

ADMINISTRATION AND HUMAN SERVICES

STANDING COMMITTEE MINUTES

Monday, October 24, 2016

The meeting of the Administration and Human Services Standing Committee was held on Monday, October 24, 2016, at 6:18 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Markley, Chairman; Commissioners Philbrook, Johnson, Bynum. Commissioner Kane was absent. The following officials were also in attendance: Gordon Criswell, Joe Connor and Melissa Mundt, Assistant County Administrators; Wilba Miller, Director of Community Development; and Doug Bailey, Sergeant-At-Arms. Also present was Marlene Nagel, Director of Community Development at Mid-America Regional Council.

Chairman Markley called the meeting to order. Roll call was taken and all members were present as shown above.

Approval of standing committee minutes for August 22, 2016. **On motion of Commissioner Johnson, seconded by Commissioner Bynum, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 16826... DISCUSSION: REVISIONS TO ASSESSMENT OF FAIR HOUSING (AFH)

Synopsis: Discuss revisions to the draft (8/18/2016) Assessment of Fair Housing (AFH) for submission to the Department of Housing and Urban Development (HUD), submitted by Wilba Miller, Community Development Director.

Chairman Markley said you may recall we had a presentation on this previously as well and at the full commission.

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Wilba Miller, Community Development Director, said first I would like to introduce Marlene Nagel, she is the Director of Community Development at Mid America Regional Council. It is Marlene and her staff that have been working on this frantically since we've gotten started because it is huge to have all five cities trying to decide that we are all going to agree to disagree or agree. What we have given you in the RFA was the most recent executive summary as well as the most recent information on the community participation process. In addition, we gave you our regional goals that all five communities came up with and then local goals. Since you have received the RFA we have revised our local goals to meet the HUD criteria and those were just passed out to you. What I thought I would do is just walk through those with bullet points for you all and Melissa is going to chime when she thinks that it affects something that is going on with you, right and Marlene is here to answer any questions that you have.

AFH

- **GOAL 1 – CDBG minor home repair program**
 - Increase CDBG budget funding during 2017 budget process
 - Consider use of additional funding from other resources during 2017 budget process

Our first goal and remember also, I'm sorry, that this is a five-year plan. This is not just for one year and when we go to budget our CDBG dollars every year in the future we need to be thinking about our fair housing goals. The first goal is the CDBG Minor Home Repair Program. The strategy is to increase the CDBG budget during 2017 budget process and consider use of additional funding from other resources during the budget process. One of the things about this particular goal is that it is an ongoing thing. The Commission did for 2017 add some additional funding from the General Fund that won't be handled through this department, but through the Livable Neighborhoods Housing Coalition group. **Melissa Mundt, Assistant County Administer**, said this is one of the areas where I was wanting to jump in. When we look at our

SOAR initiatives and the work that we're trying to do in the area, I know there has been some conversation about how do we get our CDBG dollars to work for us better. Certainly one of the items that's noted here is how we get more CDBG funding. I think we understand that we pay for a lot of salaries or all of our salaries for the CDBG budget out of CDBG and HOMES. So, just knowing that's something they are looking for or something for us to be looking at is a possibility or an opportunity over the next five years on how we realign some of that to actually have it be helping our residents in that way.

AFH

- GOAL 2 – Property maintenance code violations
 - Prepare report to UG Commission on funds needed to address code violations
 - Consider use of CDBG funds during 2017 budget process
 - Consider use of funding from other resources during 2017 budget process

Ms. Miller said Goal 2, Commission has talked about this one before, property maintenance code violations; prepare, report to the UG Commission on fund needed to address code violations. These are code violations that we don't already assist with. As you know, we don't do structural things for porch's and that type of thing. Consider use of CDBG funds during 2017 budget process to assist in that and consider use of a funding from other resources during our 2017 budget process.

