

COMMUNITY DEVELOPMENT BLOCK GRANT CITIZEN ADVISORY COMMITTEE MEETING

Human Resource Conference Room
Public Service Building – 3rd Floor – 625 Murray Street
625 Murray Street, Alexandria, LA

TUESDAY, July 26, 2016 – 10:030 A.M.

Members Present:

Kendra Gauthier – Homelss Rep
Amy Cheney – Samtown / Woodside Neighborhood Rep
David Tinkis – Youth Rep from Goodwill
Jannease Seastrunk – Business District C Rep
Shirley Branham - CmDv
Krystal Wimbley - CmDv
Dianne Bonin - CmDv
Edna Woodard - CmDv

MEETING OPENING: Shirley Branham, Director of Community Development

PRAYER: Amy Cheney

Introductions: Board members and Staff

SHIRLEY: David, will volunteer in place of Melinda Robertson, she will be moving to Monroe will have to get approve by the mayor. Named other new member Sandra Augustine representing the A-B area, appreciate all other members that volunteers for their target neighborhoods.

SHIRLEY: We are required to do a CAPER (consolidated annual performance evaluation report) yearly. Giving a summary of what we have accomplished the previous year.

We are to have a 15 day comment period that expired 7/25/16, will be introduced tonight at council for a resolution so the mayor can

Sign the Plan. Named places where the draft was published on the website.

OBSTACLES LAST YEAR:

1. Finding contractors to participate on contracts for CDBG repair programs. We have to keep this to 5,000. Explained

2. Had over 1,100code enforcement complaints. Stated some could have gone to APD or the other code enforcement in the city.

3. Demo program manager resigned in January.

Jannease: What code enforcement complaints CMDV does?

Shirley: CMDV does housing vacant dilapidated unoccupied structures, in a blighted area in need of repairs.

Stated, Sandra Washington, director of the other code enforcement does junk cars, overgrown grass and litter, also if a person is living in a dilapidated structure this goes to construction development. Further discussions were on this.

Krystal: We cannot put anyone out, because this would cause homeless.

Shirley: Talked about the forms we use for complaints in CmDv. Another thing that haunted us this year was our program manager resigned and was doing a fabulous job, this was some of our downside we reported in our CAPER.

ACCOMPLISHMENTS:

MINOR REPAIRS: We did 10 houses and working on 30 more. In March we started taking applications to do more minor repairs and Krystal took 120 applications. We are very limited on our resources. We have money for about 50 houses. Stated, one thing we did to get contractors participation was we put it out by discipline. (explained) If a person does roofing, plumbing, electrical, or carpentry we will bid on just whatever profession he/she does. We have been successful in targeting these persons.

CODE ENFORCEMENT INSPECTIONS:

Shirley: We have 478 inspections that were done. We have more than 2700 complaints that were called in to this department. We decided if we have complaints before January 2015 were not addressed, we purged those complaints, will have a clean slate and will make good improvement in doing this. Stated, before our program manager left we were able to demolish 53 houses. We are working on 40 more, this will be on MASON and OVERTON street. This is the corridor the city feels is important, funds are allocated by the city. It connects with the interstate and the community. We have a list of about 40 will not be able to demo all of them they have only given us 80,000 and it cost about 5,000 named the abatement charges etc. Stated, we have a new demo program manager will start august 8.

PROJECT MANAGEMENT STATISTICS:

Shirley: We started using it called (MY PERMIT NOW) software, this was developed for CMDV and about 50 people in the city uses it.(Explained). Stated, since 2011 we had about 2800 files to manage this was the reason to use January 1, 2016 as a cutoff date to better address the properties.

HOUSING CODE ENFORCEMENT – We had 1175 files we have to handle.

CDA DEMO - 518 this means we paid to demo these with HUD funds.

OWNERS REHAB - 442 houses were paid by owners to have their homes demolished.

OWNER REHAB – 220 paid to fix up at their expense.

CDA REHAB - 354,000 spending HUD funds for Weatherization and Senior Minor Repairs.

NEW HOME DEVELOPMENT – This is for new construction since 2011 4 houses and all on Sugarhouse Rd since January 11.

Shirley: Any questions?

KENDRA: For new construction it seems pretty low, all the other seems right, is this because of new construction?

Shirley: Brand new, in the HOME funds we only get 177,000. Per year and you can barely build one house for that and we are limited. Further discussions were on this.

Shirley: 2013 and 2014 they merged these funds to do those 4 houses, it takes about a year to get everything done.

Krystal: We were not the whole funding source for ICR, named several projects they had done.

Shirley: With ICR funding as well, they have their own organizational funding. Keep in mind this data is for 2011 and forward. The software in place will help us. There were four things that happened to us unexpected in 2016.

