

MINUTES

COMMUNITY DEVELOPMENT BOARD PUBLIC HEARING FOR CITIZEN INPUT FY2011 CDBG and HOME PROGRAM

February 16, 2010

Chairman Eric Johnson called the public hearing to order at 5:00 p.m. in the City Council Chambers, 715 Mulberry Street, Waterloo, Iowa.

Board Members present: Jim Carstensen, Micky Johnson, Gary Rankin, Bernie Stroh and Chairman Eric Johnson.

Also present: Quentin Hart and Steve Schmitt, City Council Liaisons; Rudy Jones, Community Development Director; Nancy Gulick, Community Development Coordinator; Mark Boesen, Manager of Rehabilitation Services; Perry Goodman, Neighborhood Services Coordinator; Ann Northey, Administrative Secretary; Paul Huting and Rick Curran, Leisure Services Department; Rebecca Johnson, Human Rights Department; Barb Grant, Operation Threshold; Barbara Prather, Northeast Iowa Food Bank; Al Hays, UNI; Monica Paulsen, House of Hope; Rev. George Karnik and Joni Hansen, Cedar Valley Hospitality House; Cheryl Faries, citizen; and Tim Jamison, Waterloo/Cedar Falls Courier.

A. APPROVAL OF AGENDA

It was moved by Micky Johnson and seconded by Bernie Stroh to approve the agenda. Motion carried.

The Chairman stated the purpose of this hearing is to gain citizen input into the application process for FY2011 CDBG and HOME Program funding for the one-year action plan. He noted a copy of the proposed Subcommittee recommendation is attached to the agenda. The Board will receive additional input at this hearing and make their final recommendation to the City Council. The City Council will make the final recommendation for the application to HUD.

B. RECEIVE AND PLACE ON FILE AFFIDAVIT FOR PROOF OF PUBLICATION FOR NOTICE OF PUBLIC HEARING

The Chairman indicated a copy of the display ad, published in the Waterloo/Cedar Falls Courier on Sunday, February 7, 2010 announcing the public hearing and subcommittee recommendations, was available for review.

It was moved by Bernie Stroh and seconded by Gary Rankin to approve and place on file the affidavit for the notice published in the Waterloo Courier. Motion carried.

C. MOTION TO OPEN PUBLIC HEARING:

It was moved by Micky Johnson and seconded by Jim Carstensen to open the public hearing. Motion carried.

Chairman Johnson indicated anyone with an interest in addressing the Board should step to the microphone, identify your organization and request.

Perry Goodman, Neighborhood Services Coordinator thanked the Board and Subcommittee for consideration of his request and submitted an Addendum which included an additional funding request for Neighborhood Leadership Development and Training for all the neighborhood organizations. Mr. Goodman noted this program provides great leadership skills and motivation opportunities for people in the neighborhoods. He asked the Board to consider increasing his FY2011 allocation by \$8,500 to include this program.

Dr. Al Hays, Professor and Director of Public Policy at the University of Northern Iowa, stated he administered from 2001-2007, two Community Outreach Partnership Center grants from HUD. The leadership training workshop was developed through these grants and included eight sessions in a variety of topics to strengthen neighborhood associations and leadership. Training would be on basic organization skills such as how to run a meeting, how to recruit members, and build the organization, as well as getting information and partnering with the city. This was a successful process graduating approximately 120 people through this training. Those individuals became a core group in forming the neighborhood coalition, which has been in existence since 2001, with regular steady attendance and performs an important role in the community.

Professor Hays indicated it is time to re-start the leadership training as a new generation of people coming into the neighborhoods would benefit from the program. Professor Hays indicated a modest investment into this training would provide long-term benefits for the community. Perry Goodman would administer this program with the assistance of Professor Hays, Cheryl Faries and Dr. Jared Burrough. They will solicit additional sources to cover items not eligible with CDBG funding.

Chairman Johnson indicated this is an additional request for Neighborhood Services.

Professor Hays stated it was an additional \$7,000 in funds being requested for Neighborhood Services. He noted their proposal is to do neighborhood leadership and follow this up with some study circles in targeted neighborhoods. This is a nationally recognized model, being used in hundreds of communities throughout the United States. This is a fantastic tool to get people involved in neighborhood planning.

Bernie Stroh asked how they would determine which neighborhoods to target.

Professor Hays stated they must meet the CDBG criteria for low-and moderate-income neighborhoods. Neighborhoods with declining activity may be targeted.

Chairman Johnson indicated the deadline was December 31, 2010 for submitting application. This was not included in the original materials.

Professor Hays stated this is not an application from UNI for internal work. This is an Addendum to a budget item that you already have recommended. We would like you to consider this to enhance the Neighborhood Services Program.

Professor Hays stated the Board needs to be willing to invest in these other forms of capital to reinforce the investment that you are making in these neighborhoods.

Rick Curran, Waterloo Leisure Services, spoke concerning the Sullivan Park Play Structure and inquired if they could complete part of the project and try to secure additional fund raising to finish it.

Paul Huting indicated they put their application together and plan to move forward if they have full funding. Mr. Huting stated they are prepared to look for alternate sources of funding to supplement the project, but if this process falls flat, would the Board allow them to reduce the scope of the project.

Chairman Johnson stated this project is \$80,000, half funded by the City and half by CDBG funds.

Paul Huting indicated they asked for \$40,000 and the subcommittee recommendation is \$34,000. City Bond funds would be utilized for a portion of the cost.

Gary Rankin indicated the subcommittee considered this project a priority to fund.

Bernie Stroh agreed, part of the application criteria was that this playground did not meet the national standards for playgrounds.

Paul Huting clarified that a smaller structure would have to be constructed if costs are reduced. The new play structure equipment would still meet the national guidelines.

