



Minutes

January 29, 2018

The City of Alexandria Zoning Board of Adjustments and Appeals (ZBAA) met in the City Council Chambers on June 11, 2018, at 4:00 P.M., pursuant to requests for ZBAA recommendations for the City Council.

Members Present: Mr. Mike Bordelon, Chairperson
Mr. Jack Hodges
Mr. Bryon Salazar

Also Present: Robert Bussey
Ruth Basco
Andrea Guillot

Absent: Mr. Tim Dousay

Meeting was opened at 4:00 P.M. Roll call was taken and there was a quorum.

ITEM #1

An application has been submitted on behalf of Bobby W. and Connie Lambright represented herein by Connie Lambright of 5031 Old Baton Rouge Highway, Alexandria, Louisiana requesting a VARIANCE for the property located at 6545 Hwy 1 North described below:

A 2.000 acre tract of land being part of the Old Rapides Golf & Country Club site situated in Sections 22 and 26 of Township 4 North, Range 2 West in the City of Alexandria, Rapides Parish, Louisiana, being more particularly shown on the plat prepared by Stephen Barrett Gremillion, PLS, dated April 8, 2014, revised April 16, 2014. Said plat is attached to cash sale from Ella Elanor Reich Schaeffer to Bobby Wayne Lambright and Connie Jeanette Giles Lambright filed on April 14, 2015 in Conveyance Book 2006, Page 180 of the

Rapides Parish Clerk of Court. ***parcel I. D.
29-22-72031-58***

Applicants request a VARIANCE to allow for the development of residential property at this site due to a hardship.

Ms. Lambright addressed the Board and advised that the reason they are requesting a variance is to put a mobile home there on the property. In answer to Mr. Bordelon's question, she informed the Board that there is access by a road off of Highway 1 that's already established. Ms. Lambright is aware that the 2-acre site adjoins the clear zone from the airport. She is aware that when the planes come in they can be very low to the ground.

Mr. Bordelon asks if there are any questions and Mr. Hodges asks if she eventually plans to build there. Lambright responds that they would like to eventually but right now they just plan on moving their mobile home and having a place established as her husband recently retired. They bought the property with the purpose of retiring there, they presently live on rental property. Mr. Hodges asks how long ago they bought the property. Lambright responds about three or four years ago, she's not quite sure. Mr. Hodges asks that when they bought it if they realized it was in the clear zone for the airport, but Mr. Bordelon advises it is not in the clear zone, it adjoins the clear zone. Lambright responds she wasn't really aware of that and came to know that information after they bought the property and didn't realize there would be any issue with putting a home place there. She has no problem being next to a clear zone, the noise doesn't bother them, and she has no fear of the planes.

Mr. Bordelon asks if there are any other questions and there are none. Mr. Bordelon asks if anyone is opposed or have comments. Mr. Scott Gammel, the airport manager for Alexandria International Airport addressed the Board advising that he had spoken previously with Ms. Lambright and it is correct that she is right on the clear zone. She's not in it but she's right on the side of it, also in the noise contours of the airport. The airport is in the process now in a 77 Million Dollar noise litigation program off the approach end of Moss Point and that area and they will be looking at the other end of approach end 18 once they complete there. It does not appear that Lambright will be in the noise contours but sometimes noise contours are arbitrary lines that a computer model identifies, and just because it identifies that there's a noise contour you really can't hear a difference in his voice by moving just across the line. So there will be noise in that area and mobile homes are not manufactured to mitigate the noise, so that's not the most appropriate type of homes to put right off the end off of a runway. The airport is planning on expanding that runway, right now it's 7,002 feet and they are going to expand it 1500 feet to 8,500, to extend it out that direction, and so, the noise will become even more prevalent when they do that, which will probably be in the next two to three years, and so, he just wants to make sure that Lambright is aware it will be right beside the clear zone. It's right in line with the noise contours where there will be a lot of noise coming in there from time to time, especially when they take the primary runway down and utilize

the secondary runway. So there will be a lot of noise there. He would like to have noted that if the variance is granted that there's a note if such a property is located and that would be part of that variance if it is created. They feel that it's not appropriate to build right beside the clear zone.

Mr. Bordelon asked if there were any other questions. Mr. Hodges asks whether Ms. Lambright is aware of the addition that would be added to the variance, if it was accepted, that the airport would like to add to it. Lambright responded that she is not aware of what it is. She's not sure what they're asking. Mr. Bordelon asked how far would the extension of the runway be from the edge of the clear zone. Mr. Gammel advised it would be approximately 2,000 feet direct into her house.