Shirley: Krystal took 120 applications this year for minor rehab, we only have funding for about 50. We need to think about how to fund moving forward. Do we really want to do new construction? Some are seniors, some have handicap issues etc.

Are we better to impact and help more people, or to help one or two to get a new home. Stated for 2013 we went back to see what the neighborhoods wanted in their public hearings, in 2012 they were saying new home ownership and that was the only time. They want senior minor rehab, weatherization and demolition.

We talked about combining senior minor and weatherization into rehab. (explained) In this application process we make sure we get 50% of the applicants have to be 55 years or older, we are making sure we are helping senior citizens in the community. Stated Jannease managed to put together a program with the city called "SNAP" – (Special Need Assistance Program). We can fund as to our limit and she and Red River Bank will supply the balance, we waive the loan this is grant free for CMDV for our amount. With these 120 applicants we will fund as many as we can they are supplying the funds.

Kendra: The people that do get the help, is this a loan that they have to pay back?

Jannease: No they do not have to pay money back, this is a special program through Federal Loan Bank of Dallas, they help us with grant loans.

Shirley: We had a lot of seniors that needed the help, we thought this program was a great help for

our program we give them \$5,000 free no loan.

Shirley: A major thing that happened, we were working with Inner City Revitalization to fund 2 more houses on Sugarhouse Rd projects. We got several delays on the projects for leveraging of the project. Stated they sent for the environmental review, then they asked for leverage so that LAC could contribute to the funding source.

2016 UNEXPECTED EVENT

- Termination of IRC contract for Sugarhouse Rd.

Shirley: Explained, our contract was for \$200,000, missed 3 required deadlines by the city. Once they leverage for 8 this gave a total of 10 houses, this did not fall under the guidelines of our contract. Environmental review sat on someone's desk for almost 7 months. Stated, we tried to make provisions to work around this. Things that were asked for were not submitted nor do they want to amend the contract to compensate for all the changes that happened. I asked for invoices of work done, was told they did not have to submit them to us, this is in our contract.

Shirley: They wrote us a letter and they terminated the contract, when this happened we had \$200,000 to give them. All of this took place in June of this year, I have to spend these committed funds by July 31 of this year. What are we going to do? Stated if they would have amended the contract, I had 51,000 that would have helped with the buy down assistance, construction, etc. Now not only do I have 200,000 plus 51,000 that has to be spent by July 31, 2016. We are focusing on how we are going to fix this. The next thing that hit us this year, in 2014 the city was audited. Our HUD representatives said she thought David was not meeting one of the objectives to comply on how to spend HUD money. Stated on a written approval, was told to classify the project differently and you can move forward with the spending and you would be in compliance, we did that. The new rule is we can spend as much on demolition as we want to because we have a large population that's disrepair. I went to a class in Seattle to learn about HUD regulations one of the instructions said you know you can spend up to 30% of funds on demo, I said no we can spend as much as we want to. He said no. in the meantime did a lot of seeking to find the right answers. I sent him all the documents I had. Now HUD is demanding we pay back these funds from 2012, 2013, and 2014 for demo/clearance that's above the 30% in the sum of \$247,000, which will come out of the city general funds. Stated goes back to CDBG and spend it according to the CDBG guidelines. We have 7 attorneys fighting this all the way to Washington. Further discussions were on this.

FIRST TIME HOMEBUYERS

Shirley: Jannease has been very helpful in working with us and helping us to get information out to persons on how to get their credit score straight. Jannease decided to put on a First Time Homebuyers seminar. We put ads in the Town Talk, flyers etc. was even turning people down because of the limited space. There were 45 people signing up and only 8 attended. Stated no one has applied for the loan or CDBG buy down assistance. Will have to make an amendment to the

Annual Plan and Consolidate Plan.

Jannease: What we need to realize is these persons that came need to repair their credit, some of those could turn into applicants.

Amy: What are the qualifications?

Jannease: The minimum credit score o 640, ratio 31.3, be able to pay back, your income has to e a certain criteria. In the past you had to buy in a certain target neighborhood. Further discussions were on this.

SHIRLEY: With our program you have to spend 70% of all our funds within the 5 target neighborhoods. These are the ones for low/mod income persons. (Gave Example) We have all these deadlines to meet, if not will have to send the money back.

Jannease: The other areas have a bigger development to work with.

Kendra: Is there any group taking the lead on housing development?

Shirley: Not to my knowledge stated, GAEDA is supposed to be putting something together.

KENDRA: This is what we need, all on the same page working together. Further discussions were on this.

