



City of Columbia, Missouri

Meeting Minutes - Final

Housing and Community Development Commission

Wednesday, September 18, 2024
7:00 PM

Regular Meeting and Public Hearing

Council Chambers
City Hall
701 E Broadway

I. CALL TO ORDER

MR. ROSE: Okay. I would like to call to order the Housing and Community Development meeting.

Rose called the meeting to order at 7 p.m.

II. INTRODUCTIONS

Present at the start of the meeting were Board members Rose, McIntosh, Nguyen, and Fletcher. City staff Deaver, Amelunke, Fair, and Graham were also in attendance.

Present: 5 - Michael Fletcher, Thomas Rose, Rebecca Shaw, Jay McIntosh and Michael Nguyen

Excused: 3 - Mitchell Ritter, Ross Kasman and Erica Pefferman

MR. ROSE: We'll start off with introductions to my right, please.

MS. DEEVER: Can you speak more into the microphone, please?

MR. ROSE: I will. You couldn't hear me? Okay. We'll start off with introductions to my right, please.

MR. AMELUNKE: This is Molly Fair and I'm Jake Amelunke, City Staff.

MR. MCINTOSH: Jay McIntosh, Ward 6.

MR. ROSE: Tom Rose, Ward 5.

MS. SHAW: Rebecca Shaw, Can-- oh, At Large.

MR. NGUYEN: Michael Nguyen from Human Service Commission.

MR. FLETCHER: Mike Fletcher, Member at Large.

MR. ROSE: Okay.

MS. GRAHAM: Tracy Graham, City Staff.

MS. DEEVER: Jennifer Deaver, City Staff

MR. ROSE: All right. Thank you all.

III. APPROVAL OF AGENDA

MR. ROSE: First, we'll have approval of the agenda. So I will entertain a motion for approval of the agenda for this evening?

MS. SHAW: So made, Shaw.

MR. MCINTOSH: Second, McIntosh.

MR. ROSE: Okay. All in favor, certify by saying aye. Any opposed, same sign.

(Unanimous voice vote for approval.)

MR. ROSE: Okay. Thank you.

Motion to approve the agenda: Shaw

Motion to 2nd: McIntosh

Motion passes unanimously: 5:0

IV. APPROVAL OF MINUTES

Approval of June 12, 2024 Meeting Minutes

Attachments: [06.12.2024 HCDC Meeting Minutes - DRAFT](#)

[06.12.2024 HCDC Meeting Audio](#)

[06.12.2024 HCDC Meeting Transcript](#)

MR. ROSE: Next, we have approval of our minutes from our June 12th meeting. I would entertain a motion for approval of those?

MR. MCINTOSH: So moved. McIntosh, by the way.

MS. SHAW: Seconded.

MR. ROSE: Ms. Shaw. Any discussion?

MR. MCINTOSH: Just that they were very impressive. And they were very long, impressive minutes.

MR. ROSE: They were very detailed.

MR. MCINTOSH: They were. It took a long time.

MR. ROSE: All those in favor, signify by saying aye for approval. Opposed, same sign.
(Unanimous voice vote for approval.)

MR. ROSE: Okay. Thank you.

Motion to approve the June 12, 2024 minutes: McIntosh

Motion to 2nd: Shaw

Motion passes unanimously: 5:0

V. PUBLIC HEARINGS

Public Hearing: FY 2025-2029 Consolidated Plan Policy Funding Resolution, City's FY 2025-2029 Consolidated Plan, and FY 2025 Annual Action Plan

Attachments: [NOTICE OF PUBLIC HEARING](#)

MR. ROSE: So tonight we're starting off with a public hearing on the proposed fiscal year 2025-2029 Consolidated Plan, and we all had a copy of Notice of Public Hearings.

MS. DEEVER: And there are three different things that are on that public hearing. We have the --

MR. ROSE: Oh, yes. Right. The Consolidated Plan, the --

MS. DEEVER: Policy Funding Resolution.

MR. ROSE: Policy Funding Resolution, and then the Annual Action Plan.