AFH

- GOAL 3 – LISC Pre-Development Fund for use in KCK R/ECAPs
 - Work with LISC and CDC's to create fund in 2017
 - If successful, develop investment policies regarding use in KCK R/ECAPs for use in 2018

Goal 3 is work with LISC for a predevelopment fund for use in KCK recaps, those recaps means rationality and ethically. **Chairman Markley** said concentrated area. **Ms. Miller** said concentrated areas of poverty, thank you. We want to work with LISC and CDC's to create a fund in 2017 and if successful, develop investment policies regarding use of those funds in KCK recaps for use in 2018. I believe if you saw the draft, the map of the recaps in KCK are predominately east of 635. **Ms. Mundt** said this is another one to jump in on again. With our SOAR project one of the things we have been talking about is kind of the appraisal gap issue. The ability if a house has very little value to be able to get Home Equity Line of Credit to do some of the repairs that are needed. That's where this can start to step in and Wilba and her staff working with us and others in the region on this goal to create that fund to help folks who sit in that area not only make their home more habitable, but also help increase neighborhood values is really critical.

Commissioner Johnson said the language in this one talks about the goal, suggests that we are expanding our resources of LISC fund, are we expanding or are we creating? **Ms. Miller** said well for KCK we would be creating. For LISC and their Predevelopment Fund they would be expanding to include us. **Commissioner Johnson** said to include us. **Ms. Miller** said yes, as a part of their Predevelopment.

AFH

- GOAL 4 – Evaluate building codes for ADA compliance and encourage universal design.
(Undertake in 2nd quarter of 2018)
 - Consider changes to building codes to exceed federal ADA requirements for new housing construction
 - Consider changes to building codes to encourage universal design for new housing construction

Goal 4 is to evaluate building code for ADA compliance and encourage universal design, undertake in the second quarter of 2018. We just wanted you to know that these are going to be spread out.

Consider changes to building codes to exceed federal ADA requirements for new housing construction and consider changes to building codes to encourage universal design for new housing construction. Some of these goals do not necessarily have to be approved. Goals are like consider, evaluate, that kind of thing. We may get into this and decide this not what we want to do or we may want to do something different. So, these are just goals. Just like our Performance Goals are when we come to Commission and say we want to do this and this is what we think we can do.

Commissioner Philbrook said my question goes along, well okay so these are just goals that you say you are putting forward. You're saying that the goals can come and go at will. **Ms. Miller** said no, the goal is to actually evaluate the building code. So we will get together Neighborhood Resource Center, Planning and Zoning and all the departments that are involved in housing development. The other partners I have, probably Wyandotte Economic Development Corporation and evaluate our bid. **Chairman Markley** said so what Wilba is saying is that she will actually meet the goal if all we do is evaluate the building code. **Ms. Miller** said right. **Chairman Markley** said but we never adopted it. **Ms. Miller** said right. **Chairman Markley** said because she can't control what we do. **Ms. Miller** said we don't want

to presume the Commission is going to change anything until you see what we've evaluated. **Chairman Markley** said all she has to do is evaluate in order to figure out the goals. **Ms. Mundt** said the other thing out of this actually allows our staff to have a conversation around universal design concepts which are considered a best practice. The question is percentages of how much of that we would require, what are some of the national standards, what does that look like for our community. So really we couldn't say yes we are going to take this on because we don't even know what that would look like for our community and we need to have those conversations and bring that information back to you guys to let you give us feedback on and sort of move through it. That's one of those ones we didn't put out there right away, but definitely is something that we need to be looking at as a community.

AFH

- **GOAL 5 – Promote ongoing services, including career exploration, mentoring, etc. for middle and high school students**
 - Promote/support ongoing KCK USD 500 Diploma Plus Program
 - Promote/support other programs to assist low income and minority students gain access to college (2017)

Ms. Miller said Goal 5, promote ongoing services including career exploration, mentoring, etcetera for middle and high school students. Promote support ongoing KCK USD 500 Diploma Plus Program. Promote support other programs to assist low income and minority students gain access to college in 2017.

AFH

- GOAL 6 – Review economic development strategies that target development, retention and expansion of industries that provide good jobs that have low barriers to entry and provide clear career paths to a living wage
 - Review economic development policies and strategies during 2017
 - Review policies and strategies in comparison to KC Rising Initiative during 2017

Goal 6, review economic development strategies that target development, retention and expansion of industries that provide good jobs that have low barriers to entry and provide clear paths to a living wage. Review economic development policies and strategies during 2017. Review policies and strategies in comparison to KC Rising Initiative during 2017.

