

CITY OF GLENDALE, ARIZONA
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE (CDAC)
PUBLIC MEETING
MUNICIPAL OFFICE COMPLEX
5850 W. GLENDALE AVENUE
Council Chamber Building – B-3
Glendale, AZ
MINUTES

Thursday, January 15, 2009
6:30 P.M.

MEMBERS PRESENT: Erin Hart, Chair
Chris Flippen, Vice Chair
Susan Jernigan
Kim Toops
Pattie Johnston
Madelin Page
Yolanda Hernandez
Karen Mankoski

MEMBERS ABSENT: Mary Jean Eggleston
Rebecca Ontiveros

OTHERS PRESENT: Erik Strunk, Community Partnerships Director
Gilbert Lopez, Revitalization Administrator
Mona Francis-Spellman, Revitalization Supervisor
Brian Lotto, Revitalization Coordinator

I. Call to Order

Chair Hart called the meeting to order at 6:37 p.m.

II. Business from the Floor/Public Comment

None.

IV. Fiscal Year (FY) 2009-2010 Community Development Block Grant (CDBG): Physical Improvement Activities, Emergency Shelter Grants (ESG), and HOME Investment Partnerships (HOME) Program Funding Requests

Chair Hart announced that the Committee would discuss and formulate recommendations for CDBG grants for Physical Improvement Activities, Emergency Shelter Grants (ESG), and HOME Investment Partnerships (HOME).

PHYSICAL IMPROVEMENT GRANT REQUESTS

Mr. Lopez announced that there was \$1,066,512 in available funds with \$1,366,109 in requests.

Housing Related Programs

2-1. Arizona Bridge to Independent Living – Glendale Home Accessibility Program – Requested \$88,886

Motion made by Committee member Jernigan to fund the Arizona Bridge to Independent Living – Glendale Home Accessibility Program grant request for \$62,700. Committee member Flippen made the second. The motion passed 8 – 0.

2-2. Community Services of Arizona (CSA) – Glendale Emergency Home Repair Program - Requested \$400,000

Mr. Lopez provided the Committee with the budget information received from CSA as requested at last night's hearing.

Chair Hart commented that this program specifically helps Glendale residents with emergency needs.

Committee member Mankoski was concerned with funding indirect costs.

Committee member Page inquired if any requests were ever denied. Mr. Lopez replied that this sometimes happens, if a request is not deemed an emergency or if the requestor does not qualify for low-income assistance.

Committee member Mankoski asked about the income restrictions. Mr. Lopez replied that a client must be at 80% or lower of median income and if the repairs are over \$800, extra approval is necessary.

Motion made by Committee member Toops to fund the Community Services of Arizona (CSA) – Glendale Emergency Home Repair Program grant request for \$400,000. Committee member Jernigan made the second. The motion passed 8 – 0.

2-3. City of Glendale Housing Division – Cholla Vista Remodel – Requested \$200,000
Committee member Page stated that she had once served on the Housing Commission and was impressed with the scope of work and high level of quality at which public housing is maintained. Committee member Mankoski also sat on the Housing Commission and agreed that the Commission accomplishes a lot with very little resources.

Motion made by Committee member Mankoski to fund the City of Glendale Housing Division – Cholla Vista Remodel grant request for \$200,000. Committee member Toops made the second. The motion passed 8 – 0.

2-4. Valley of the Sun School and Habilitation Center – Upgrading Residential Group Home Facilities – Requested \$151,440

Committee member Flippen commented that it was very important for the disabled to have ADA compliant homes; however, this was a large request for a small population of approximately twenty people.

Committee member Page felt it might be prudent to allocate funding for one home at this time.

Motion made by Committee member Flippen to fund the Valley of the Sun School and Habilitation Center – Upgrading Residential Group Home Facilities grant request for \$40,000. Committee member Toops made the second. The motion passed 7 – 1.

Public Facility Improvements or Improvements to Public Infrastructure

2-5. Boys and Girls Clubs of Metro Phoenix – Swift Kids Branch Field Renovation – Requested \$321,268

Committee member Mankoski commended the work of the Boys and Girls Clubs; however, felt that given the economy, basic needs and shelter requests held a higher priority at this time.

Motion made by Committee member Johnston to not fund the Boys and Girls Clubs of Metro Phoenix – Swift Kids Branch Field Renovation grant request. Committee member Mankoski made the second. The motion passed 8 – 0.

2-6. Central Arizona Shelter Services – Shelter and Program Improvements – Requested \$10,000

Committee member Jernigan felt that this was not a request for a basic need in this economy.