MS. DEEVER: And the Consolidated Plan. Correct.

MR. ROSE: Yeah. Yeah. So, first, we'll -- do we have to do anything with the public hearing? Okay.

MS. DEEVER: You just need to open the public hearing up for the public.

MR. ROSE: So I would, at this time, open the public hearing.

PUBLIC HEARING OPENED

MR. ROSE: And I don't see any public at this time. Do you? Okay.

PUBLIC HEARING CLOSED

MR. ROSE: So we will move on to our New Business.

VI. NEW BUSINESS

FY 2025-2029 Priority Needs Analysis

Attachments: [FY 2025-2029 Priority Needs Analysis](#)

MR. ROSE: Which is first off, looking at the priority needs assessment analysis.

MS. DEEVER: So I want to start off, and I want to say a few things about where we are and what we're doing. I want to -- first off, I want to thank HCDC, I want to thank all of our staff. I want to thank Tim Teddy and Becky Thompson for their help, all of the not-for-profits, the groups that have provided information. It has been a long year, as we all know. So I'm -- I'm very thankful for everyone's help and patience as we've gone through this process and I've learned a ton, so that's good for the next time. So what you have is -- and what we're going to pull up here, what we wanted to do is make sure that we do review again and make sure that we are all on the same page with where our priority and priorities analysis is. What I've done on this particular form is I have gone through, and you can see it looks at the survey, the Neighborhood Congress Fair Housing event, the Economic Development event, and the Community Facilities and Community Needs events. And I've taken from the results that we've gotten all of what the different goals are and where we are with what the highest ones were, what the medium ones were. So you can see that all of the different goals that we have set through the Consolidated Plan and through the FY 2025 Annual Action Plan are rated in the highest categories of where we are. I have also taken the survey results, as you can -- and I wanted to include all of this so that everyone did have an opportunity to review all the survey results again. We reviewed this in March, I believe. And then the comments from each of the different events. And so, for instance, our first event was back on October 17th of 2023, was the Neighborhood Congress, and you can see what the highest rated where I've highlighted what those were for those. So any questions on any of the results of -- of the -- of what people commented or anything else? Okay. So basically where we are is we had talked previously, as well, about the fact that -- I'll bring up our goals -- there we go. This is from the actual Consolidated Plan. So basically what we have done is we have really, after analyzing all of the information, what we realized was, especially with where we were with Covid, that Covid really changed the 2020 to 2024 plan drastically on what was able to be achieved, where people -- what organizations were

able to do. So what we really found is that the goals have not changed for what we want the -- for what we thought the priority needs were, and where we are. So we have the preservation of existing home, we have increased home ownership opportunities, we have housing, counseling, and education, new owner occupied housing construction, production of rental and housing units, accessibility improvements to existing homes, rental vouchers for vulnerable populations, vocational training, small business development and technical assistance, improvement of sidewalks, storm-water facility improvements, acquisition and disposition of vacant properties, exterior code compliance enforcement, public facilities improvements, and then homeless facilities and improvements, and then CDBG admin and planning, and HOME administration. So we've left the goals generally the same as what they were the last time, and we wanted to make sure that you all had a chance to review and comment and take those goals with you.

MR. FLETCHER: Mike Fletcher. So the -- out of this 17 we have listed here --

MS. DEEVER: Uh-huh.

MR. FLETCHER: -- these aren't in any order of priority? It's not like number one is the most important and 17 is the least important of the priorities?

MS. DEEVER: All of the --

MR. FLETCHER: They're all essentially equal, we just have 17?

MS. DEEVER: All of the -- all of the goals, basically, were considered to be high need. So there wasn't a -- any that -- I'm sorry, and I'm not doing a good job with this. There weren't -- there weren't any that -- and will you get that back to the goals? There weren't any that ranked low, so we were ranking them all to be high, and -- and while some may be more important in different areas, they're all going to have a high need.

MR. ROSE: I think -- I thought I saw the -- Tom Rose here -- the homeless, the last one was low.