Mr. Bussey with the Board's permission gave Lambright a copy of England Authority's letter.

Mr. Bordelon asks Mr. Gammel how many feet the runway is now from Zone 1. Mr. Gammel responds about 3500 feet from the end of the runway to where her home would be. Once they extend it, the clear zone will stay the same, the length will not change, it will stay the same and that there was always an intent to extend the runway.

Mr. Bordelon asks if there are any other questions. No other questions were presented.

Mr. Bussey asks if Lambright understands what was discussed and she advised that yes, the airport is going to move closer or runway be extended and she realizes that will make it a little noisier, but she reiterated that the noise is not going to bother them. They've worked around trains for years, it doesn't bother them, so the noise is not an issue to them and she doesn't live in fear of a plane crashing so it's not a problem for her. It is a problem for her if she can't have her property dug because she bought the property with the intentions of living there. If she cannot live there and it's not worth selling she will lose a lot of money on that property.

Mr. Bordelon asks for a motion. Mr. Hodges moves that they accept the variance with Lambright's understanding that that would be included. Mr. Salazar seconds. No one was opposed and the vote was unanimous to accept the variance.

Mr. Bussey wanted to confirm some language the England Authority requested be added to the variance as part of the motion and Mr. Bordelon confirmed that.

ITEM #2

An application has been submitted on behalf of
Fay Day represented herein by Fay Day of 603
Ridgewood, Alexandria, Louisiana requesting a
SPECIAL EXCEPTION for the property

located at 727 MacArthur Drive. The property description is:

1.897 acre tract of land being part of
Pt. Lot 17, Sq 1, Ball's Texas Ave.
Subd. & Lots 4,5, & 6, Sq,87 , Kent
Addn situated in 33-04n-01w and
(P.b. 5,page 186), Part of Block 87
of Kent Addition (P.b. 2, Pages
2&3)part of abandoned 13th Street,
and part of alley all being part of the
Bellino Estate in Alexandria,
Rapides Parish, La.
parcel I.D. # 24-33-550-39

Applicant Requests a SPECIAL EXCEPTION
to Allow for a Recreational Vehicle Storage
Facility.

Mr. Bordelon called Ms. Fay to the podium. He confirmed with Ms. Fay that she owns the storage facility. She added that she has a piece of land on the left and a piece on the right that they were going to keep in case they ever wanted to expand and add more units. She does not currently want to do that. She's got one piece of land that several years ago she got permission to put a couple of portable buildings and she's been parking the vehicles stored there in a fenced in field. Everyone wants a cover and she wants permission to build some covers for stored vehicles. Upon questioning by Mr. Bordelon, Fay advised she wants to build 20 units at the most, typical size would be 12x40. She doesn't think they will be completely enclosed but merely covers, but that could be changed. The ones that she has right now are not big enough for a motorhome. She wants to put these covers to the left of the facility. She hasn't decided whether she will use her concrete driveways for access. One of them isn't a driveway, it's just an opening where you can get to the property. It will eventually be concrete or blacktop. There is sufficient room to pull in a motorhome, boat, et cetera. They will have electricity, plumbing for the motorhome spaces.

Mr. Bordelon asks if there are any questions. Mr. Salazar asked if the current driveway is paved or crushed stone. Fay replies that it is crushed stone and has been like that for a long time. She will probably blacktop it.

Mr. Bordelon asks if there are any other questions. No other questions were presented.

Mr. Bordelon asks if there is anyone opposed, there are no oppositions. He asks for a motion, Mr. Salazar makes a motion to grant the exception. Mr. Hodges seconds the motion. No one was opposed and the vote was unanimous to accept the exception.

ITEM #3

An application has been submitted on behalf of Re-Entry Solutions represented herein by Sandra "Candy" Christophe of 1617 Branch Street, Alexandria, Louisiana requesting a SPECIAL EXCEPTION for the property located at 1815 North Bolton Avenue. The property description is:

3.57 ACS: on Huey P. Long Circle, pt of experiment plant adj to Woodlawn Subd (Cb 521-159 Blackman) (Cb 1654-279 Q'claim; United States of Am) (Cb 1686-903 Ord # 377-2003; Annexation) (Cb 2051-902 Aftercare Ministries) (Cb 2054-915 Corr)

PARCEL I.D. # 24-17-31018-5 (1815 North Bolton Ave)

Applicant requests a SPECIAL EXCEPTION to allow for an increase to the number of offenders to reside at a halfway house to be located at 1815 North Bolton Avenue as per Chapter 28-Section 5.2.2a, Special Exceptions to the definition of family may be requested per se in the Chapter 28-Section 9.7 for reasonable accommodations under the Fair Housing Act.

