



The City of Gallup
110 West Aztec Avenue
Gallup, NM 87301

MEETING MINUTES

MEETING: Community Development Block Grant (CDBG) Public Hearing #2

PURPOSE: To receive public input on community development needs and suggestions for future CDBG projects.

DATE: January 21, 2020 **TIME:** 6:00 PM **LOCATION:** City of Gallup Chambers, Gallup, NM

Attendees:

See the attached sign in sheet of this meeting

Introduction:

The hearing was called to order at 6:08PM by Stan Henderson, City of Gallup Public Works Director. The purpose of the meeting is to gather public input on local community development needs, as well as suggestions for future CDBG projects. Angelina Grey, Planner from the Northwest New Mexico Council of Governments, led the meeting with a PowerPoint presentation projected for participants to view.

CDBG Program Objectives:

Ms. Grey stated the CDBG funding program was established to:

1. Benefit primarily Low and Moderate-Income (LMI) persons/communities,
2. Aid in the prevention of slum and blight, and
3. Address urgent community development needs where existing conditions pose a threat to the health and welfare of the community.

Grant program is quite competitive when vying for limited state funding sources.

Eligible Applicants:

With the exception of Albuquerque, Rio Rancho, Santa Fe, Las Cruces, and Farmington, all counties and incorporated areas are eligible to apply for this funding program. Additionally, non-municipal entities, such as the water and mutual domestic associations and sanitation districts, are also eligible to apply for CDBG but are required to go through the City as a fiscal agent. Tribes are exempt from this process for they receive funding through the U.S. Housing and Urban Development (HUD) agency.

Eligible Activities and Categories:

Grey continued to describe the eligible activities and categories:

- **COMMUNITY INFRASTRUCTURE:** Water and sewer systems; street improvements consisting of roads, streets, curbs, gutter, sidewalks, traffic control devices; municipal utilities.
- **HOUSING:** Real property acquisition; rehabilitation; clearance; provision of public facilities to increase housing opportunities; code enforcement; historic preservation activities; a maximum of \$65,000 in CDBG funds per home can be used on rehab/repair activities.

- **PUBLIC SERVICE CAPITAL OUTLAY**: Community centers; senior citizen centers; community facilities designed to provide health, social, recreational and other services to residents.
- **ECONOMIC DEVELOPMENT**: Assists communities in creating or retaining jobs for LMI persons/communities; creation or retention of businesses owned by community residents.
- **EMERGENCY**: Addresses life threatening situations resulting from disasters or threats to health and safety; must have appropriate state agency concurrence; local resources must be non-existent or unavailable.
- **PLANNING**: Grant assistance must be used for a comprehensive plan if there has not been a current or updated plan within the last five years; feasibility studies; base mapping, aerial photography, GIS systems; development of codes and ordinances; limit of \$50,000.
- **COLONIAS**: Communities must be within 150 miles of the U.S. - Mexico border and be designated by the county or municipality where it is located. The criteria necessary to qualify are lack of potable water supply, inadequate sewage system and lack of decent, safe, and sanitary housing. This category does not apply to the City of Gallup.

Municipal facilities, like city halls or county courthouses, are ineligible for CDBG funding, unless these civic facilities are not compliant with federal ADA regulations. Additionally, payments for housing allowances, mortgage subsidies, political expenditures, and costs involved in preparing and securing funding for CDBG applications are also ineligible.

Program Requirements

Grey detailed specific CDBG program requirements for applicants:

- Conduct at least (1) public hearing, but strongly recommend (3) hearings, to inform citizens of: (a) estimated funds available for CDBG projects, (b) types of potentially eligible projects, and (c) receive project recommendations from citizens regarding community development and housing needs;
- Encourage citizen participation in LMI persons/communities by publishing public notices in English and Spanish via various media sources;
- Governing officials must consider and select publicly recommended projects at regularly scheduled meetings; and
- Each proposed CDBG project must meet at least (1) of the (3) national objectives:
 - activities must benefit LMI persons/communities,
 - prevention of slum and blight, and
 - must meet urgent or life-threatening community development need.

Application Requirements

Grey discussed application requirements:

- Applications with a Certified Cost Estimate (CCE) are eligible for \$750,000 or \$500,000 without a CCE. Planning grants are only eligible for \$50,000. Applicants are also allowed to submit a phased request;
- Applicants must meet threshold requirements:
 - An applicant/grantee with one or more active grants in the infrastructure, public

service, capital outlay categories, or Colonias projects cannot apply for additional funding until the current project is fully closed;

- Rural applicants (with populations of 3,000 or less) must provide a minimum 5% cash match; Non-Rural applicants must provide a 10% cash match;
 - Applicants may request a waiver of the matching requirements in the absence of local resources or apply for a loan to meet the matching requirement at appropriate interest rates;
- Applicants are scored by a rating system determined by specified criteria such as:
 - description and need,
 - benefit to LMI communities,
 - leveraging,
 - citizen participation,
 - planning,
 - feasibility and readiness,
 - user fees and revenues, and
 - cost benefit

The Community Development Council (CDC) also will also consider: (a) current economic situations, (b) if the entity was funded last year, and (c) application presentation.