Motion made by Committee member Jernigan to not fund the Central Arizona Shelter Services – Shelter and Program Improvements grant request. Committee member Toops made the second. The motion passed 6 – 2.

2-7. City of Glendale Neighborhood Partnerships – Physical Improvements – Requested \$150,000

Committee member Mankoski asked if the neighborhood has applied for other funding outside of the city. Mr. Strunk stated that this community has registered as a Historic Neighborhood and in the future will be applying for historic preservation types of funding sources.

Committee member Mankoski was very impressed with the neighborhood support. Committee member Flippen agreed.

Motion made by Committee member Mankoski to fund the City of Glendale Neighborhood Partnerships – Physical Improvements grant request for \$150,000. Committee member Toops made the second. The motion passed 8 – 0.

2-8. City of Glendale Code Compliance – Neighborhood Renovation – Requested \$50,000

Mr. Lopez stated that as an option if funded, Code Compliance should be allowed to use these funds for foreclosed and abandoned homes plus neighborhood clean-up campaigns in eligible areas and salaries for Code Enforcement personnel as long as federal regulations are followed. Mr. Lopez explained that this would allow flexibility in order to use the funds in a manner required by the federal government.

Motion made by Committee member Page to fund the City of Glendale Code Compliance – Neighborhood Renovation grant request for \$50,000. Committee member Johnston made the second. The motion passed 8 – 0.

2-9 Community Services of Arizona - Los Vecinos Office Expansion
The grant request for \$125,000 was withdrawn.

2-10. Glendale Family Development Center – Roof Repair and Insulation Replacement – Requested \$14,515

Committee member Flippen wondered if staff could provide oversight on the roof repair at the facility. Mr. Lopez replied in the positive and added that the agencies are always encouraged to contact staff and request an independent review of any problems or issues.

Chair Hart felt that the Center should have an independent APS review of energy efficiency and also an independent third party review of the repair.

Motion made by Committee member Flippen to fund the Glendale Family Development Center – Roof Repair and Insulation Replacement grant request for \$14,515 and that the Center should have an independent APS review of energy efficiency and also an independent third party review of the repair. Committee member Mankoski made the second. The motion passed 8 – 0.

The Committee revisited various requests due to funding that still needed to be allocated.

Housing Related Programs - Revisited

2-1. Arizona Bridge to Independent Living – Glendale Home Accessibility Program – Requested \$88,886

Motion made by Committee member Jernigan to increase the funding for Arizona Bridge to Independent Living – Glendale Home Accessibility Program to \$88,886. Committee member Flippen made the second. The motion passed 8 – 0.

Public Facility Improvements or Improvements to Public Infrastructure - Revisited

2-6. Central Arizona Shelter Services – Shelter and Program Improvements – Requested \$10,000

Motion made by Committee member Mankoski to fund the Central Arizona Shelter Services – Shelter and Program Improvements grant request for \$10,000 and that signage must be posted to designate that the office area was funded by a Glendale CDBG grant. Committee member Flippen made the second. The motion passed 7 – 1.

Housing Related Programs - Revisited

2-2. Community Services of Arizona (CSA) – Glendale Emergency Home Repair Program - Requested \$400,000

2-8. City of Glendale Code Compliance – Neighborhood Renovation – Requested \$50,000

Chair Hart wondered how long the agencies had to expend grant funds. Mr. Lopez replied that for physical improvement grants, there was a window of 18 months.

Committee member Jernigan wondered if Code Compliance needed more than the amount requested. Mr. Lopez explained that Code Compliance was trying to make a reasonable request in this economy, but more funding could be used. Ms. Francis-Spellman added that Code Compliance has seen a 700% jump in requests from the prior fiscal year to this year already.

Motion made by Committee member Toops to fund the Community Services of Arizona (CSA) – Glendale Emergency Home Repair Program grant request for an additional \$100,000 and the City of Glendale Code Compliance – Neighborhood Renovation grant request for an additional \$13,111. Committee member Mankoski made the second. The motion failed 4 - 4.

Motion made by Committee member Jernigan to fund the Community Services of Arizona (CSA) – Glendale Emergency Home Repair Program grant request for a grand total of \$75,000 and the City of Glendale Code Compliance – Neighborhood Renovation grant request for a grand total of \$488,111. Committee member Page made the second. The motion passed 8 – 0.

All available Physical Improvement funding was allocated.

EMERGENCY SHELTER GRANTS (ESG) REQUESTS

Mr. Lopez announced that there was \$93,101 in available funds with \$104,993 in requests.