Ms. Christophe addressed the Board beginning with a correction. The persons residing at the halfway house will not be offenders. The persons that will be residing there are free persons. Offenders is used as a term for an incarcerated person in the custody the Department of Corrections. These are returning citizens and could be or could not be impacted by our judicial system.

Ms. Christophe explains to the Board that Re-Entry Solutions is a not for profit organization that has been servicing central Louisiana for the past eight years. They received this property from the Department of Health and Human Services and Aftercare Ministries. Aftercare Ministries provided transitional housing such as what Re-Entry Solutions is proposing to do, to homeless individuals under the McKinney-Vento Act. Re-Entry Solutions is the landowner. They received a grant to rehab the property into a working and sober living community. The persons residing there will be homeless and will meet the criteria for the federal McKinney-Vento Act, meaning that they have to be homeless, have to be mentally able to do work, and be committed to sobriety. There will be a thorough vetting process, pre-assessment, will link them with community partners to provide skills and training for employment. There will be strict guidelines for those residing and those who are not compliant will be removed from the facility. Safety is their #1 priority. Participants will be able to stay up to 24 months where they can receive

work readiness training and then employment. Only adult men and adult women will be housed at this facility in separate quarters. No one will be in the custody of any Department of Corrections.

They will use local professionals to rehab the facility. They are not a halfway house but they do acknowledge that the City of Alexandria has categorized them as a halfway house based upon the land codes, therefore, they are requesting the exception to increase the occupancy from the limited ten for halfway houses to 50 that will occupy their 8,700 square foot, and exception from the certifications for usage that do not exist with the IRS, Secretary of State, Department of Corrections.

Mr. Bordelon asks if there are any questions. Mr. Salazar asks Christophe to describe the proposed changes to the facility and asks if all of the funding necessary to do that is in place. She replies that the funding will be in place and for Phase I all of the funding is. The general layout of the facility qualifies as a historical building, it's 58 years old, so they are going under the historical tax credits, et cetera for it, so the outer structure of the building will be there. The way that it will change or be modified is in the second story. They are increasing from one to two-story where they would have the sleeping arrangements on the second story. Outside of that the changes will be very minimal so as to preserve the integrity of the building.

Mr. Salazar asks if all of the funding currently in place to do what they are asking to do and Christophe replies yes it is.

Mr. Bordelon asks what the estimated cost of the renovations will be. Christophe responds that the grant is for \$488,000.00. They will be getting some additional monies from State tax credits and they also have in-kind and community partnerships to help. It doesn't sound to him like the funding is in place at this time and Ms. Christophe responds that it is in place and they estimate that it will take approximately \$488,000.00. They have a plan in place in case of overages.

Mr. Bordelon asks where the residents will come from because some neighbors had expressed interest. Christophe advised that they will be persons in the community already. He questions whether they will be coming out of a correctional facility and Christophe advised that they will not be. They are people who are homeless who they will identify in the community. Anyone who meets the requirement of homeless who, after mental assessment, are capable of working and who are committed to sobriety.

Mr. Hodges asks who will be overseeing the residents. Christophe advised that they will employ staff to oversee them. Mr. Hodges asks how many people will be there during the nighttime. Christophe replied that they have a 1:25 ratio and will have staffing to do that. They will have security persons there for a total of three persons. They will also have 24-hour surveillance cameras and other personnel as needed. That is the rough of it and as they get further into this if they see that they need to modify that will take place. Mr. Bordelon would like to know who they would use for security and Christophe responded that it would likely be police officers who are off duty.