MS. DEEVER: And -- and the reason that we ranked that one lower was because we don't currently have any projects that are in that area. That may change in the next Annual Action Plan, that that could adjust to be in a higher goal. And remember, too, that these are goals that we're setting across the next five years, so this -- what we basically did was we took our approved FY 2025 goals and expanded on those to be for over the five-year period. Some goals were important to the -- the City Manager has expressed an interest in making sure that they're on our goals, so that's where we ended up with the -- with the different areas.

MS. SHAW: Rebecca Shaw. To push back on that just a little, we saw both in our survey that we did and in discussions during the last year that -- I mean, homelessness is a priority for a lot of citizens.

MS. DEEVER: Uh-huh.

MS. SHAW: I mean, it's awfully hard when you have so many important things to prioritize one over another. But I think with the City and County's work right now on the Opportunity Campus and the Coalition To End Homelessness, I do think that it at least it should have a moderate rating. I mean, it's hard to say that's a low concern whenever

we've heard over and over from people that housing is a difficulty right now, and we have 1,400 households on our list.

MS. DEEVER: I agree. And if we want to -- I'm more than happy to make that adjustment to that plan and update that to be a high goal.

MS. SHAW: I just -- I mean since it is five years we're talking about, I don't want the City to point to this and say we don't have to worry about this because it's --

MS. DEEVER: Right. Right. Understood. So do we want that to be changed?

MR. ROSE: I personally would think so. I would like to see it, as well as what they --

MR. FLETCHER: Can you scroll to the specific one they're talking about?

MR. ROSE: Yeah

MR. FLETCHER: It was Number 17?

MR. ROSE: No, not that one. Up a little bit.

MS. DEEVER: Almost missed. There we go. Fifteen.

MR. ROSE: I think it -- so that's specifically a homeless -- homeless facility, I guess.

MS. DEEVER: I think -- I think staff's hope is that if we have it listed as a goal and have it on here, that we will get -- we will get people to apply for money -- for funding for those things. If you will recall previously, there had been an organization that ended up pulling their money -- pulling their request back, so this is an opportunity for people on there, if they're not listed, then people won't know -- organizations won't know to apply for their funding. We'll get changed to a -- to a high.

MR. FLETCHER: Mike Fletcher. So in all the surveys and all the background information you did was -- was homeless facilities a high priority or not? I mean, what -- how did it -- regardless of whether or not we have any, you know, projects going --

MS. DEEVER: Right.

MR. FLETCHER: -- how did it fall out in terms of what the public believes is a high priority?

MS. DEEVER: So from the survey and the Neighborhood Congress, homeless facilities was high, but in the Fair Housing Economical Development and Community Facilities and Community Needs, it was not ranked at all in those. Now -- and remember that these aren't an exact science.

MR. FLETCHER: Sure.

MS. DEEVER: That's one or -- that could be one or two people making comment about it at that particular event. So it did rank in the high -- I think that it would be justifiable to put it back to high.

MR. ROSE: Tom Rose here. I think there's also a different demographic attending those

two events that would have had different opinions. Yeah.

MS. DEEVER: And -- and that's part of what HUD is wanting is there wanting there to be a broad group of people that --

MR. ROSE: Yeah. Right.

MS. DEEVER: -- and, you know, a broad demographic, so it's good that that happened, but yes, you're correct.

MR. ROSE: Tom Rose again. I would at least make it at least a medium priority if we --

MS. DEEVER: Which would you prefer?

MR. MCINTOSH: I think it's a high priority. I mean, they're an under-represented group. When we say our people worry about them, they aren't people that are going to show up to say anything, so I think we should be worried about them.

MS. DEEVER: Very good. I will make that correction. Any other comments?

MR. FLETCHER: Mike Fletcher. And could you give us insight into what the City Manager -- you said he indicated a preference for --

MS. DEEVER: The projects --

MR. FLETCHER: -- you have some of these items, and could you just give us insight in what he was thinking?

MS. DEEVER: And I have not spoken directly with the City Manager. Becky Thompson, our director, has. We're -- I think the projects that he was interested in were things like the stormwater, that there be sidewalks included. Those are projects that we want -- that are allowable through HUD, and that HUD does recommend you do, so we wanted to make sure that we did include some into our plan.