Shelter Operational Costs for Homeless Service Activities

3-2. Central Arizona Shelter Services – 230 Single Adult Emergency Services – Requested \$20,000

Motion made by Committee member Jernigan to fund the Central Arizona Shelter Services – 230 Single Adult Emergency Services grant request for \$20,000. Committee member Johnston made the second. The motion passed 8 – 0.

3-3. Homeward Bound – Utilities Assistance for the Thunderbirds Family Village – Glendale – Requested \$20,000

Mr. Lopez mentioned that the correction in the budget discrepancy as noted at the January 14th grants hearing was sent by the agency and distributed to the Committee by staff.

Motion made by Committee member Johnston to fund the Homeward Bound – Utilities Assistance for the Thunderbirds Family Village – Glendale grant request for \$10,000. Committee member Toops made the second. The motion passed 8 – 0.

3-4. A New Leaf dba PREHAB of Arizona – Faith House Emergency Shelter – Requested \$25,000

Motion made by Committee member Mankoski to fund the A New Leaf dba PREHAB of Arizona – Faith House Emergency Shelter grant request for \$25,000. Committee member Johnston made the second. The motion passed 8 – 0.

3-5. West Valley Child Crisis Center – Public Services for Abused Children – Requested \$30,000

Motion made by Committee member Toops to fund the West Valley Child Crisis Center – Public Services for Abused Children grant request for \$30,000. Committee member Jernigan made the second. The motion passed 8 – 0.

3-6. Chrysalis – Non-Residential Counseling Programs – Requested \$9,993

Motion made by Committee member Jernigan to fund the Chrysalis – Non-Residential Counseling Programs grant request for \$8,101. Committee member Johnston made the second. The motion passed 8 – 0.

All available Emergency Shelter Grants (ESG) funding was allocated.

HOME INVESTMENT PARTNERSHIPS (HOME) REQUESTS

Mr. Lopez announced that there was \$510,898 in available funds with \$1,278,000 in requests.

4-1. Community Services of Arizona (CSA) – Acquisition/Rehab – Requested \$250,000

Motion made by Committee member Jernigan to fund the Community Services of Arizona (CSA) – Acquisition/Rehab grant request for \$250,000. There was no second. Motion failed.

The Committee agreed to discuss all of the HOME grant requests as a whole.

Committee member Mankoski felt that the Arizona Housing Inc. request for \$500,000 for low-income single-resident housing was important because this was a way to solve homelessness for this category of people who cannot afford their own housing. Committee member Mankoski ceded that it could take quite a while for this project to begin, however, Glendale CDBG could be the seed money to leverage other partnerships.

Committee member Jernigan inquired about the Newtown CLT land trust. Mr. Lopez explained that this type of program creates affordable housing and provides a stepping stone for residents to break into home ownership. Mr. Lopez noted that home visits are made to collect the \$35 monthly land lease fee which allows the agency to keep an eye on the properties and maintain communication with homeowners. Mr. Lopez commented that there is a waiting list of people who would like to purchase these types of properties, which are one more tool in affordable housing.

4-4. Newtown CLT – Homeownership Program – Requested \$165,000

Motion made by Committee member Johnston to fund the Newtown CLT – Homeownership Program grant request for \$165,000. Committee member Toops made the second. The motion passed 8 – 0.

4-3. Habitat for Humanity – Central Arizona – Land Acquisition and Site Improvement – Requested \$363,000

Motion made by Committee member Jernigan to fund the Habitat for Humanity – Central Arizona – Land Acquisition and Site Improvement grant request for \$250,000. Committee member Johnston made the second. The motion passed 5 – 3.

4-1. Community Services of Arizona (CSA) – Acquisition/Rehab – Requested \$250,000

4-2. Arizona Housing, Inc. – HOME Vista Commons – Requested \$500,000

Motion made by Committee member Flippen to fund the Community Services of Arizona (CSA) – Acquisition/Rehab grant request for \$95,898 and to not fund Arizona Housing, Inc. – HOME Vista Commons. Committee member Toops made the second. The motion passed 6 – 2.

IV. Reallocation of Fiscal Year 2008-2009 Funding

Motion made by Committee member Jernigan to approve reallocation of \$19,000 in fiscal year ESG funding and to reallocate the funds to the Central Arizona Shelter Services Homeless Prevention Program. Committee member Toops made the second. The motion passed 8 – 0.

V. Director/Staff Report

Mr. Strunk thanked the Committee members for their diligence in making difficult funding decisions.

Mr. Strunk announced that on February 17th, the Committee's recommendations would be presented to Mayor and Council and that on March 24th, Mayor and Council will vote on approval of the recommendations.

V. Adjournment

The meeting was adjourned at 8:45 p.m. by consensus.

Respectfully Submitted,
Denise Kazmierczak