Mr. Bordelon asks the application process for someone that would want to live there. Christophe explains there is an application/screening to see if they meet the McKinney-Vento requirements and the HUD definition of homeless. A licensed professional will assess them as to whether or not they have the mental capacity to work and whether they have any mental health issues. They can require a criminal background check. Christophe hadn't initially planned to do that but they can always obtain that. Mr. Bordelon asks if they would consider that and Christophe explained that she is a licensed addiction counselor and a licensed clinical social worker and has provided treatment for persons in the criminal justice system, has provided treatment for persons in private and nonprofit, private and public treatment centers. Their criminal background record will be something that will be assessed in orientation and in their application process. Actually obtaining a criminal background record entails a cost so they will get that information from the potential client but they will determine later whether they will go through the additional expense of obtaining a criminal records check.

Mr. Bordelon asks what's the plan if someone moves in today how will the facility/staff help them. Christophe advises that they will first assess the applicant to determine what the barriers have been in the past to them succeeding as a productive citizen. They will determine what has not worked and what may need to be changed. They will assess where the client wants to go in the future. Mr. Bordelon asks about the typical day for a resident. Christophe explains they will have individual success plans which will be determined and begin upon intake. They will set those goals and milestones. As they reach the goals or simply don't want or need the services of Re-Entry then they can go from there. HUD defines transitional housing as 24 months, hence the limit of 24 months for each resident. They will use public transportation. Mr. Bordelon asks about who they might say no to or reject for the facility. Christophe answered an Axis I diagnosis or a person that is paranoid schizophrenic. They are not able to handle that type of care level. They want persons who are ready for the next step up and need additional support without worrying where they are going to stay, how they are going to eat, to get on their feet.

Mr. Hodges asked who would be monitoring medication for those residents. Christophe doesn't anticipate persons on medication being in the facility. They will not be administering medications.

Mr. Bordelon went back to the criminal background and wanted to know if clients would be tested prior to being allowed to live in the facility. Christophe said they are a working and sober living facility and persons will have to be homeless and have to have mental capacity to work and to obtain work. They will have to be committed to sobriety. Drug testing will definitely be a part of it. Curfew time depends on persons working a night shift, they will have a different curfew, but that will be on an individualized basis depending on the work need. As the residents progress with jobs they will start paying rent. He inquired about who will oversee the facility. They are managed by a nine member Board and the Board members will be overseeing the facility. He asked if DHH would be overseeing it. She advised that she has letters she can supply and Christophe

advised they have contacted them and DHH has advised they do not oversee halfway houses or homeless shelters.

Ms. Christophe told the Board that this facility will be modeled after another facility in Baton Rouge. Their Board toured several facilities and patterned it after one in Baton Rouge called O'Brien House which has been there 15, 20 years. Salvation Army has a similar extended stay program.

Mr. Bordelon inquired about how long a person would have to be placed in a job. Christophe wants them to be employed as soon as possible and their caseworker will with an individual success plan with them. They will be very motivated to place them as soon as possible. They will also accept residents who are underemployed.

Mr. Salazar wants to know about her conversations with the City in terms of halfway house/not halfway house. In some information that the City provided them it appears that the City assumes it's a "halfway house," but that may not make a difference because it would still need the same variance. He confirms that it is not specifically targeted for people actually coming out of corrections. He shares that some of the concerns are the per square foot per person and asks her if she had any information on other facilities like this with regard to that. Seems that 50 people is a lot for that space. Christophe advises that their facility is larger than O'Brien House in Baton Rouge. He wants to know how many people O'Brien House houses and she estimates she saw approximately 30-40 people there. He believes the concern is the number of people per square foot that will occupy the facility. Christophe does not have that information but she does know they have gotten the State Fire Marshall's approval for the facility. She's certain that has been researched to get them through that hurdle.

The Board introduces Mr. Dennis who was on the Board of Aftercare Ministries. He advised after Katrina his facility housed about 30 people. Aftercare Ministries' facility did get people directly from prison, Ms. Christophe's facility will not.

Mr. Bordelon asks if there are any other questions. Mr. Bussey has a few. He wants to know who the licensed professional is that she referred to and what type of credentials that person has. She was referring to a licensed mental health professional possessing a licensed Master's level in social work or a licensed Master's level degree with practical counseling. She has not contracted with that person yet. Mr. Bussey asks about the particular ages of the residents, if that is specified. Christophe advised it will be open to adults only, 18 and above. Mr. Bussey inquires about the diagram that shows 2 male handicapped beds and 2 female handicapped beds with one shared bathroom and how they can have a shared bathroom with male and female. She advised that they would only utilize that for one or the other, not both sexes. Mr. Bussey inquired about the possibility of sex offenders/past sex offenders, Tier 1, Tier 2, or Tier 3 moving into the facility and would like to know if she will accept those types of people into the facility. Ms. Christophe advises they will be checked on a case by case basis and HUD precludes them from looking at someone's past offense as a way of discriminating against them for housing. He also wants to know how, having 23 male beds and 23 female beds