Chairman Johnson stated a contract will be written based upon your application, so if you wish to waiver from that application, in the event you cannot raise other funds, the process would be to come back to the Board for review.

Paul Huting indicated they would research alternate funding sources and come back to the Board.

No further comments were received from the public.

D. CLOSE PUBLIC HEARING

The Chairman called for a motion to close the hearing.

It was moved by Mickye Johnson and seconded by Gary Rankin to close the public hearing. Motion carried.

Chairman Johnson stated there was not much input toward this process. He asked for further questions or comments from Board members.

The Chairman indicated he was troubled with amending the budget at this time when there was a deadline for submitting new projects. Chairman Johnson stated the Amendment to the Neighborhood Services budget for the leadership and development training would be a good project. He inquired if there were any funds available or carried over from previous years that could be utilized or reallocated toward this project.

Rudy indicated he was not aware of any available funds, but would investigate and get back to the Board at the next meeting. He noted we still have approximately three months to go before the fiscal year end.

Gary Rankin indicated he feels strongly that applications should come in on time and be reviewed in their entirety while the subcommittee is meeting and going through the process.

Mickye Johnson stated his reservations as we could be setting a precedent to accept applications after the fact. No matter how great the proposal, we must be careful, as the funding continues to dwindle every year.

Chairman Johnson indicated a correction, in that the funding actually went up this year for the first time in about 10 years. The Chairman noted for every dollar requested, we are giving less than .50 cents.

Mickye Johnson commended the subcommittee publicly for a job well done on reviewing the applications and preparing a recommendation with limited funding.

Gary Rankin stated this year we spread the funds out a bit more to fulfill more of the human type projects that were submitted.

E. MOTION TO AUTHORIZE PUBLICATION OF 30-DAY COMMENT PERIOD (MARCH 1-30, 2010) AND SUBMIT RECOMMENDATION TO CITY COUNCIL FOR A PUBLIC HEARING – APRIL 19, 2010.

Chairman Johnson stated we have the subcommittee recommendation before us. (copy attached)

It was moved by Bernie Stroh and seconded by Jim Carstensen to submit the subcommittee's recommendation for FY2011 CDBG and HOME program funding to the City Council as presented and published with no changes.

On roll call: Jim Carstensen, Micky Johnson, Gary Rankin, Bernie Stroh and Eric Johnson voted Aye. Nays: None. The Chairman declared the motion carried.

It was moved by Gary Rankin and seconded by Micky Johnson to authorize publication of the 30-day comment period (March 1-30, 2010) and submit recommendation to the City Council for a hearing April 19, 2010. Motion carried.

F. ADJOURN

Chairman Johnson thanked everyone for attending and adjourned the meeting.

Respectfully submitted,

Rudy D. Jones, Secretary Pro-Tem

Attachments

FY2011 CDBG AND HOME PROGRAMS - COMMUNITY DEVELOPMENT BOARD RECOMMENDATIONS

CDBG Organization	1-15-10 Subcommittee Recommendation	Activity
Cedar Valley Hospitality House	\$ 40,000	Daytime Homeless Shelter Program (Start-up)
City of Waterloo / Engineering Department	\$ 25,000	FY2011 Sidewalk Repair Block Grant Program - Zone 10
City of Waterloo / Leisure Services	\$ 34,000	Sullivan Park Play Structure - East 4th & Adams Street
Clearance and Demolition	\$ 35,000	Demolition of Vacant Dilapidated Structures
Consumer Credit Counseling Services of NE IA - #1	\$ 6,120	MoneyMap to Homeownership - Housing Education Classes, Workshops
Consumer Credit Counseling Services of NE IA - #2	\$ 5,000	MoneyMap to Homeownership - Seek Housing Counseling Services
Emergency Repairs	\$ 150,000	Emergency Repair for Single Family Rehabilitation
Eye of the Needle (L.O.F.T.)	\$ 2,500	Provide clothing, basic needs and transportation
General Program Administration (20% of allocation)	\$ 280,000	CDBG Administration
House of Hope	\$ 25,000	306/308/222 Walnut, new carpet. 306/308 Walnut laundry room
Neighborhood Services	\$ 75,000	City Liaison with Neighborhoods
Northeast Iowa Center for Independent Living	\$ 10,000	Operation Accessibility – Wheelchair Ramps
Northeast Iowa Food Bank	\$ 50,000	Food Bank Capital Campaign - "Setting the Table of Hope" - Year 2
Operation Threshold - PR #4	\$ 15,000	Weatherization-Plus Program
Rehabilitation Administration	\$ 151,370	Rehabilitation Project Delivery Costs
Single Family Rehabilitation	\$ 550,010	Single Family Owner-Occupied Rehabilitation
Waterloo Commission on Human Rights	\$ 1,000	Fair Housing Outreach Coordinator
TOTAL CDBG REQUESTS	\$ 1,455,000	
HOME Organization	1-15-10 Subcommittee Recommendation	Activity
City of Cedar Falls	\$ 75,000	Annual Allocation - HOME Consortium
Tax Credit Projects	\$ 216,547	HOME Funds for approved Tax Credit Projects
Iowa Heartland Habitat for Humanity (CHDO Request)	\$ 102,000	Affordable Homes - New Construction and Rehabilitation Activities
Operation Threshold - PR #1	\$ 20,000	Tenant Based Rental Assistance Program
Single Family Rehabilitation	\$ 26,453	Single Family Owner-Occupied Rehabilitation
Waterloo Housing Partnership	\$ 175,000	Down Payment Assistance - First Time Home Buyers in the CURA Area
Administration (10% of allocation)	\$ 68,000	HOME Administration
TOTAL HOME REQUESTS	\$ 683,000	

