



Boulder County CDBG-DR Collaborative Standing Meeting Minutes – December 9, 2016

Facilitator: Kathy Fedler, City of Longmont

BCC Partners: Leslie Irwin, Boulder County
Deb Gardner, Boulder County
Victoria Simonsen, Lyons (phone)
Tony Cavalier, Lyons (phone)
Sandi Seader, City of Longmont
Molly O'Donnell, City of Longmont

Michelle Krezek, Boulder County
Kristyn Unrein, Boulder County
Heather Balsler, City of Louisville
Joel Wagner, City of Boulder
Kristen Hyser, City of Boulder
Dale Rademacher, City of Longmont

Consultants: Deborah Siefert, Hagerty Consulting; Angela Norman, Hagerty Consulting

Others Present: Dave Bowman (DOLA)

Location: City of Boulder Municipal Services Center

Agenda and Discussion Items:

- Unmet Needs Assessment

Handouts:

- Draft Unmet Needs Assessment
- Unmet Needs Assessment Summary Tables

2:40 pm – Introductions

Unmet Needs Assessment

Overview

Deb Siefert presented the revised Unmet Needs Assessment (UNA) Summary Tables for Round 3 CDBG-DR funds. The Collaborative's sub-allocation will be \$20,522,213. In addition, between \$1,130,198 and \$2,823,144 from Round 2 Housing New Construction that should come to the Collaborative. Revisions made since the November 18, 2016 Collaborative meeting include correcting sections that double counted certain projects, ensuring a consistent methodology for considering FEMA PA and HMGP projects with scope changes in process, and completing a last look to ensure projects are accurately accounted for. The revised draft UNA currently shows unmet need for Housing at 43% and Infrastructure at a 57% split.

Boulder County Collaborative Sub-Allocation

As a follow up to a discussion item during the November 18, 2016 Collaborative meeting, Kathy Fedler asked Dave Bowman about other counties' unmet versus met needs and whether Boulder County's remaining unmet needs are in line with other counties' or more significant. Dave responded that other counties still have unmet need and at this time; Watersheds and Infrastructure programs are over-

subscribed statewide. Some funding may become available in the other program areas but it is too soon to tell. Therefore no changes to the sub-allocations to each county are planned at this time. However, within the next 12 months, the State will consider projections and consider moving funds around if needed. If more than \$1 million is adjusted, a substantial amendment to the Action Plan will be needed, if less than \$1 million, then a non-substantial amendment will suffice. This also applies to whether funds need to be moved between Housing and Infrastructure allocations based on communities' needs.

Infrastructure

At 57% of the allocation, Round 3 Infrastructure funds would total \$11,697,661. The group analyzed the four revised proportional distribution methodologies presented as options on the UNA Summary Tables. The proposed methodologies are listed below:

- FEMA Damage Assessments (Table 4)
- FEMA PA, FEMA HMGP, and FHWA Unmet Need (Table 5)
- FEMA PA Unmet Need (Table 6)
- FEMA PA and FEMA HMGP Unmet Need (Table 7)

After reviewing the four prepared methodologies, one single option did not stand out as a clear, fair choice because each option was beneficial to several communities. Dave stated that one single methodology was not required to be chosen, that a combination or average of methodologies was possible. The group was favorable to this idea. Deb Siefert stated that the FEMA Damage Assessment should be excluded from an average calculation since the other three methodologies were based on unmet needs, whereas the FEMA Damage Assessment method was based on a percentage of damages, therefore it would not be an apples-to-apples average. Joel Wagner reported that the option that includes FHWA Unmet Need (Table 5) is not a fair representation of needs Countywide since it heavily favors City of Boulder. Rather, the FEMA PA Unmet Need (Table 6) and FEMA PA and HMGP Unmet Need (Table 7) methods better represent a fair split that better serves smaller communities, which is a guiding principle of the Collaborative.

The group agreed that an average of FEMA PA Unmet Need and FEMA PA and HMGP Unmet Need was the best methodology to ensure a fair split and ensure resources go where they are most needed. However, certain issues central to the Collaborative were raised as a caveat to ensure that program requirements are met and funds are expended timely and fully. One issue raised by the City of Longmont was that regardless of the choice for a proportional distribution method, meeting Low and Moderate Income (LMI) goals must take priority as the last of the funding is distributed. Kathy reiterated that the Collaborative will be watching progress towards meeting LMI goals down to the end of the program since current projections are too close to call this early. Dave echoed that this is an issue statewide. Another issue raised by Boulder County was to ensure that the Collaborative checks in periodically on project readiness, especially in smaller communities with capacity challenges, to ensure the funds distributed based on the chosen proportional distribution method can be spent timely, making adjustments if needed so that the Collaborative can utilize all the funding available.

Housing

At 43% of the allocation, Round 3 Housing funds would total \$8,824,552. \$5,582,186 has been set aside for New Construction for Lyons and Ponderosa Mobile Home Park, leaving \$3,242,366 for Housing Assistance Programs. Of that amount, \$3 million has already been committed to Boulder County, so a portion of the Round 2 Housing New Construction funding may need to go towards Housing since there is plenty of unmet need, especially in LMI households. Kathy reported that it is possible that the Round 2 Housing New Construction funding left over may be on the higher side of the \$1,130,198 to \$2,823,144 range, however confirmation has not yet come from the State Division of Housing (DOH) on this.

Kathy reported that she has been coordinating with Lyons and Boulder on their Housing New Construction projects to create a project application to get a clear understanding of the projects and then work with DOH and DOLA to plan project timelines and action plans. One option being discussed is swapping the Housing New Construction funds to Infrastructure to be able to use the funds towards purchases of the properties for the projects. This would significantly impact the Collaborative's ability to meet LMI goals however so all options are being vetted. Dave suggested that a meeting between the Collaborative, DOLA, and DOH occur sooner rather than later and include DHSEM since FEMA may fund a portion of Lyons' property acquisition to include a site for their public works building. Kathy responded that applications are anticipated from Lyons and Boulder in December, and the group could be ready to meet in early January.

Action Plan Moving Forward

1. The Collaborative will update the UNA Summary Tables to include the Average of FEMA PA Unmet Need (Table 6) and HMGP Unmet Need (Table 7) proportional distribution methods as well as finalize the Unmet Needs Assessment and redistribute to all communities.
2. The final Unmet Needs Assessment will be sent to the State to include in their Action Plan in January.

3:30 pm - Meeting adjourned.

Next Meeting:

Friday, January 13th, 2016
2:30 – 4:30 pm
Location TBD