SHIRLEY: Told the major repairs have to have flood insurance. Want to repair the bad houses, this drives crime down, wants to sit on the porch etc. This is how the program is designed and is unfair. Further discussions were on this.

SHIRLEY: We are in a flood plan, can pay insurance for 5 year but after that they have to keep paying, they can't afford this. We welcome any great ideas.

SHIRLEY: Talked about the meeting we had with the contractors.

DAVID: Did they give any feedback?

SHIRLEY: No because of the \$5,000. Explained a new plan she has. Also shared with the group CmDv current budget line.

2016 ANNUAL PLAN AND CONSOLIDATED SUBSTANTIAL AMENDMENT PROPOSAL

Discussed with group (See Handout)

JANNEASE: Could some of these funds be used for First Time Homebuyers buy down assistance?

SHIRLEY: Thought about that but had money sitting for almost 2 years, could not get anyone to qualify. Again would have to spend money by the deadline and would have to do another amendment.

JANNEASE: The people did not know about the HAP.

KRYSTAL: Yes, they do they calls every day about the program, you would have to go to a certain bank etc.

KENDRA: Could we just use one bank, RED RIVER?

SHIRLEY: Thought the problem was there was no new construction, eve through HAP does not have to be new construction you can buy an existing house as well. Further discussions were on this.

JANNEASE: You have to do the program and let everybody see it and then things will happen. These persons are working hard getting their scores up. They are wanting, descent housing, schools and neighborhoods for their families, they want to move out.

SHIRLEY: Share with the group the current budget balance. Explained.

KENDRA: Does the 177,000 have to be for new construction?

SHIRLEY: No, there are 5 programs you can pick from to qualify in HOME. We wanted to make an impact, is not sure of what was done in the past. Any questions?

KENDRA: What has to be spent and what has to be committed?

SHIRLEY: CDBG has to be spent, Home has to be committed. Krystal took applications in March, has some me she is signing tomorrow and is working on some more.

New Business for Discussion

Shirley: David is the volunteer replacement for youth. Melinda will be moving to Monroe. We will send this off to the mayor today.

2017 MEETING SCHEDULED

January 12, 2017 – Citizen feedback from the neighborhood meetings held in November 2016

July 13, 2017 –CAPER

January 11, 2018 – Annual Plan

David : What have you done for the faith based community?

Shirley: Has not done a lot, and probably need to look at that.

David: Talked about when Shreveport had the flooding there were 2 groups the Mormons and the Methodist. Stated they were excellent in doing work in the homes, some were licensed contractors, and listening to you as to your needs this might help. Will look into this.

Shirley: This is great – Further discussions were on this.

Jannease: Stated she will look into a program called Neighborhood Works America. Will send a link to the members.

Kendra: Could we have an informal meeting as to ideas?

Shirley: Informal conference call, everyone calls in as to what they found, make a date for conference call would like to set it up. Any questions? Thanked the group, had some good ideas to share.

Meeting Adjourned

Citizen Advisory Committee - Volunteer Member Participation 2016-2018

Current Member Name	Contact Phone Numbers	Member Representative Area	Confirmed by Council Resolution	Attendance for July 26, 2016 meeting	Attendance for Jan 12, 2017 meeting	Attendance for July 13, 2017 meeting	Attendance for Jan 11, 2018 meeting
Sandra Augustine	442-4518	North Alexandria A-B	Yes	—			
Jannease Seastrunk	5615814	Business District C	Yes	—			
GG Metoyer	442-6737	Lower Third D	Yes	—			
Edna Pellerin	613-8959	South Alexandria E	Yes	—			
Amy Cheney	442-6322	Samtown / Woodside F	Yes	—			
DAVID TINKIS Melinda Robinson	318 629 5410 427-7590	Goodwill - North LA Youth Rep	Yes	—			
Nell Deville	484-2260	Elderly / Handicap Rep	Yes	—			
Laquasha Turner	442-1010	AIDS / HIV Rep	Yes	—			
Herbie Flynn	484-6575	Mentally Disabled Rep	Yes	—			
Kendra Gauthier	443-0500	Homeless Rep	Yes	—			
CmDv Staff Attendants:							
Shirley Branham	449-5070	City of Alexandria CmDv	Staff	—			
Jerry Moreau	449-5069	City of Alexandria CmDv	Staff	—			
Krystal Wimbley	449-5074	City of Alexandria CmDv	Staff	—			
Loretta Holsomback	449-5071	City of Alexandria CmDv	Staff	—			
Dianne Bonin	449-5073	City of Alexandria CmDv	Staff	—			
Edna Woodard	449-5072	City of Alexandria CmDv	Staff	—			

Members as approved by City Council Resolution #9539-2016 on May 17, 2016