MR. FLETCHER: And as always, it's -- these are goals and not a straitjacket. Right? Someone said that?

MS. DEEVER: I'm sorry?

MR. FLETCHER: I said these are goals, and not a straitjacket. Right?

MS. DEEVER: Any other comments, questions regarding the goals? If none are -- if there are no other comments or questions, then we just need approval by this group.

MR. ROSE: So I entertain a motion to approve the goals as presented with modifications.

MR. MCINTOSH: So moved, McIntosh.

MS. SHAW: Seconded, Shaw.

MR. ROSE: Is there any further discussion? Okay. All those in favor -- or do we want to do a roll vote for this one? Yes. We'll do a roll call vote for this one.

MS. DEAVER: That would be great.

MR. MCINTOSH: McIntosh, yes.

MR. ROSE: Rose, yes.

MS. SHAW: Shaw, yes.

MR. NGUYEN: Nguyen, yes.

MR. FLETCHER: Fletcher, yes.

**Motion to approve the goals as presented with modifications: McIntosh
Motion to 2nd: Shaw
Motion passes unanimously by roll call vote.**

Yes: 5 - Fletcher, Rose, Shaw, McIntosh and Nguyen

Excused: 3 - Ritter, Kasmann and Pefferman

Review Policy Resolution - FY 2025-2029 Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) Funding Policy

Attachments: [Policy Resolution for Review](#)

MR. ROSE: And next, we were going to look at the policy resolution for review.

MS. DEAVER: Yes. So the policy resolution is -- the only reason that we are updating the policy resolution is because this is a FY 25 to 29, we're updating the goals. What this document does is it's -- it is what puts the funding sources where they are. So again, affordable housing, the City will allocate the 30 to 48 percent, with the midpoint of 39. This is where we allocate by group what the different percentages are that are our goals. We did not change them from last year. They had -- we only changed the dates of the actual -- for the Consolidated Plan that they were going towards. The other thing to remember with, and this is -- this is something that's in this document, is -- is this -- this City reserves the right to allocate funds as outside the percentage indicated for the following reasons, to ensure that the City is proportionately meeting its five-year Consolidated Plan goals for all categories. And, number 2, when a unique project can only be implemented with the level of funding requested. Three, when no funding requests are submitted within a specific category or for -- or when funding requests with any category are not associated with a viable proposal. So something to remember here is this is still, you know, based on projects that are received, what we get. Those are where the funds will be allocated. One of the things that I have learned in -- during this past year is when I present to you next year for how the proposals will be coming in, it's going to be a much different -- I have such a much different way that I have done previously. I have such a better awareness now of where they're going and are they meeting the Consolidated Plan, and that will be part of our discussion, where these are actually plugging into the Consolidated Plan along the way. With the last plan and with Covid, it just was so skewed to go that way. But now I think this is exciting that we'll all be able to work together on making sure that we're achieving our goals as we go along the way and being cognizant of what those goals are.

MR. ROSE: Tom Rose, question. So we didn't see from our surveys and whatnot a need to change any of the percentages for the categories that we had necessarily so -- right?

MS. DEEVER: Yeah. And they're very broad, if you see -- you know. I mean, for instance, the first one is between 30 and 48 percent. That's a big broad range of -- you know, the majority of our funding is going towards affordable housing. As you see here, the first category is affordable housing and it's the 38 to 48 percent, and then all of the HOME funds are also going towards homes, that is the number one thing that people are aware of.

MR. ROSE: A little comment. It seems sometimes, and we have minimal percentages for education and training, or whenever that fits in, it seemed like, and sometimes we had troubles because we had a lot of proposals for that area, but really not a need to see to change that, I guess.

MS. DEEVER: That's a HUD mandated 15 percent.

MR. ROSE: Okay. Right.

MS. DEEVER: So we can't do -- unfortunately, we can't do more in that area.

MR. ROSE: Yeah.

MR. MCINTOSH: I remember we ran up against that last time --

MS. DEEVER: Yes.

