

MINUTES
FREMONT CITIZENS ADVISORY COMMITTEE
REGULAR MEETING
WEDNESDAY, MARCH 4, 2015
TRAINING ROOM
3300 CAPITOL AVE., BUILDING B
6:00 P.M.

1. SECRETARY CALL FOR QUORUM

2. CALL TO ORDER

3. ROLL CALL

Greg Kautz, Chair, called the meeting to order at 6:10 p.m. The meeting started with a salute to the flag and the pledge of allegiance.

Present: Greg Kautz, Kim Coenen, Randy Fewel, Tom Litto, Greg Roth

Absent: Mary Miller, Bob Creveling

Staff: Lucia Hughes, Leticia Leyva, Shanti Jeyakumar

4. APPROVAL OF MINUTES OF MEETING

A motion was made by Committee Member Roth and seconded by Committee Member Fewel to accept the minutes of February 25, 2015. The motion was approved and so ordered.

5. OLD BUSINESS

5.1 FY 2015-16 CDBG Proposal – Pickering Place Rehabilitation

Background:

Pickering Associates, under MidPen Housing, had submitted a proposal for \$530,000, to renovate Pickering Place, an affordable housing complex consisting of 43 units.

Committee Members and Staff had a tour of the complex on February 25, 2015. Members and Staff requested information on the regulations governing the rent and income of the residents. Eleven households in the complex were above 50% of area median income, but were renting at affordable rates. When Staff Member Hughes requested an explanation, Mr. Jeffrey Summerville, Portfolio Manager of MidPen Housing explained that Pickering Place has an existing Regulatory Agreement with the California Tax Credit Allocation Committee (CTCAC). Residents are required to meet tax credit income requirements at move-in and can increase their income during their tenancy. Further, CTCAC does not even consider households over income until they go over 140% of the federal income limit for their unit layer designation. Even if a household is over the 140% rule, they can only be evicted for just cause which does not include having their income increase.

Based on staff's consultation with Housing staff, the City has control over 49% of the units. Staff will continue to research on the rationale of the CTCAC's requirements and update the Committee as the information is available.

5.2 Update on Allied Housing's Laguna Commons Affordable Housing Project

Staff Member Hughes had reported at the meeting on February 25th, that Allied Housing's Laguna Commons affordable housing project will likely relinquish its entire allocation of \$269,375. Allied Housing has since requested the City to hold off on re-allocating these funds.

6. NEW BUSINESS (Items on which the Committee has not yet had an agendized discussion or taken action).

6.1 FY 2015-16 CDBG Capital Projects Funding Recommendations

On January 22, 2015, staff received 8 proposals for 2015-16 funding, totaling \$979,545 in CDBG funding request. The proposal from Bay Area Support Services for Depressed Women has been disqualified by CAC and staff due to the applicant's inability to adhere to the proposal process requirements.

Staff and CAC scored each proposal; Staff Member Hughes prepared a tabulation showing cumulative scores, ranked by the final average score for each agency. CAC were asked to develop funding recommendations for the remaining seven (7) proposals, totaling \$929,545. Approximately \$600,000 is available for funding allocation.

CAC provided the following funding recommendations with notes (a), (b) (c) and (d) below:

Citizens Advisory Committee- Possible CDBG Funding Scenarios FY 15/16		
\$ 600,000	Amount Requested	CAC Recommendation
Capital Funding Requested	FY 2015-16	FY 2015-16
Abode Service Sunrise Village	\$102,908	\$ 102,908
Kidango, Inc.	\$15,000	\$ 15,000
Pickering Associate - Pickering Place Renovation	\$530,000	\$ 150,000
Save Alternatives to Violent Environments	\$150,000	\$ 55,700
YMCA Energy Conservation	\$18,427	\$ 18,427
YMCA Parking Lot Renovation	\$83,670	\$ 83,670
YMCA Bathroom Remodel	\$29,540	\$ 29,540
	\$ 929,545	\$ 455,245
Capital Funds Available:		\$ 144,755

6.1.a. *Abode Services Sunrise Village:*

CAC recommended funding the following scope of work: evaporative cooling system and security surveillance system.

6.1.b. *Pickering Place Renovation:*

CAC recommended funding the following scope of work: Deck & railing, hot water heaters, and exterior lighting. This is contingent upon Pickering Place providing two bids per scope of work from contractors other than the internal, MidPen staff.

6.1.c. *Safe Alternatives to Violent Environments (SAVE):*

CAC recommended funding the following scope of work: Playground, electrical, security cameras, combination locks and air conditioner. CAC requested SAVE to investigate the existing flooring conditions and determine a better plan for relocation of the residents, if needed. The budget of \$42,000 for relocation purposes, provided in the proposal, which constitutes 28% of the total budget was deemed to be very high by the CAC.

6.1.d. *YMCA*

As this is the first time YMCA was going to be considered for funding, CAC recommended funding the Parking Lot project only this year, with a stipulation that the project be completed within one fiscal year. Agency must also demonstrate the ability to meet all CDBG requirements for the duration of this project. Based on the successful completion of this project, CAC will consider funding the other two projects next fiscal year.

7. ADJOURNMENT

There being no further business the CAC meeting was adjourned at 7:30 p.m