upstairs, they will protect them from each other being on the same floor. She advised during the vetting process they will assess whether a person will be a harm to others and if they felt they were then they would not be accepted. Mr. Bussey asked are they going to have sex offenders there and Ms. Christophe responded that they could and that the law does not preclude them from that. Mr. Bussey inquired about whether they need 50 people in the facility to actually keep it going economically. Ms. Christophe advised that they wrote the grant indicating they would provide the services for 50 persons. It's an affordable housing grant they received so they are looking for the facility to provide the number of beds based upon the grant application.

Mr. Salazar asked about the operating budget and asked how that would be funded. Ms. Christophe doesn't have that with her but income will be coming from the residents once they are able to obtain employment, and they are hoping also to get some subsidies for it and partnership from their faith based communities. She doesn't know the operating budget and didn't bring that with her.

Mr. Bussey asked who the referral sources would be and Ms. Christophe responded that that would be any community partner, any community resource provider, and self referrals. Probation and parole could be possible referral sources because some people coming from prison could be homeless.

Mr. Bordelon asks if there are any other questions. Mr. Bussey advised he has one more and would like to know who the Board of Directors are. Ms. Christophe advised that Sondra Redman is the president, Lewis Goodwin, vice-president, Dr. Marzel is a member, Dr. Tyland, addictionologist is the secretary, Theresa Earthly, LCSW is the treasurer, Alma Moore is with the Mayor of Boyce, Louisiana Economic Development, and Elizabeth Teller with Inglewood Farms. He asked if the Board would limit the number of residents to 20 would the program fold and Ms. Christophe advised that it probably would. They are in their second year and they have one more year to use this grant money and had they not gone through the exhaustive efforts to get it to his point it might have been a discussion that they could have had.

Mr. Bordelon asks about men and women on the same floor and it appears to him to be a little cramped. He asked who has approved the floor plan other than the Fire Marshall. Christophe advises the reason it's laid out that way is because when they took it to the City of Alexandria for approval they said that number of people could reside in the house and the facility's engineers modified the plans to lay it out that way. Mr. Hodges asks the exact day that Ms. Christophe started to begin the process, she replies her first letter to the City went out August of '16 notifying them of the intended use of the property.

Mr. Bordelon asks if there are any other questions. No other questions were presented at this time. Mr. Bordelon advised they received a letter in opposition and he is not going to put the letter in because the writer/author of the letter may have been misled or mistaken about who was going to be living in the facility. Mr. Bussey believes since

the letter was submitted it has to be part of the evidence that's supposed to be considered in this proceeding. Mr. Bordelon agreed that if that's the case then it would be left in.

Mr. Bordelon asks if anyone is opposed to the exception, Mr. Larry Bordelon approaches. Mr. Bordelon asks him to state his name and Larry Bordelon addresses the Board. Mr. Larry Bordelon asks about whether the people residing at the facility would be confined to the area of the home or would they be able to roam freely. He states he is here on behalf of several people, Steve Templin, Jerry Johnson, Lincare Oxygen, which is a medical supply, Rexel USA, which is a big electrical supply company, Wurth Nut & Bolt, which is right there, and Safelite AutoGlass. All these people are on the same service road which is a dead end road, only one way in and one way out. There's 25 to 30 18-wheeler deliveries a day on that road plus customers coming to Lincare Oxygen, Rexel, Safelite, and that's why they oppose the facility. If the residents are going to roam up and down the road walking back and forth there's a danger, it's a problem with people walking up and down the road because it's a dead end. He doesn't believe the residents will be confined as a halfway house and he believes that will cause a problem on that road and it will be a safety hazard. All property owners on that particular service road are opposed to the facility.

