

Prayer, Sandra Augustine

MEETING ADJOURNED.