

MINUTES

**CITY OF GLENDALE
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
GLENDALE CITY HALL – ROOM B-3
5850 W. GLENDALE AVENUE**

**Thursday, April 17, 2014
6:30 p.m.**

MEMBERS PRESENT: Cherie Hudson, Chair
Matthew Versluis
Chuck Jared
Marcellous Sanders
Cathy Cheshier
Pattie Johnston
John Torres
Ronald Jauregui
Shirley Wong

MEMBERS ABSENT: Sue Pederson

STAFF PRESENT: Gilbert Lopez, Revitalization Administrator
Sam McAllen, Exec. Dir., Neighborhood & Human Services
Elaine Adamczyk, Community Housing Administrator
Jana Kelly, Community Housing Supervisor

I. Call to Order

Chair Hudson called the meeting to order at 6:30 p.m.

II. Roll Call

Chair Hudson conducted roll call.

III. Minutes

Committee-member Torres motioned to approve the March 20, 2014 meeting minutes as written. Committee-member Jared made the second. The motion passed 9 – 0.

IV. Business from the Floor

None.

V. Community Development Block Grant (CDBG) Fiscal Year (FY) 2014-15 Annual Action Plan Process and Public Hearing.

Mr. Lopez stated that based on the latest information and direction from Housing and Urban Development (HUD), staff has initiated the mandatory 30-day public comment period. Mr. Lopez announced the following federal funding to be received:

- CDBG: \$2,080,497
- HOME: \$ 512,309
- Emergency Solutions: \$ 169,835

Mr. Lopez stated that there was not much change in the figures compared to last year.

Chair Hudson opened the public hearing for the opportunity to comment on the proposed FY 2014-15 Annual Action Plan.

No comments were made.

Chair Hudson closed the public hearing.

Committee-member Torres asked if there was any tweaking to the grant recommendations. Mr. Lopez stated that due to a slight decrease in the anticipated federal funds, there were some pro-rated adjustments.

VI. Amendment to the Glendale Community Housing Division (CHD) 2014 Public Housing Agency Plan (PHA) and Request that the City Hold a Public Hearing

Ms. Adamczyk reviewed the changes to the 2014 Community Housing Division (CHD) 2014 PHA Plan and to the 2013 Violence Against Women Act.

Ms. Adamczyk stated that on February 20, 2014, CDAC held a public hearing and recommended approval and to submit the Glendale Housing 2014 PHA Plan and the Capital Fund Action Plan to City Council. At the March 25, 2014 City Council meeting, approval was received to submit the 2014 PHA Plan to HUD. HUD has since announced changes required to the 2014 PHA Plan for public housing flat rents and a change to the family definition for the Violence Against Women Act which was revised in 2013.

Ms. Adamczyk explained that federal regulations require a 45-day public comment period as well as a public hearing.

Ms. Adamczyk stated that public housing tenants have a choice to have their monthly rent calculated as a percent of household income or to pay a flat rent. Ms. Adamczyk noted that only one family in Glendale public housing is paying on a flat rent basis. Ms. Adamczyk stated that in the past, Glendale adjusted its public housing flat rent rates every five years based on a market analysis.

Ms. Adamczyk announced that on January 17, 2014, President Obama signed the HUD Appropriations Act. This Act includes a requirement for housing authorities to establish public housing flat rents at no less than 80% of the Fair Market Rent (FMR), as issued by HUD. Ms. Adamczyk commented that HUD will prepare a FMR analysis on an annual basis to be published in October. Ms. Adamczyk stated that the City of Glendale will no longer have to contract out a Flat Rent market analysis every five years.

The Committee-members reviewed the current FMR as provided by HUD for the City of Glendale as compared to the rents charged by the City. Currently, the City's flat rents run from 50% to 62% of the HUD published FMR. The City will need to increase the flat rents to reflect an 80% rate. Ms. Adamczyk noted that the Appropriations Acts also dictates that the annual increase cannot exceed 35% of the existing flat rent amount. Therefore, one and two bedroom rents can be increased to 80% of FMR in year one, effective June 1, 2014. However, three and four bedroom units will increase by 35% in year one and will be at 80% of FMR in year two.

Committee-member Cheshier inquired if the HUD FMR schedule was based on geography. Ms. Adamczyk replied in the positive. Ms. Adamczyk gave a brief description of HUD's FMR calculation methodology.

Ms. Adamczyk explained that the change in the 2013 Violence Against Women Act expands protections relating to prohibition of terminating assistance because of criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking by replacing the term "immediate family member" with "affiliated individual."

Committee-member Cheshier inquired as to the definition of "affiliated individual." Ms. Adamczyk read that this includes a spouse, parent, brother, sister, child, those in loco parentis and roommates.

Committee-member Torres motioned to recommend that the City Council hold a public hearing on June 10, 2014 in regards to the changes to Public Housing Flat Rents and to the Violence Against Women Act (VAWA). Committee-member Jared made the second. The motion passed 9 – 0.

Committee-member Cheshier motioned to recommend the change in the 2013 Violence Against Women Act as follows: by expanding protections relating to prohibition of terminating assistance because of criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking by replacing the term "immediate family member" with "affiliated individual." Committee-member Torres made the second. The motion passed 9 – 0.

VII. Committee Comments and Suggestions

Committee-member Jared wished all present a Happy Easter.

IX. Adjournment

Committee-member Jared motioned to adjourn at 6:50 p.m. Committee-member Torres made the second. The motion passed 9 – 0.

Respectfully submitted,

Recording Secretary
Denise Kazmierczak