Mr. Oxenhandler, an attorney for City of Alexandria sitting in for Delores Brewer, addresses the Board. He advises that the City does support this endeavor but they are going to ask for some conditions. The City Department of Community Development has worked to help Re-Entry Solutions. The City did not know what plans were being made for that property until after Re-Entry Solutions purchased. The City then asked them to go in and apply for a permit, they did and the information was incomplete and not correct. In his opinion he believes some of the answers given today were very vague. Ms. Christophe did not have a lot of answers. He stated that if sex offenders are accepted then probation and parole will be involved. He stated that there needs to be an iron clad commitment for a security plan and according to Ms. Christophe's answers today there is not. They do not want the facility to become a place where criminals congregate and it adversely affects the City. Mr. Oxenhandler states that the facility's security needs to be planned and include a paid City of Alexandria law enforcement officer detail every night between 6:00 p.m. and 6:00 a.m. The facility has to have a rule book and it needs to be submitted and approved before a Certificate of Occupancy is issued. The facility will offer and seek residents from Rapides Parish first. Before the facility increases the bed number they have to go back to the Board and seek approval to increase the bed limit over 50. They would like to see bi-annual code enforcement inspections are done. The City agrees that the facility is good but needs those conditions. They approve it subject to those conditions being adopted by the Board.

Mr. Bussey asks if it is correct that the City would like that no sex offender residents be permitted to stay the facility. Mr. Oxenhandler answered that yes, that is correct.

Ms. Christophe stated that first Mr. Oxenhandler is her problem. Secondly, his interpretation of halfway house is incorrect. The facility is not a halfway house. To make the assumption that the governing body of Re-Entry Solutions, the people and family members that they support and try to help by giving a hand up, to make the assumption that they would negligently, haphazardly not think this through is wrong.

Mr. Bordelon asks about visitors to the facility and who can visit the facility, who can step foot on the campus. Ms. Christophe answered that a parent, an adult can visit the facility. Mr. Bordelon asked if they had to be registered as a visitor and Ms. Christophe answered yes. Visitation would not be 24 hours, there would be a certain day for visitation times and certain expectations that need to be met for that. She stated that they would pretty much use O'Brien House's handbook. Additionally, she stated that as far as for a security plan they do not have a problem with having a security plan or a security officer on duty. She doesn't believe that the City should be able to dictate that it be a Rapides Parish or City of Alexandria police officer and that they should be able to meet that requirement as they see fit. She has no problem arbitrarily going over the bed capacity of 50. They would provide services for Rapides Parish first. She is fine with bi-annual inspections from the City. They will adhere to whatever rule, state, federal, or local, there is.

Mr. Bordelon asks if there are any other questions. Being no other questions he asks police chief, Chief King to take the podium. Chief King advised that the police department supports programs like this. He would like to know the vetting process for the individuals. What questions will be asked, what is an automatic disqualifier, who is going to do the vetting process, is it going to be trained law enforcement, trained psychologists, psychiatrists, social workers? He also would like to know who is going to enforce the guidelines and answers for the security details. He believes all those things need to be worked out before the project moves forward.

Ms. Christophe stated that they welcome the police department to work with them. Mr. Salazar restates to Ms. Christophe that she is okay with the rule book, she is okay with Rapides first, okay with the 50 people maximum, okay with the code enforcement inspections and she confirms that. His question is, is the police officer for security part the only part that she is opposed to. She informed him that she is okay with them getting with the City of Alexandria and putting the criteria for the person to be over the security. The thing that she feels should not be mandated is that it has to be APD or Rapides Parish Sheriff's Department that does the security and that the facility should be allowed to decide what their choice is. She would gladly discuss the criteria that the City would like for that. Mr. Salazar asks her position on sex offenders and her position is that if a person is a sex offender they will be monitored by probation and parole and will have to meet certain requirements. If they meet certain requirements and they are going to have the extra eyes of probation and parole then she doesn't see a problem with them residing at the facility. So the two areas she feels addressed by Mr. Oxenhandler that need modification are the sex offenders and security. With regards to Chief King, she has no problems with working with the guidelines for security.

Mr. Hodges asks if she has a problem with getting a vetting process standard so that everybody would feel comfortable with that. She advises she has no problem with that. She informed Mr. Hodges that once she has that vetting process outlined she can turn that in to the City so that they can see the vetting process.

Chief King wanted to stress the importance of law enforcement for security. He believes a certified police officer needs to be in the facility. He cannot stress that strongly enough. Understanding it may be a cost issue, his opinion doesn't change, but there is a standard rate for off duty police officers to do security and he cannot discount that.

