

**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE MINUTES  
CITY OF GLENDALE  
PUBLIC MEETING  
Sine Building  
6829 N. 58<sup>th</sup> Drive  
Conference Room – Sine A  
Glendale, AZ 85301**

**Monday, March 29, 2010  
6:30 p.m.**

MEMBERS PRESENT: Chris Flippen, Chair  
Susan Jernigan, Vice-Chair  
Yolanda Hernandez  
Glenn O'Bannon  
Karen Mankoski  
Mary Jean Eggleston  
Sharon Wixon  
Pattie Johnston

MEMBERS ABSENT: Rebecca Ontiveros  
Madelin Page

STAFF PRESENT: Erik Strunk, Community Partnerships Director  
Beth Coughenour, Senior Secretary

I. Call to Order

Chair Flippen called the meeting to order at 6:35 p.m.

II. Business From the Floor/Public Comment

None.

III. Approval of Meeting Minutes

**Committee member Johnston motioned to approve the minutes from the February 4, 2010 meeting as written. Committee member Mankoski made the second. The motion carried 8 – 0.**

(Beth Coughenour left the meeting at approximately 6:45 p.m.)

IV. Analysis of Impediments Report Presentation by Christopher Plummer of ASK Development Solutions and a Public Hearing to Solicit Public Input and Comments

Mr. Strunk introduced Mr. Christopher Plummer, a consultant with ASK Development Solutions, who is working on the Analysis of Impediments Report, which is required by the Federal Fair Housing Act and is a beneficial report for the city to prepare. Mr. Strunk explained that the Analysis of Impediments Report is an analysis of impediments or barriers to fair housing choices and action plan to reduce these impediments. Mr. Strunk stated that in the report, local laws, administrative rules and regulations, state laws and county laws are reviewed as either preventing or enhancing fair housing. The report also looks at housing affordability in all sizes and ranges. Mr. Strunk stated that a meeting was held earlier in the day to garner opinions and suggestions from non-profits, businesses and realtors on fair housing in the City of Glendale.

Mr. Plummer noted that he has been in the Housing and Community Development area for thirty years and was excited to garner information and feedback from the Committee on fair housing issues in Glendale. Mr. Plummer praised the City of Glendale's process for citizen input, noting that it was one of the best he has seen.

Mr. Plummer stated that there are four basic components to the Analysis of Impediments Report:

1. Looking at quantitative and qualitative data sources (for example, demographics, patterns of homeownership and rental housing and patterns of discrimination)
2. Surveying the views of citizens (for example, the meeting this morning with non-profits, businesses and realtors and the open public forum with the CDAC Committee this evening)
3. Identifying impediments (In 2003, impediments were identified. Do these impediments still exist and are there new impediments?)
4. Review and update the past action plan to address impediments (What worked well and where can improvements be made?)

Mr. Plummer explained that he would like to ask the Committee member questions relating to fair housing and would facilitate discussion and input.

Upon Mr. Plummer's request, the Committee members gave a brief description of their positions held outside of the Committee. Mr. Plummer also asked the Committee members for a general definition of fair housing. Responses included the following:

- Making sure that there is no unfair discriminations when purchasing a home
- Having housing that is affordable, safe and clean
- No discrimination based on race, gender and family status (i.e. single parent homes)
- People should be able to live where they work

- No housing opportunities denied
- Equal opportunity
- Fairness should also be applied to existing neighbors
- Maintain rights of existing owners
- No discrimination against non-English speakers
- No undue barriers
- Regardless of walk in life, decent housing is critical
- Respect of individuals

Mr. Plummer asked about the different types of discrimination and if there are some types that are not easily recognized. Responses included:

- Racial discrimination can be more obvious.
- Sexual discrimination can be more subtle.
- Unintended actions can result in discrimination.
- Under-reporting of discrimination can happen if victims are not aware of, if the discrimination is unintended.

Mr. Plummer asked for input on any fair housing impediments in the City of Glendale. Responses included:

- More transportation choices needed besides automobiles.
- Communities need to draw industry into the city in order to provide work close to where citizens live.
- Many citizens live far away from their jobs just to be able to afford housing.

Mr. Plummer asked for feedback on the availability of housing in Glendale. Responses included:

- More families are moving in together.
- The CDAC Committee has approved funding for Habitat for Humanity infill projects, the Newtown Land Trust and the Glendale Lofts project. These are all affordable housing projects. The City of Glendale is working hard to provide affordable housing for its citizens.

Mr. Plummer asked for input on the land trust concept and if it was easily accepted initially. Responses included:

- There was initial hesitation due to the fact that this concept had not been brought to the Committee before.
- There was hesitation due to the notion of the homeowner, not the owner of the land, and understanding the legal ramifications of a land trust.
- Eventually, the benefits outweighed the concerns as the land trust homeowners are still investing in their homes.

- The land trust provides new opportunities for trying to breaking into homeownership.
- The monitoring and educational aspect is a positive aspect as well.

