

CDBG Design Phase Hearing Minutes
October 13, 2017 4:00 p.m.
Fort Bragg Town Hall
Page 1

Attendees/Organizations Represented (see attached sign-in sheet):

George Reinhardt, Community Member/Housing Action Team member
Elizabeth Swenson, Community Member/Housing Action Team member
Kristy Tanguay, Parents and Friends
Lesli Langslet, CMAR
Dr. Kianna Zielesch, Local Practitioner
Geri Morisky, Community Member
Jary Stavely, Community Member
Linda Stern, Community Member
Irene Malone, Community Member
Jacob Patterson, Community Member
Steve Heckerth, Community Member
Susan Kelley, HELP/Community Member
Rick Moon, Parents and Friends
Cynthia Doll, Community Member
Jennifer Owen, Special Projects Manager, City of Fort Bragg
Natalie Gregory, Special Projects Assistant, City of Fort Bragg

Discussion:

1. **Introductions:** each participant provided introductions and general areas of interest.
2. **Handouts:** Jennifer Owen provided review of agenda items and handouts (see attached agenda with list of handouts).
3. **Brief explanation of CDBG program:** Jennifer Owen provided information about the CDBG program including the following:
 - Attendees were directed to the “CDBG Fact Sheet” to understand the populations that the CDBG program is designed to primarily serve.
 - CDBG objectives, regulations, priorities, program requirements, eligible activities, and geographic limitations (beneficiaries within city limits) were reviewed.
 - Clarification that CDBG funds cannot be used to construct new housing but can be used to acquire and/or rehabilitate existing housing was provided.
 - Examples of “eligible” project vs. competitive activities were provided, and typical application rating and ranking factors and weightings were explained.
4. **Explanation of available funding and timelines**
 - a. 2017 NOFA: Expected Super NOFA 2017 opportunities and timelines were discussed. Fort Bragg’s ability to apply for “shovel ready” projects under the 2017 50% Expenditure Waiver was explained. The 2017 applications are due December 1, 2017.
 - b. The CDBG program is undergoing a redesign process The 2018 NOFA is expected to be similar to the 2016 NOFA vs. the 2017 NOFA and is expected to be issued in June 2018.
5. **Suggestions about possible uses of funds:** Attendees were asked to present their areas of need, and Jennifer Owen provided analysis and response as noted below.
 - a. Community members from the Healthy Mendocino Housing Action Team described local housing needs for all levels of housing (market-rate, senior, affordable, homeless) and shared interest in forming a Community Land Trust to develop permanent affordable housing.

- *Response:* CDBG funds could possibly be used for a feasibility study for a Land Trust if all or most beneficiaries are low or moderate income. It doesn't appear that CDBG funds could be used to contribute to a Trust Fund to purchase land or property. CDBG could provide direct assistance to a home-buyer through an Owner-Occupied Rehabilitation or Homebuyer Assistance Program.

- b. HELP (Home Energy Link Program) representative Susan Kelley inquired about use of CDBG funds for a heat pump replacement program for low income residents. The goal would be to replace inefficient propane and plug-in heaters that cost more to operate than and also disqualify residents from accessing some of the free weatherization and appliance replacement programs that are funded by PG&E. The program would offer low or no interest long-term financing for heat pump replacements.

A follow up question was asked by another community member regarding whether solar systems could be installed with CDBG funding.

Response: A heat pump replacement program or a solar system installation would result in a "direct benefit" to a resident. This type of benefit could not be provided as part of a Public Service Program. It could be provided under an Owner-Occupied Rehabilitation Program, but heat pump replacement or solar installations could not be offered as a stand-alone rehabilitation program. CDBG Owner-Occupied Rehabilitation Program Guidelines require that health and safety deficiencies must be correct first, and then energy efficiency items may be addressed.

- c. Parents and Friends: The Residential Care Facility for the Elderly project at 350 North Cypress Street was described. Parents and Friends, Inc. is interested in presenting this project as a potential "shovel ready" project for a 2017 NOFA application. This project would primarily provide housing for low-income seniors some of which most also have developmental disabilities.
- d. Jennifer Owen described a City infrastructure project that is also under consideration for the 2017 "shovel ready" application activity. This is the Sewer Pump Station Reconstruction Project to rehabilitate two to three sewer lift stations.

6. Other general CDBG program questions were addressed as proposals were discussed.
7. The meeting was adjourned at approximately 5:10 p.m.

ATTEST:



Jennifer Owen
Special Projects Manager