

Community Development Block Grant Citizens' Advisory
and Housing Opportunity Committee Meeting
March 4, 2020
Minutes

Members present: Pat Contreras, Linda Mendez, Kathy Guinn, Kelle Jo Lowe and Grace Munoz-Rios

Members absent: Doug Heusdens and Rebecca Vigil

Staff Present: Jenni Byers, Jason Ridenour, Lori Yarbrough and Donnie Moore.

General Public: David Jessen, Lupe Diaz and Dirk Holkeboer.

The meeting was opened by Jenni Byers at 5:32 pm.

Item No. 1 – WELCOMING REMARKS AND INTRODUCTION

Jenni Byers welcomed everyone to the meeting. Each Committee member introduced themselves for the record. Staff also introduced themselves. Members of the public gave their names and affiliations.

Item No. 2 – ORAL COMMUNICATIONS

Lupe Diaz and Dirk Holkeboer from Habitat for Humanity thank the City for their partnership and support. They completed their fourth house in Porterville at 87 S 'G' Street. The City donated and cleared land for Habitat.

Oral Communications was closed by Jenni Byers at 5:37 pm.

Item No. 3 – MINUTES FROM FEBRUARY 26, 2019 MEETING

Grace Munoz-Rios wanted to amend the minutes to clarify that the South American man her company was helping didn't check his PO Box regularly because he did not feel it was in a safe location. Jenni suggested striking the comment, but Grace just wanted there to be clarification.

Grace Munoz-Rios also wanted to amend the minutes of the previous meeting to state that Brenda Ceballos was not affiliated with South County Collaborative, but instead was the Director of Porterville Area Coordinating Council (PACC).

COMMITTEE ACTION

MOVED by Pat Contreras and SECONDED by Grace Munoz-Rios to accept the minutes of February 26, 2019 as submitted.

AYES: 5
NOES: 0
ABSENT: 2
No discussion.

Item No. 4 – PUBLIC HEARING TO CONSIDER THE FIVE YEAR CONSOLIDATED PLAN AND 2020/2021 ACTION PLAN

Staff explained that the funding from HUD had not been announced prior to putting together the staff report booklets for the Committee, but that Staff did get the exact total budget and it will be included in the slide presentation and what the current use of funds are. Before beginning the presentation, Staff wanted to clarify that the possibility of acquisition didn't make it into this report, but as they were still reviewing the consolidated plan, there were 5 or 6 areas where it could be added if the Committee felt if there was a project they wanted to pursue they could vote on it during the meeting. Staff proceeded with the slideshow presentation to the Committee members during all of the discussions.

Staff explained that it would be another year before they learned of any tax default properties, so if the Committee wanted to vote on it, Staff could keep a close eye on any properties that may come up.

Staff gave an overview that the Section 108 loan repayment only has a couple more years on it. The First Time Home Buyer (FTHB) program has 39 people in attendance the year before, the program has completed 1 rehab and installed 1 ramp. The Youth Center has a daily average attendance of 27 people. The Shelter + Care Program includes 4 households in Porterville. Staff has allocated 15% of total goes towards public service. The Parks Improvement Project has focused on Zalud Park and with the monies allocated they were able to purchase a zip line, new bike racks, picnic shelters and a cement ping pong table.

Staff announced that the 5 year budget that HUD has allocated to the City will be \$831,420.00.

Staff explained that the Section 108 Debt Repayment for the Heritage Center will be paid off within this 5 year plan. The school district has engaged in wanting to expand facilities and acquire a youth center. It could be that the payments will be escalated and paid off this year and then working with HUD, it may be possible to have additional funds in fiscal year 2024. Committee member Pat Contreras asked if the school district has confirmed the purchase of the youth center or if they were still in negotiations. Staff responded that no agreements have been made because HUD will need to outline the details of the process and give clearance.

Staff expressed they were excited to help with the Rehab Program to get ramps installed, but unfortunately they hadn't seen a lot of success with it locally. So Habitat for Humanity could be a sub recipient that would market the Rehab Program and assist homeowners with the Ramp Program. It wouldn't be something for this Committee to vote on, but if the Committee wanted to keep rehab dollars in that program, Staff and Council could vote to see if Habitat could be sub

recipients. Grace Munoz- Rios asked that if the Committee was to turn a project over to Habitat we would have a lot them a certain dollar amount. Staff clarified that it is an umbrella program and that they would have \$10,000 per ramp for a grant project budgeting for 4 ramps next year. Habitat, as a sub recipient of CDBG, would have a Reimbursement Agreement drawn up to install these ramps locally. Staff explained that if the Committee continued to recommend having an Owner Occupied Housing Rehab program then that would be one of the sub programs. Staff is not looking for authority, but just informing the Committee for now on the conversations. Kelly Jo Lowe asked if people come to the City to inquire about ramps often. Staff replied that they do get a lot of requests by walk ins or with partners and agencies. Dirk Holkeboer, spoke that he was excited for the opportunity to work with the City and that Habitat does build and install several ramps. They had one to build in their project queue in Porterville, but that they were not able to get City monies for it because it was on a mobile home. He asked Staff if that was a guideline imposed by the City or imposed onto the City. Staff explained that HUD has particular guidelines that the ramp has to be affixed to a permanent structure and the mobile home would not qualify. Often times mobile home occupants are renters and do not own the structure. And HUD will not grant to business owners, which would also not comply.

Kathy Guinn questioned why they couldn't budget more money to fully fund the youth center. Staff explained that the money is under Public Service and that they can only spend 15% of funds. Staff said that there is typically always a big discussion regarding applying the money towards the youth center vs. giving it to support homeless funding. Kelly Jo Lowe asked who gets the funding for the Homeless and Staff explained that it is given to the Continuum of Care (COC) and they will determine how much each city gets based on the number of how many homeless are in the community. The City is working closely with the COC for grant funds for the Navigation Center. There was discussion on this topic.

Staff continued the slide show presentation with Recommendations of the Action Plan and went line by line to explain how the \$831,420.00 budget would be broken up throughout each of the line items.

After wrapping up the Action Plan budget, Staff asked the Committee if they wanted to go through their notes on the Consolidated Plan topics.

Grace Munoz-Rios noted some points regarding the elderly having a hard time making their rent and utility payments (pg 33), that one of the elderly spouses dies, they lose half their income and the partner sometimes will become homeless (pg. 49). Section 8 housing the lists are often times years long and hard to get into (pg. 58), that the town needs more ADA housing (pg. 79) and lastly that Veterans' affairs need more housing options available (pg. 78). Staff responded that they were actively working with affordable housing developers within the City to create much needed affordable housing options that would be permanent supportive housing with no time restraints on the tenant.

COMMITTEE ACTION

MOVED by Pat Contreras and SECONDED by Kelle Jo Lowe to amend the Consolidated Plan to include the inclusion of acquisition of properties as available and to accept other recommendations as provided.

AYES: 5
NOES: 0
ABSENT: 2

Oral Communications: None

Item No. 6 – ADJOURN

Meeting adjourned at 6:34 pm.