

A. CALL TO ORDER BY PRESIDING OFFICER & WELCOME

The Gresham Community Development and Housing Subcommittee (CDHS) meeting was called to order by Ryan Johnson, Chair, at 5:00 P.M. on the eighteenth day of June 2020. Due to the COVID-19 pandemic this meeting was held remotely via Zoom.

CDHS COMMITTEE PRESENT: Warren Scott, Ryan Johnson, Wayne Shielee, Travis Stovall, Jessica Brzuskiwicz, Aaron Larson, Brianna Wecker, Uriah Edmunds, Heather Ricks

CDHS COMMITTEE NOT PRESENT: David Ligatich

CITY COUNCIL MEMBERS PRESENT: Councilor Mario Palmero, Councilor Janine Gladfelter

COMMISSIONERS PRESENT: Commissioner Laura Pramuk

STAFF PRESENT: Eric Schmidt, Community Development Director, Brian Monberg, Senior Manager; Ashley Miller, Community Revitalization Manager; Genevieve Hauser, Administrative Assistant III; Rachel Nehse, Program Analyst

COMMUNITY MEMBERS PRESENT: Andy Miller, Executive Director, Human Solutions Inc.

B. REVIEW 2019-20 CBDG & HOME BUDGETS

Ashley Miller explained that the subcommittee would review the 2020 Action Plan budgets to make final recommendations for City Council to review and vote on at their July 7th, 2020 meeting. She thanked the members for attending and explained how some changes were made to the draft budgets from the March 2020 meeting due to the pandemic and changes in program income and carryover entitlement funds.

The first budget reviewed was the HOME budget. This budget increased since the March meeting due to program income from a repaid Shared Appreciation Mortgage (SAM) and extra unspent carryover funds. The total available funding is approximately 1.1 million dollars. The budget allocated funding for the City's SAM program, tenant-based rent assistance (TBRA) through JOIN and Human Solutions Inc., homebuyer assistance through Proud Ground and administrative funding. Ashley explained the adjustments made to the preliminary budget discussed in March. These changes were made to respond to changing needs in the community due to the COVID-19 pandemic. The development fund for a future HOME development project was depleted and funding was reallocated to address more urgent priorities. The amount for TBRA through Human Solutions Inc was increased due to a drastic increase in the need for rent assistance. The City's homebuyer assistance program was prioritized over Proud Ground's because the City's program can assist more households with less money. Additionally, HUD issued a waiver which increased the administration cap for HOME funding, resulting in an increase in the amount budgeted for administration. Ashley described what goes into the administration funding in more detail. These funds are spent on staff salaries and benefits, supplies, software, training costs, sponsorships for local, regional and national community

development and fair housing organizations, landlord trainings and other costs that are not directly tied to client services.

The second budget reviewed was the CDBG budget. This budget also increased due to program income and additional carryover funds. The total available funding is approximately 1.2 million dollars. Due to the increase in the total budget, additional funds were allocated to Unlimited Choices' Adapt-A-Home and Mend-A-Home programs. The City is still subject to the public services cap, so programs in the public services category could not be increased without exceeding the cap. Funding amounts for DIY Weatherization Workshops, El Programa Hispano Catolico, Willow Tree, AARP Experience Corps Mentoring and Living Solutions all matched the preliminary CDHS budget from March. Eastside Timbers funding was reduced due to limitations imposed on their program due to the pandemic and funding was temporarily moved to provide additional funds for Family of Friends in 2020-21 only. Ashley explained that Family of Friends lost other funding due to the pandemic. The section 108 payment and prepayment for the Children's Fountain and administration amounts also matched the preliminary CDHS budget, but the infrastructure project proposed with remaining funds was removed and a slum and blight clean up project was added to the budget. These funds would be used to tow hazardous RVs and clean up illegal campsites that pose a threat to public health and safety.

Lastly, the CDHS reviewed the CDBG-CV budget. Ashley explained that CDBG-CV is additional funding that was allocated to the City in the CARES Act. These funds must meet the program requirements for regular CDBG funding, but they must also be used to prepare for, respond to or prevent the coronavirus. Budgeted uses for these funds included additional funds to administer the increased TBRA dollars for Human Solutions Inc., possible reimbursement for the City's small business grant program, additional funding for DIY Weatherization Workshops, meal assistance, childcare assistance, mortgage assistance and utility assistance. Many of these programs would be administered by the City using City staff and administration funds included in the budget would be used to cover staff costs.

C. DISCUSSION

Uriah Edmunds asked about the development fund and whether there was an increased need for rent assistance. Ashley explained that the increased funding for TBRA could be used to pay arrearages and that City staff have already discussed the need with Human Solutions Inc., who confirmed that they were seeing an increased need and could spend the budgeted funds. Additionally, any unspent funds can be rolled over to the next year's budget and could be reallocated to a development fund at that time. Uriah also inquired about the administrative funds and where that funding would come from if the administrative budget had not been increased. Ashley explained that these costs would likely come from general fund, which has also decreased due to the pandemic, so the increased administrative budget would not result in additional general fund being freed up for other programs, but would likely prevent cuts that may otherwise be necessary. Uriah also asked about Proud Ground and the decrease in the budgeted amount for their homebuyer assistance program. Ashley explained that TBRA and the City's down payment assistance program were prioritized because they could assist more clients, but \$85,000 for Proud Ground would only assist one household. Uriah and Wayne Shielee both expressed that they would like to see Proud Ground's funding remain at the original recommended level so that they could assist 2 households because home ownership stabilizes families and is better for the community in the long run.

D. PUBLIC COMMENT

Ryan opened the floor for public comment.

Andy Miller, Executive Director for Human Solutions Inc., commented to thank the CDHS and the City for their ongoing partnership with Human Solutions, stress the need in our community for the critical services they provide and urge the City to provide administrative funding with HUD funds or general fund dollars to pay for administration costs incurred by these programs.

E. CDBG AND HOME BUDGET APPROVAL

Ryan asked for a motion to approve the 2020-21 CDBG budget. Travis Stovall motioned to approve. Aaron Larson seconded the motion. All voted Aye, the motion carried.

Ryan asked for a motion to approve the 2020-21 HOME budget. Uriah motioned to reallocate \$85,000 in HOME funds from Human Solutions Inc. TBRA to Proud Ground. Wayne seconded the motion. Uriah, Wayne, Warren, Brianna and Travis voted Aye. Aaron, Jessica, Heather and Ryan voted Nay. The motion carried.

Ryan asked for a motion to approve the adjusted 2020-21 HOME budget. Travis motioned to adopt the amended budget. Warren seconded the motion. Uriah, Wayne, Warren, Brianna, Travis, Jessica, Heather and Ryan voted Aye. Aaron voted Nay. The motion carried.

F. FOR THE GOOD OF THE ORDER

Ryan asked if anyone had anything for the good of the order. Ashley thanked the subcommittee and concluded the public portion of the meeting.

Meeting Adjourned at 5:49 P.M.