MR. MCINTOSH: -- but I thought it was a -- yeah.

MR. ROSE: All right. So we --

MS. DEEVER: Any questions, comments on this?

MR. ROSE: So we will then vote to approve or to send to the City Council for amending this resolution then?

MS. DEEVER: Correct.

MR. ROSE: Okay. So I'll entertain a motion?

MS. SHAW: Motion made, Shaw.

MR. MCINTOSH: Second, McIntosh.

MR. ROSE: Okay. Is there any further discussion? A roll call vote again.

MR. MCINTOSH: McIntosh, yes.

MR. ROSE: Rose, yes.

MS. SHAW: Shaw, yes.

MR. NGUYEN: Nguyen, yes.

MR. FLETCHER: Mike Fletcher, yes.

Motion to approve and send to the City Council for amending this resolution:

Shaw

Motion to 2nd: McIntosh

Motion passes unanimously by roll call vote.

Yes: 5 - Fletcher, Rose, Shaw, McIntosh and Nguyen

Excused: 3 - Ritter, Kasmann and Pefferman

Review and Approval: FY 2025-2029 Consolidated Plan and FY 2025 Annual Action Plan

Attachments: [FY 2025-2029 Consolidated Plan](#)

MR. ROSE: Okay. And next we will look at the -- read through the entire Consolidated Plan.

MS. DEEVER: I will start reading word for word, if you would all just settle in.

MR. ROSE: Well, commendable job. I know it was a big undertaking and -- to have to have do that, so --

MS. DEEVER: It's been a -- it's been a long year, and, like I said, staff has been so helpful, and so many organizations that we worked with while we were doing this, it's -- it actually was a -- kind of as much as I dreaded parts of it, it was a -- a really -- I couldn't have had a better tool learning than to have to develop this for the -- for the City.

MR. ROSE: Are there any particular highlights you wanted to kind of go through, or just kind of the outline of the plan or --

MS. DEEVER: Really, when you're looking at -- at the Consolidated Plan, the things to -- the biggest things that we have looked at are, first of all, where we're estimating our funding for the next five years. We estimate that we're going to receive about \$5 million in CDBG funds. We estimate that we're going to receive about \$2,350,000 in HOME funds. Some of the things that we have received guidance from HUD on that will change how we do things in the future. One thing is is that they are recommending that we do add in program income for both areas, and that we actually use that money as we're going through the program year so that we know where that -- funds are going at this point. So we've added in some into the funding, some program income. Also, as we know, we did not allow -- allot money towards HOA for this for 2025 because we had previous funding. They consider that to be kind of held funding, and we added that in, as well. So even though we didn't allot more money to it, we are using money that had already for that. So those were kind of interesting things that we -- we've gotten from HUD. So overall, where we've gotten to is these are the different areas and you can see here where we've, you know, put in the different funds for -- for CDBG and HOME. This is over the next five years, so we will continue, as I said, each year that when we go back in and we're doing the proposals and looking at where we are, I'll be looking and charting where we are in each area and really keeping better track of that so that we know if we're meeting the Consolidated Plan. There are so many questions on this. This is basically, again, we've taken FY 2025 and expanded that out by five years. Any questions on that? You know, the -- each -- each part of it looks at different things, so we -- you can look at who we've consulted with. You can look at, you know, what the different -- all of our different citizen outreach that we've done through this process is on here, and what that has done. Let's