Commissioner Johnson asked will there be any discussions regarding those results. **Ms. Miller** said yes we will be reviewing these policies. For Goal 6, I'm looking at like Amazon coming in creating jobs and a career path. That's the kind of thing we would be looking for from other agencies and companies that come to town. **Commissioner Johnson** said and will those be brought back to this standing committee? **Ms. Miller** said these goals will be-**Commissioner Johnson** said or the review, the results of the review will they be brought back? **Ms. Miller** said yes sir, because we have to report on the goals to HUD every year and they will be part of our planning process and our reporting process.

Ms. Mundt said and certainly if you guys have ideas on these as we move forward, we'd love to hear from you and I know there is a ton of work being done out in the area of jobs and mentoring in the community. We need to be able to connect with that. I know Wilba knows about a lot of those, but I know that there's two commissioners that least I can think of sitting here tonight that

have been very active in that area, if not all four of you. **Commissioner Philbrook** said she is looking, are you going to say something. No, I'm going to learn and then I'm going to get in the background and start asking even more questions.

AFH

- **GOAL 7 – Evaluate access to comprehensive planning processes by low-income and protected persons**
 - Develop citizen participation process for all comprehensive plans to include participation by low-income and protected persons in 2017
 - Implement citizen participation process in 2018

Ms. Miller said Goal 7 is to evaluate access to comprehensive planning processes by low-income and protected persons. It's to develop citizen participation process for all comprehensive plans to include participation by low-income and protected persons in 2017. Implement citizen participation process in 2018. As you know Community Development funds already has a citizen participation process, but we are looking at this more as a part of things that the Unified Government does like the Comprehensive Master Plan, Rosedale Master Plan, Northeast Development Master Plan to make sure that there's a process to include the low-income and minority persons.

Commissioner Philbrook said this is kind of centered more around the Fair Housing literally. **Ms. Miller** said yes, all of this Fair Housing related. **Commissioner Philbrook** said because I know that there has been, let's say region wise, because I don't want to point fingers at any direction that there has been less concerted effort by us to make sure that there are that type of housing available. We've kind of, I would say, held our heads in the sand and prayed that rental people will provide what we want without us giving them incentive to do so. I think now we finally realize we are going to have to step forward and bite the bullet and be leaders.

AFH

- **GOAL 8 – Adopt and implement complimentary mobility options such as walking, biking, and car sharing**
 - UG will review current mobility work with MARC
 - UG will work with MARC and other community partners in 2017 to develop the specific strategy which will provide a blueprint for improvements through 2021

Ms. Miller said Goal 8, it's our last one. Adopt and implement complimentary mobility options such as walking, biking, and car sharing. The UG will review current mobility work with MARC. The UG will work with MARC and other community partners in 2017 to develop the specific strategy which will provide a blueprint for improvements through 2021. This is a current and ongoing one. All of these things: employment, education, transportation are all part of the Fair Housing Policy that we showed you when we gave you the draft back in August. So, please understand that we have eight local KCK local plus 15 regional that we will be participating in over the next five years. Once I get feedback from you all tonight, we are working towards having this submitted to HUD by next week.

Commissioner Bynum said on item 8 I'm just wondering why are we not just taking transportation as a whole. Why are we saying complementary mobility options like riding your bike and walking. I mean transit as a whole is a very regional activity so why would we not just incorporate that? **Ms. Miller** said I believe there is one for transportation under the regional and then we decided that we would concentrate, too like on part of ours, for instance we need to grab Justus and have a meeting and talk about things that are just pertaining to our community. **Ms. Mundt** said as we've started to use some of our CDBG dollars to do things like sidewalk projects and things of that nature, just furthering that concept as we move forward knowing that those are impediments to people trying to get to the bus if they want to take the bus or if they have some other nearby place they are trying to get to and there's not a sidewalk, it makes it much more difficult to get there and be presentable and ready for work. **Commissioner Bynum** said that makes sense.