Mr. Plummer asked for opinions on the foreclosure market and the effects of foreclosures on the city. Responses included:

- Foreclosures have devastating effects on families and neighborhoods.
- Difficulty in defining fairness for who is to be bailed out and who is to keep paying their mortgage.
- A new wave of investors may negatively impact neighborhoods.
- The city has had to use increasing funds to combat blight due to foreclosure.

Mr. Strunk commented that the CDAC Committee has recommended funds from the Neighborhood Stabilization Program which are used to reverse certain effects of the foreclosure crisis. Furthermore, the city assistance programs offered have an educational component which lowers the default rate on subsidized mortgages.

Mr. Plummer asked if there was high awareness of outreach programs in Glendale. Responses included:

- People who are already in the system know of outreach programs and who to contact.
- Those not in the system may not know of available assistance programs.
- There are waiting lists for assistance, so people must know of the available programs.
- More outreach to non-traditional requestors of assistance is needed.
- People may have perceptions that they will not qualify for assistance and so do not seek help.
- The 2010 Census may show areas of new low-income pockets in the city which can provide direction on where more outreach is needed.
- Non-traditional requestors may fall through the cracks.

Mr. Plummer wondered if there were any challenges in spending city funds on fair housing. Responses included:

- There are never enough funds available.
- Staff and the CDAC Committee strive to make the most out of the limited funds available.
- Glendale staff works hard to keep the funding process smooth and staff moves quickly to utilize funding.
- Staff does a great job of researching the grant requests and projects put to the city for funding. The Committee has great respect and trust in staff.

- Staff has its finger on the pulse of the city and is extremely concerned with citizen welfare.

Mr. Plummer distributed a brief summary for the Committee members to complete. Mr. Plummer was impressed with the Committee members' commitment and dedication to the city and thanked the Committee members for their participation in the meeting.

Chair Flippen opened the floor for public comment. No comments were made.

## V. Director's Report

Mr. Strunk updated the Committee on key activities of the Community Partnerships Department and other city programs of note. Highlights include:

- For Fiscal Years 2009-2010 and 2010-2011, staff recommends that any program income to be reallocated to the City's Housing Rehabilitation Program. The Committee will be advised as situations arise.
- NSP Program Update: In total, \$6.4 million in federal funds were received and \$2.6 million of this was allocated to new senior-only housing projects. \$1.6 million was obligated to purchase a parcel of land at Montebello and 67<sup>th</sup> for the National Farm Workers Service Center. \$1.4 million will be used for a project at 67<sup>th</sup> Avenue just south of Laurie Lane. Also, agreements have been entered into with Chicanos por La Causa (\$1.2 million) and Habitat for Humanity (\$600,000) for the acquisition and rehabilitation of foreclosed and abandoned homes.
- CDBG-R: The \$240,000 Floralcroft Neighborhood Improvement project is near completion. Valleylife projects are almost complete with \$50,000 for upgrades in various facilities. The repair and upgrade projects (\$135,000) at Lamar Homes are nearly completed.
- HPRP: Contracts with Community Action Program (\$408,863), St. Vincent DePaul (\$294,733) and Homeward Bound (\$165,000) are currently underway.
- The Annual CDAC Tour:
  - Recommended date is Saturday, May 1<sup>st</sup> from 9 a.m. to 11 a.m.
  - Visits to include the YMCA food preparation and Senior Center, New Leaf and domestic shelter, St. Vincent DePaul (homeless prevention services) and the Palmaire Courts (use of green technology)
  - Staff will coordinate via email regarding the Committee members' date availability as the tour date can be changed as necessary.
- East Catlin Court Project: CDBG funds in the amount of \$140,000 will be used to begin streetscape improvements. The project is slated to begin the week of April 5, 2010.
- The Annual Action Plan and the New 5-Year Consolidated Plan are slated for public hearing, Council discussion and approval at the April 27, 2010 City Council meeting.

- Fiscal Year 2010-2011 city budget discussions by Mayor and Council are currently underway. A budget meeting is scheduled for tomorrow.
- The 2010 Census is underway. A very large and successful event was held at Clavelito Park which was census-oriented. The event was fun while at the same time providing awareness about the census in this hard-to-count area. An article in the Glendale Star regarding Census 2010 was distributed to Committee members.

Mr. Strunk presented Committee member Jernigan with a plaque from Mayor Scruggs commemorating Committee member Jernigan's 2006-2010 service on the Community Development Advisory Committee. Mr. Strunk thanked Committee member Jernigan for her time, participation and dedication to the Committee.

Chair Flippen commented that Committee member Jernigan was a great asset, very knowledgeable and a stabilizing influence of the Committee. All Committee members agreed and wished Committee member Jernigan well in future endeavors.

#### VI. Adjournment

**The meeting was adjourned by at 7:55 p.m.**

Respectfully submitted,

Recording Secretary  
Denise Kazmierczak

Approved at April 22, 2010 CDAC Meeting  
Respectfully submitted,

Beth Coughenour CPS/CAP  
Senior Secretary  
Community Revitalization