Current and Past Projects

Examples of past CDBG projects include the:

- A. Phase IV – Vista Avenue Renovation, Sky City Public Housing – La Loma Addition**
 - received an award of \$500,000,
 - to improve street conditions by reconstructing curb, gutter and sidewalk,
 - to improve ADA accessibility, and
 - to replace water/wastewater service lines.
- B. Phase III – Strong Street Renovation, Sky City Public Housing – La Loma Addition**
 - received an award of \$450,000,
 - to replace water/wastewater service lines,
 - to improve street conditions by reconstructing curb, gutter and sidewalk,
 - to improve ADA accessibility.
- C. Phase II – Curtis Avenue Renovation, Sky City Public Housing – La Loma Addition**
 - received an award of \$375,000, matched with \$100,000 from City.
- D. Phase I – Vega & Cliff Avenues, Sky City Public Housing – La Loma Addition**
 - received an award of \$500,000, matched with \$424,000 from City.
- E. CDBG Planning Grant**
 - received \$50,000, matched with \$50,000 from City,
 - updated the City's Growth Management Master Plan (2006).
- F. CDBG Planning Grant**
 - received \$25,000, matched with \$12,500 from City and \$12,500 from County,

Citizen Input

The purpose of including ideas from ICIP is to let citizens know what ideas are currently on the table, and to help them think of other possible projects. The floor was given to participants for citizen input.

- I. **Gallup Housing Authority** Limited funding prevent GHA from moving forward with projects. Seeking alternative funding opportunities.
 - a. **Water-Main Replacement**

Old waterline piping infrastructure need to be replaced within the Romero/Clark area. Inspections have discovered severe corrosion of waterlines. This project is listed on the City's ICIP.
 - b. **Sewer-Main Replacement**

Similar to water-main lines. Project area is the Marce Development. This project could be added to the City's ICIP.
 - c. **Street and Adjacent Sidewalk Replacement**

Streets in the Gallup Housing Authority developments are in dire need of improvements and repair, especially the Arnold, Romero, and Sunshine Canyon developments. Adjacent sidewalks also need the same attention and will need to be reconstructed to meet ADA requirements.
 - d. **Electrical Overhead Powerlines Replacement**

Overhead electrical powerlines, utility poles and transformers are significantly deteriorated. Power failure are common issues.
 - e. **Veteran's Transitional Housing**

There is a great need for transitional housing for homeless veterans. Such facility should offer counseling, classroom training spaces and other support services. GHA has preliminary designs for 10 housing units. Total estimated cost is between \$300,000 to \$350,000.
 - f. **Women's Transitional Housing**

Similar to Veteran's Transitional Housing. Facilities will serve battered women with children. Services offered include dormitory-style living conditions, meeting rooms, classroom training spaces, counseling and other support services. Total estimated cost is between \$300,000 to \$350,000.
 - g. **Feasibility Study**

To develop a feasibility study geared towards planning, designing and constructing tiny homes to meet the needs of the local homeless population in desperate need of basic housing options.
 - h. **Feasibility/Marketing Study**

To develop a feasibility study for new housing construction for women/children progressing from the transitional stage to acquiring marketed housing or homeownership. The current Gallup housing market accommodates high-income families.

II. **Gallup MainStreet Program**

Consider adding Coal Avenue Commons and Gallup Downtown Alley Project to potential list of capital projects for the City of Gallup.

- seeking additional funding sources to complete projects.

Question or Comments

No questions or comments are made.

Next Steps:

- Research and gather information regarding projects proposed
- Determine project eligibility
- Present to City Council at the next regular meeting, Tuesday, January 28th
 - City Council will select a project
- Potentially host a 2nd public hearing.

Ms. Grey reviewed what happens next regarding project proposals, and thanked participants for getting involved in this matter. A summary of all proposed projects will be presented to the City Council at the next regular meeting on Tuesday, January 28, 2020. At this meeting, the City Council will be asked to select a project for CDBG funding.

Once selection is determined, the next step to ensure that all the cost estimates and reports are completed in a timely manner. This is to make sure that required documents are submitted to DFA prior to scheduled deadlines. Attached is a copy of the CDBG Application timelines.

- If a project is selected, the CDBG Application process will begin with the development of the Low- to Moderate-Income (LMI) Methodology report to be submitted to DFA for approval.
- Once approved, will need to conduct a field survey to determine if the project area meets LMI requirements.
- CDBG Application deadline is Tuesday, June 11, 2020.

Adjournment:

Ms. Grey adjourned the meeting at 6:44PM



CITY OF GALLUP

City of Gallup

CDBG Pre-Selection Public Hearing #2

January 21, 2020 | 6:00PM - 7:00PM

City Council Chambers

110 West Aztec Avenue, Gallup, NM 87301

SIGN-IN SHEET

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