see. We have needs assessments. There's just tons of data that's put in here from -- most of it from the U.S. Census -- to the 2020 U.S. Census, and so a lot of this information is already in here when we get it from HUD from these documents they're already giving us. It looks at disproportionate housing needs. There's several of those. Public housing, CHA does provide this information, so we've gotten this directly from them. And any information about that has been given to us from CHA. Randy has provided that for us. You know, those are really the highlights. It's just going through each area. We've lived it. We worked with the Health Department on the homeless numbers and where those are for the city of Columbia. The non -- this is the non-homeless numbers. We've -- I've worked with the Chamber on workforce and where the workforce is. So just -- it's just each part of that really is interesting in its own different way of giving information kind of going forward. Once we get towards -- I'm trying to see down here where we are. Again, here's our goal summaries for this -- for that -- for the overall. And then if you go to the -- and remember that what is attached to the back - - to the bottom of -- the end of his report is -- well, I'm going to back step myself here. Here's expected resources and you can see here we expect \$1 million. We're using \$62,500 for program income and that's what -- so we're at -- we have budgeted those funds in. What we have done with any program income that we are allotting in is we are putting it towards certain things so that we can make sure to track it, so we don't -- if we don't receive it, it's kind of a Catch 22. If you don't receive it and you've allotted it somewhere, then we have to figure out how we're going to pay for it. If -- but if you don't allot for it, and you get program income, which we're averaging what we get each month, then -- or each year, then -- then you have more money than you can do with. Lessons learned, last year when we received -- if you recall, we received back about \$225,000 in program income in May. It -- now, that would be an immediate ding-ding-ding to me to go ahead and do -- we should have reallocated those funds right then and done an RFP to use those funds. Those are lessons learned over the year. So -- but here you can see we've put the \$62,500 for the CDBG, we put that as a placeholder under -- under demolition because we know that that's a place that we're monitoring and we can make sure. And if you look at here for HOME funds, there was \$470,000 is what we're estimating we're going to get, \$182,500 is what we estimate we're going to get in program income. And this prior year's resources is that 50 that I was talking about that we're put towards HOA. And so that -- that we're anticipating this next year that we'll do \$702,500 for HOME money. We've put under the CHDO funds because, again, those are funds that we can make sure we don't want to allot it out to a not-for-profit and then not get those. If we don't see those funds coming in, we can adjust. But going on through with you, you know, our annual goals are on here, and a lot of the -- a lot -- HUD likes to repeat itself in these documents. Where was -- let me make sure here. So the Consolidated Plan is the first portion of it, and then the second portion of it is the Annual Action Plan for the FY 2025 funds. You'll also see in here all the backup documentation that we have used during the year, so everything that I'm saying that we've pulled for these reports is in this document so that anyone can go in and also look at that documentation. Any questions?

MR. FLETCHER: Mike Fletcher. Just a comment and, you know, having been on this Commission a long -- a number of years and seen several of these plans put together, I can say that you all, as an organization, have come a long, long ways towards -- when I first started, there was no public input at all, and now it's just a remarkable amount. And anyway, and that has really changed and made this a really valuable document. Thank you.

MS. DEEVER: Thank you. And a big part of that is, obviously, we want to be getting public input, but also HUD is very, very requiring of those. They want -- they want to

make sure the communities are going to the public, and as many different venues. And we tried to do that. You know, if you recall, we had events at the ARC, we had events at the public library. We had events at -- over at the Columbia Housing Authority's base. We had them here. So it's -- it's really trying to get out. And -- and also at REDI, we had an event there. So it's just trying to make sure that we are trying to get as many people to respond back as we can.

MS. SHAW: Rebecca Shaw. Kudos. I know -- I know how hard it is to pull together these documents. One question for you, is there -- is this like a templated form from HUD? Can you -- can you put in an index, having an index in the -- in the beginning, a page, to quickly find a reference would be helpful.

MS. DEEVER: Yes. We put this document out now as it is because we were waiting for additional, to see if there was additional public comment, et cetera, et cetera. When we do the final version, it does go in, and what would be the final version put on the website and everything else, we'll include an index of everything. I agree with you. It's just if --- if -- I did it -- I did it a couple times, and then when I kept changing pages, then I kept having to do it again. So we're going to do that at the very end. We'll have a final --

MS. SHAW: Final, final version?

MS. DEEVER: -- final version that's submitted. And when you submit to HUD, it's -- it is what it is in their system, but we can make it a more usable -- user-friendly document on the outside.