Ms. Miller said Marlene and her staff are busy finalizing all the documentations. When they get done with all the documents and inputting them into HUD system, when they get done and we've finally had our last meeting the next week they are going to call us and say everybody are you okay and we all have to go into HUD system and verify, each city has to verify that we are ready to go, submit this. So, I wanted to come to Commission and if you have questions for Marlene, she's done a ton of work and is willing to talk to you about anything you want to talk about.

Commissioner Philbrook said I would like to make a comment. So, Marlene, I know that you are the one, if anybody knows as much about this, it would be you. Knowing that you are the helm of this makes me feel a whole lot more comfortable because there's no way that I don't think anybody else could do a better job and I appreciate you taking this on even though I know it's your job but still, coming into this will all of us and this combined Continuum of Care issue we appreciate that. **Marlene Nagel, Director of Community Development at MARC**, said I just want to say thank you and I would say that it really is a team effort. It's a team effort within our organization to support the Unified Government. It's a team effort with Wilba and her staff and the staff of the other cities. We had some consulting assistance, so it really was a team effort to put a lot of the information together that helps and to engage the community. We have some really good public meetings that helped us really understand the perspective of your residents and what was important to them and what the community could do to respond to the concerns they have. So, it was really a wonderful opportunity to work with the Unified Government and to really have a chance to hear from your residents. **Commissioner Philbrook** said so this is really just our beginning. So, don't look that serious, it'll be fine, Wilba, we still love you. **Ms. Miller** said one of the things that will happen because once we submit this, next year when I come to you all at budget time we will have to sort of amend our current 5-year plan to start next year and make it contiguous with this plan. So, we will be looking at a lot of things next year when we come to Commission. **Commissioner Philbrook** said I know it's going to be more difficult. Hopefully, after about the third or fourth time it won't be as bad.

Ms. Miller said I guess Commissioner Bynum that no, Markley I'm sorry, Commissioner Markley, the information tonight is for information only but I'm curious to see, oh I see it is

Commissioner Bynum, I'm sorry. **Chairman Markley** said it's me, but we have another question.

Commissioner Johnson said one of the things I have learned since being on the Commission is how precious these funds, the CDBG funds are. It tends to create quite a bit of discussion and angst I'm just curious, Marlene and Wilba, how do you foresee this changing the dynamic of our discussion going forward. Are we expecting somehow this might lead to more funds that might come in or just a change in the overall dynamic of how we look at and evaluate and disburse? **Ms. Miller** said, Commissioner, I don't see any increase in funds coming from Washington at this point. I know they are continuously lobbying for additional funds. Especially now that HUD has finally after all of these years put their foot down and said we're going to deal with Fair Housing and we're going to deal with it right now and our community will be the first regional group to submit to HUD. So they're going to look at our as a blueprint and determine if that's what they want to continue to do. I must tell you, however; that there are communities that have told HUD that they don't want here money. That they don't want their Fair Housing Plan as part of their community so those funds may become available over a period of time to us. I don't know what HUD recommends doing with their funds that people have turned back, but in the past when there has been funds turned back, everybody just got a share of it.

It's important to note with the public sidewalks and the transit there are Safe Routes to School and the public transits, sidewalks; this year we were able to meet our timeliness deadline of August 2nd. We are already looking at what happens between now and next August 2nd. So, we do have some sidewalk stuff, I believe, in this years budget and plus we have two housing developments that I think are kicking off and getting going. I'll be back to discuss those probably in January. I believe it's in January. **Chairman Markley** said I'm glad to hear that SOAR has been involved in this discussion because this is another overlapping area with that fight against blight and that was certainly on my mind when I saw this presentation so thank you for filling us in on that as well.

This is for is for information only, but I think it's kind of a speak now or forever hold your peace so if any commissioner has angst about moving forward, now would be the time to speak out otherwise we will just give Wilba direction to forge ahead.

Action: For Information only.

Chairman Markley adjourned the meeting at 6:38 p.m.

mbb