

**A. CALL TO ORDER BY PRESIDING OFFICER & WELCOME**

The Gresham Community Development and Housing Subcommittee (CDHS) meeting was called to order by City staff member, Ashley Miller, at 5:00 P.M. on the 16th day of March 2022. Due to the early start time on this meeting the Chair was not present to call the meeting to order. Due to the COVID-19 pandemic this meeting was held remotely via Zoom.

CDHS COMMITTEE PRESENT: Uriah Edmunds, Jessica Brzuskiwicz, Bobbie Meza, Christine Bierman, William Davis

CDHS COMMITTEE NOT PRESENT: Ryan Johnson, Heather Ricks, Ana Linden, April Johnson, Delores Burgos

CITY COUNCIL MEMBERS PRESENT: Councilor Janine Gladfelter, Councilor Dina DiNucci

STAFF PRESENT: Ashley Miller, Community Revitalization Manager; Rachel Nehse, Program Analyst; Claire Griffing, Council Coordinator

**B. CDHS INTRODUCTIONS**

CDHS members present briefly introduced themselves to the group.

**C. GRESHAM STRATEGIC PLAN DISCUSSION**

**Claire Griffing shared a brief presentation regarding Gresham City Council's Strategic Plan and led a discussion with CDHS members to gather input on**

**D. 2022-23 CDBG, HOME & HOME-ARP FUNDING APPLICANT PRESENTATIONS**

Most applicants for 2022-23 CDBG, HOME and HOME-ARP funding attended to provide a brief overview of the program they applied to administer in Gresham. Public Services projects did not present because 2022-23 is the 3<sup>rd</sup> year in the 3-year public services funding cycle, so all public services projects are guaranteed funding provided the City receives CDBG funds.

Tammy Montgomery from Human Solutions presented on the Willow Tree program. This program is a combination of the regular Willow Tree program typically funded with CDBG and the TBRA program and usually receives both CDBG and HOME. These programs have been combined and altered slightly to provide rent assistance and supportive services to stabilize at-risk Gresham households and prevent homelessness using HOME-ARP funds.

Ricardo Lopez from East County Solutions presented on the Living Solutions program, which provides job training and placement for low-income Gresham residents to help them increase their income and become self-sufficient. This program applied for both CDBG and HOME-ARP funding to expand services and assist a range of low and moderate income clients.

Cathe Wiese from My Father's House presented on The Journey, A Learn & Earn Program. My Father's House operates a transitional housing shelter in Gresham and is adding a café and

thrift store to the site. The store and café will work together with the organizations new job training program to give shelter residents and other Gresham community members paid jobs at these businesses to help them improve their job skills while they participate in a job training and placement program to attain higher wage employment after completion of the program.

Rosemary Nelsen from Unlimited Choices presented on two programs the organization submitted applications for, Adapt-A-Home and Mend-A-Home. Adapt-A-Home provides accessibility improvements for low-income Gresham homeowners and renters to enable people with disabilities to continue to live independently in their homes. Mend-A-Home provides emergency repairs for low-income Gresham homeowners with repairs that threaten the safety and livability of their homes. This program primarily assists mobile homeowners and addresses hazardous conditions such as electrical and plumbing problems, inadequate emergency egress and leaking roofs.

Carmen Madrid from Micro Enterprise Services of Oregon (MESO) presented on their microenterprise assistance program. This program provides technical assistance and education to small businesses with 5 or fewer employees (include any owner(s)) to help them grow and expand their businesses.

Katie Ullrich from Proud Ground presented on Proud Ground's community land trust model. Proud Ground applied for HOME funds to purchase the land underneath a home while a low- to moderate-income household purchases the home on the land. This model decreases the home purchase price for low-income homebuyers, stabilizes the household and creates permanently affordable homes.

Ashley Miller provided an overview of the City-run programs that are also eligible for funding in the 2022-23 program year. Ashley explained that there is no requirement to fund subrecipients and the City chooses to open applications to subrecipient partners annually, but we generally also fund internal projects as well. For example, in the past the City has funded several flashing beacon crosswalks throughout the City in low-income neighborhoods and has used CDBG funds to make payments on Section 108 loans, which are HUD loans that can be taken out to fund specific types of CDBG eligible infrastructure and economic development projects and can then be repaid using CDBG funds. The City currently has one such payment on a Section 108 loan for the Children's Fountain in downtown Gresham and has historically also used CDBG to pre-pay the loan down to limit the amount of interest paid over the course of the loan. A prepayment in 2022-23 could fully payoff the loan.

With HOME funding, the City provides the WELCOME HOME program that offers loans of up to \$40,000 for down payment assistance for moderate-income first-time homebuyers. These are interest free, deferred payment loans that include a share of the appreciation due to the City if the homeowner transfers the home within the first ten years of the home purchase. If the homebuyer stays in the home for ten years, then they only owe the principal amount borrowed, which is reduced by 20% annually until the fifteenth anniversary of the home purchase, when the loan can be forgiven. This is different from Proud Ground, who keeps the HOME funds in the home permanently and limits the resale amount of the home to keep it affordable for subsequent buyers. The City's program allows for households to build more wealth, because it does not take as much of the appreciation and does not restrict who a homebuyer can sell to, but it also offers less assistance per household, so it generally cannot be accessed by lower-income households.

With CDBG funds, staff generally reach out to the Department of Environmental Services (DES) to see if there are infrastructure improvements in low-income neighborhoods that could use CDBG funding. There are three residential areas in Rockwood and West Gresham with inadequate lighting that DES has identified that we can fund if there is sufficient CDBG funding, but we likely will not have enough funds for all three.

Ashley asked the group if they were in favor of funding all applicants, or if there were specific applicants the CDHS would prefer to decline for funding. Uriah asked about whether we can be more strategic with the budgeting of these funds. Ashley pointed out that the HOME-ARP funds give us a good opportunity to be strategic to free up CDBG and HOME funds so that those can be reallocated to additional programs that are generally restricted due to the limited budgets. Because there are limited HOME applicants, we can also add a development fund to the HOME budget to “save” funds toward a larger project in the future. No CDHS members identified any specific applicants that they would not be in favor of funding.

#### **E. FOR THE GOOD OF THE ORDER**

Uriah asked if anyone had anything for the good of the order. No items were brought for discussion.

#### **F. ADJORN**

Meeting Adjourned at 8:01 P.M.