MS. SHAW: Great. And then two comments just of things that stood out to me as I read through it. The number of housing burdened individuals and households in this city is just incredible. If you add, just for my other members, it was about 50,000 homes, it seemed like, if you added the 30 percent and over, so, like, if anybody is 50 percent housing burden. That is a lot of people in the city that are paying way too much for housing right now, and those are the lucky people who can find housing. I know there's a ton of people that are waiting for housing or having difficulty finding housing. The other portion of that was the number of people that are on our waiting list again for vouchers, which has grown to, I think it was 1,400. So I just -- as we continue into the next year and think about where we're putting our funds, maybe we'll continue to see a real housing shortage in the city.

MR. ROSE: This is Tom Rose. Can you tell me again what page the '25 Annual Action Plan was on? You guys probably saw that, but I missed it.

MS. DEEVER: This is why it's helpful to have the --

MR. ROSE: Because you -- you said it's included in this --

MS. DEEVER: Yes. It's the last -- if --

MR. ROSE: Oh, I got it. I see it. Page 223.

MS. DEEVER: It's where it's -- yes. It's where it switches from AAP -- it switches to AAP.

MR. ROSE: Yeah. Okay.

MS. DEEVER: Oh, those are actually the Action Plan documents.

MR. ROSE: Yeah. That's right. Okay.

MS. DEEVER: So let me get back in here. Hold on. Give me one second. It starts on Page 126.

MR. ROSE: One twenty-six. Okay. And my understanding would be -- well, is the City Council, they need to approve Annual Action Plan?

MS. DEEVER: Yes. They will approve the Annual Action Plan.

MR. ROSE: Okay.

MS. DEEVER: They will approve the Consolidated Plan and the Annual Action Plan.

MR. ROSE: But the budget was already approved. Correct?

MS. DEEVER: Correct. It's with -- it's just how this plan had to be done earlier, but yes.

MR. ROSE: Assuming that the budget got approved then, our recommendations were approved as is, so -- yeah.

MS. DEEVER: I would assume so. Correct.

MR. ROSE: Not that you will have any information on this, but I notice that two Council members voted no for the budget, but do -- you probably don't have any input as to why they did that?

MS. DEEVER: We don't have any idea.

MR. ROSE: Okay. Any other questions? Well, we need to entertain a motion to approve the -- and send to City Council the 2025 to '29 Consolidated Plan, as well as the fiscal year '25 Annual Action Plan.

MR. MCINTOSH: So moved, McIntosh.

MS. SHAW: Seconded, Shaw.

MR. ROSE: Any other further discussion? Okay. Roll call, again.

MR. MCINTOSH: Yes. Jay McIntosh.

MR. ROSE: Rose, yes.

MS. SHAW: Shaw, yes.

MR. NGUYEN: Nguyen, yes.

MR. FLETCHER: Mike Fletcher, yes.

MR. ROSE: I think that was all of our business for this evening; is that correct?

MS. DEEVER: Yes. We just have general comments.

Motion to approve and send to Council the FY 2025-2029 Consolidated Plan and the FY 2025 Annual Action Plan: McIntosh

Motion to 2nd: Shaw

Motion passes unanimously by roll call vote.

Yes: 5 - Fletcher, Rose, Shaw, McIntosh and Nguyen

Excused: 3 - Ritter, Kasmann and Pefferman

VII. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

MR. ROSE: Do we have any -- we have no public members out there. Do we have any comments from our members of our Commission?

MR. MCINTOSH: McIntosh. I have a question. You presented to City Council what we did?

MR. ROSE: Yes, I did.

MR. MCINTOSH: And you -- your understanding is they approved it the way we recommended it?

MR. ROSE: They had no questions.

MR. MCINTOSH: Okay.

MR. ROSE: Correct. That they asked me about.

MR. MCINTOSH: Okay.

MR. ROSE: They -- they -- one question was can you feel confident about your recommendations, and I said yes. Anybody have any other items coming up or activities or not? Okay.