Mr. Bordelon asks Ms. Christophe if she would consider going back to the City and negotiating with them their exceptions of what they would take into consideration and bring this back to the Board. Ms. Christophe advises she wants to move forward with this. She believes they have done due diligence and she is in agreement with the security. She is open and willing to sit down with the Chief anytime. Mr. Hodges interjected that he does not believe they are in total agreement yet as she is saying she wants to have a conversation and negotiate with them, he states that is open ended. Ms. Christophe stated that if they are required to have a certified person to do security they are in agreement with that. There's other things that Mr. Bordelon believes needs to be addressed such as the rule book to be submitted, they have no idea what the rule book is, that's something that the City wants, the sex offender issue needs to be worked out. Ms. Christophe advised she has no problem adhering to the things that he indicated with the rule book, et cetera. She came here today to ask for an exception to increase the capacity from ten to 50, and for an exception for the certification to be exempt from certifications by entities that do not certify.

Mr. Bordelon asks Kendra Gauthier to come to the podium. Ms. Gauthier represents the homeless population as Executive Director of the Central Louisiana Homeless Coalition. She is in support of any project that is going to provide safe, decent, and affordable housing to people who are homeless, so she supports this project. She is concerned about how the project is going to impact the homeless population and has questions about that. She states that the majority of homeless people are disabled so she feels that would pose a challenge to require that the people accepted into the facility are capable of working and able to work when a vast majority of the people who experience homelessness are not in any capacity to work. She states that if they are disabled and are in need of mental health medication and are not eligible to enter the facility that will cut out a vast majority of people who are homeless. She asks why would someone living with family who just needs somewhere else to live be one of their target populations. HUD does not define people who are living with friends and family as homeless. If the program is going to target those people then it will not do much to impact the homeless population. She didn't hear anything about counseling any of the individuals and she believes there are some that will need intensive counseling, and so, she would like to know if counseling would be a requirement and would it be throughout the 24-month period. Her last concern is what happens to the individual after the 24-month period, do

they essentially just get evicted at the end of the 24-month period and have to just start all over, and if so, what supports will be there to make sure that the transition is easy.

Ms. Christophe states that she has been concerned about the numbers that Kendra has given for the homeless population and they have discussed that. She also indicated that they use the definition of homeless as stated by the Federal Home Loan Bank of Dallas and also the Department of Health and Hospitals. Additionally, she advised that there are many definitions for homeless people.

Mr. Oxenhandler would like to confirm that Ms. Christophe would accept the conditions that he suggested with the exception of the sex offenders. He thinks the City would like to amend that to say Tier 2 and Tier 3 sex offenders are not permitted. Tier 1 would have to be regulated by the State and report to the State, and Ms. Christophe's facility would have to facilitate that.

Mr. Bordelon states that the conditions were presented to the Board but he found them to be very, very vague and he thinks some things such as the rule book would need to be submitted and approved prior to her getting the approval for a Certificate of Occupancy.

Mr. Bussey give options to what the Board can do as far as approving as is, approving with conditions, or delay until the additional information such as the rule book is approved. Mr. Salazar asks Mr. Bussey to clarify that if it were withdrawn for resubmission in a month that a denial is for six months. Mr. Bussey confirmed that is correct. If it were denied tonight they would not be able to reassert it for six months, versus just delaying until the meeting in July. Ms. Christophe stated she could provide a rule book within 24 hours, she would copy O'Brien House's rule book and give that to the Board. Mr. Bordelon said that the City said the rule book needs to be submitted and approved for Certification for Occupancy.

Mr. Oxenhandler stated that they are not in a position to approve at this time, they are in a position to receive the rule book and requests that they submit a copy.

Mr. Bordelon advised of the other change, the Tier 2 and 3 sex offenders not being accepted. Mr. Oxenhandler clarified that the security officer doesn't have to be an APD, it has to be a certified police officer.

Ricky L. Sooter, 310 Camille Street, Alexandria, Louisiana, 71301. Mr. Sooter indicated that he thinks it would be best if they could continue this for a month and allow Ms. Christophe to get the rule book and the other information and find whether the exclusion of Tier 2 and Tier 3 sex offenders meets HUD requirements. That needs to be verified before that can be accepted and left to only include Tier 1.

Mr. Salazar makes a motion that they delay a decision on this until July 9th, seconded by Mr. Hodges. Motion passes unanimously.

The Minutes for the meeting of March 19, 2018 meeting were approved.

Mr. Hodges made a motion to adjourn, seconded by Mr. Salazar. Meeting adjourned at 6:00 p.m.

 03-09-2018
Chairman