MS. DEEVER: I do want to mention that -- where everything goes from here. We are currently in a public -- we are open for public comment. The document is available on our website. It's available in our -- the entry hall of our office. So it is available for anybody that wants to see it. It'll be on here. We will then go to City Council. We have -- we'll be -- they'll go -- the first thing they'll do is they will approve -- they will hopefully approve the policy resolution. That will be done on the next meeting, and then they will also -- we have it to open the hearing, the proposal for them to open the hearing at the City Council meeting. There will be the public hearing for all of these documents. And then finally in November, they will -- our public -- our public open for comment is open till October 22nd, so after the October 21st City Council meeting, that will close the next day, and then they will vote on it in the first meeting in November.

MR. ROSE: And then we send that -- our Annual Action Plan to HUD. And then do we -- when do you expect response back that we can start using funds?

MS. DEEVER: So it's -- so the way that this works is it's -- it is due November 15th to them. There's some conflicting things with how they're going to handle the FY '25 Annual Action Plan with -- when they release funds and things like that. What -- what we are currently -- we are currently where we are is is we are -- we'll have agreements out by November 1st, hopefully, for the FY 2024 funds. Those are the funds that we're expending right now.

MR. ROSE: Can you tell me what the -- we had a couple of placeholders in that for some of the projects that we put under another category. What was the plan or how will we know what those two projects -- one was with Woodhaven, I think, and the other was with -- there was an organization.

MS. DEEVER: We have put those -- right now, we have put those -- well, we have the placeholder for the funds is under the rental production area.

MR. ROSE: Right.

MS. DEEVER: It was CMCA and Woodhaven both had on those. As we see those projects as we get closer to those coming to fruition, those are what we had talked about that we would bring back to --

MR. ROSE: Did they have a time frame for that or --

MS. DEEVER: We don't. We're --

MR. ROSE: Okay.

MS. DEEVER: Like I said, right now, we're -- we're working to get the FY 2024 funds up, obligated and out, and then they can start using those funds. And we don't know yet what HUD is going to decide. Last year, they made everybody wait until it was late spring. If you remember, I think it was April, May, when we got -- and they didn't want people to send in the Annual Action Plans until they got -- gave the final figures for everybody, so that everyone didn't have to amend those documents with them. Where we're just in a unique situation is because we have the -- the 2025-2029 Consolidated Plan includes the FY 2025 Annual Action Plan, so that's a unique situation with that.

MR. ROSE: Okay.

MS. DEEVER: As soon as we know any details from HUD, we'll let everybody know.

VIII. NEXT MEETING DATE

MR. ROSE: Further comments from anybody. All right. Plans for upcoming meetings and schedule.

MS. DEEVER: We will be getting a schedule out in the next -- we're starting to review when that's going to be. We're taking -- one other thing that we are considering, and it's not completely to fruition yet. We're considering trying to change and we're working with HUD on what it would like to change our -- the year that we get money and what our fiscal year would be. Currently, it's January to December. There are some reasons why that doesn't work, and why that does work. But what we feel is is right now, people get their -- or organizations get their money allotted to them, and then they have to wait almost -- sometimes a year and a half to be able to use those funds. We'd like to kind of try to move up everything so that when funds are given out, that they immediately are going into that funding. We're looking at that with HUD, and trying to determine whether that's beneficial or not, or when that's beneficial and what the best way to do it is with our current fiscal years. So as we get more details of those things, we'll bring them to you. That's also going to affect when the calendar needs to be set up because we'll need your dates to be -- the dates that you have to be doing different parts of that, as you know.

MR. ROSE: Try to make it less confusing.

MS. DEEVER: Yes. And it is confusing. We get confused, so I know that the public has to be confused at times, and I know that organizations get confused, so that's -- that's the goal.

MR. ROSE: Very good.

IX. ADJOURNMENT

MR. ROSE: I would entertain a motion then to adjourn.

MS. SHAW: Motion made, Shaw.

MR. MCINTOSH: Second, McIntosh.

MR. ROSE: Okay. All those in favor say aye. Opposed?

(Unanimous voice vote for approval.)

MR. ROSE: Okay. Very good. Thank you all.

MS. DEEVER: Thank you.

(The meeting adjourned at 7:37 p.m.)

Motion to adjourn: Shaw

Motion to 2nd: McIntosh

Motion passes unanimously: 5:0