

A. CALL TO ORDER BY PRESIDING OFFICER & WELCOME

The Gresham Community Development and Housing Subcommittee (CDHS) meeting was called to order by Uriah Edmunds, Chair, at 5:30 P.M. on the twenty-fifth day of May 2022. Due to the COVID-19 pandemic this meeting was held remotely via Zoom.

CDHS COMMITTEE PRESENT: Uriah Edmunds, Christine Bierman, Ryan Johnson, Bobbie Meza, Jessica Spellman, April Johnson

CDHS COMMITTEE NOT PRESENT: Anastasia Linden, Heather Ricks, William Davis, Delores Burgos

STAFF PRESENT: Ashley Miller, Community Revitalization Manager; Rachel Nehse, Program Analyst

OTHERS PRESENT: Councilor Dina DiNucci, Councilor Janine Gladfelter

B. Review and Approve September 2021 & March 2022 CDHS Minutes

Bobbie moved to approve the minutes. Jessica seconded. All voted Aye. The motion carried.

C. Public Comment

Uriah asked if we had any public comment visitors tonight. Ashley replied that no one attended or signed up for comment.

D. 2022-23 CDBG Funding Review & Discussion

The CDHS members present discussed the remaining CDBG funds available and debated several possible projects including providing funds for more youth services, neighborhood events, and increasing funding to existing applicants.

E. CDHS CDBG Recommendation

It was ultimately decided to fully fund everyone and increase funding for Eastside Timbers, Family of Friends, Adapt-A-Home and Mend-A-Home.

F. Two-Year HOME-ARP Funding Review & Discussion

Ashley shared that HOME-ARP, a special one-time allocation, is essentially \$2.2 million. The thinking is to not wait until 2030 to parcel it out. We went into this trying to make 2-year budgets so that we could budget it out over 2 yrs. East County Solutions - Living Solutions applied for \$180,999. The Journey - My Father's House applied for \$100k on their application. Willow Tree - Human Solutions Inc. applied for about \$587k. For admin, we have to give about half to Portland, as well. Those were the 1-year asks, and we expanded it and doubled the amount for each for a 2-year contract. That would leave \$166,889. This amount could be

allocated to one of these programs or the City could reserve it in a set-aside fund and allocate it in the coming years.

Uriah asked if Gresham has a rental assistance program and if it was part of the budget. Ashley replied that we have a home ownership down payment assistance program and that's in the regular HOME budget. We don't have an internal rental assistance program. Uriah said that he'd be the first one to say that the housing crisis situation is going to become a bigger issue and it's going to come back to bite us again. He'd like to throw it all back into the Willow Tree – Human Solutions side of things where it's rental assistance. Uriah said that he'd be the first to say that all the extra money gets put into something in that realm. He added that the downside of putting it aside is we don't know what we don't know. It seems we are going to be dealing with these issues for some time. Uriah stated that he'd like to take the money and allocate it now instead of setting it aside.

Rachel stated that she spoke to Tammy from Home Solutions about the caps within that, if they could re-allocate the money, and she said they could with a small amount but not with a larger amount. It's possible they wouldn't be able to spend more money. Alternately, the other option we could consider is to give them that higher ask and it could carry over into a third year. Rachel said that if they don't spend it we could look at it again next year. Uriah asked if we could increase once things have been awarded, for example if they've run out of their dollars. Ashley said it would be a lot of back-end work to do that. She added that what we could do is allocate it all to the Willow Tree program, and if they didn't have the need to spend it in two years, we could extend that contract and they would have more time to spend additional funding. Uriah asked if there have been conversations with East County Living Solutions about expanding dollar amounts in that space. Rachel replied that this would technically be an increase in what we give them. Uriah's final question was regarding Gresham's down payment assistance program and if there's a need for additional dollars into that program. Ashley replied that it's part of the regular HOME funding budget.

Christine was wondering about East County Solutions and the homeless population. Rachel replied that all of these programs are tailored to people who are homeless or who are at a high risk of being homeless, so anything within these would be addressing homelessness or preventing homelessness. She added that because East County Solutions is a subset of Human Solutions, they often work together. You could proportionately increase both of them to give them each a little extra. Christine said that was what she was thinking, and if they can't spend it now they could carry it over. Ryan suggested in a chat to split it between all 3 of the applicants. Bobbie's concern was that My Father's House is a new program and sometimes it's hard to tell how much funding they are going to need. Ashley said that was a good point. Rachel mentioned that they were both a new applicant and a new program. Uriah stated that he loved My Father's House but was not going to suggest additional dollars there. He then said that it felt like one of our only options is to set the money aside, or potentially giving it to them and it would roll over. He would rather they have funding available than not enough funding available. Ashley replied that it would be easy to extend the contract if we needed to.

Uriah clarified all our options. He asked if Ryan was okay with overfunding. Ryan replied that he would rather set the money aside but didn't know if there was a right answer. Uriah said that from his opinion, Human Solutions would be an easy bucket to put it into because that is the easiest one where they could exercise those dollars quickly if needed. If it doesn't get used, we can roll it over to them since we know they will be consistently partnered with the City

of Gresham. Rachel replied that if anyone could spend the money of the three, it would be them. Bonnie commented that the money used now is better than not used at all. Christine's insight was that we have a couple of applicants that are very reliable and are delivering critically needed services in our community. She said it was a good use of our money to give them extra and let them use it when needed or keep it in reserves for the future. Uriah asked her if she preferred that East County Solutions get some, as well, instead of Human Solutions getting it all. She replied that she would. Uriah said that he is open to that, too.

G. CDHS HOME-ARP Recommendation

Uriah asked Ashley and Rachel to split the additional funding between both Human Solutions and East County Solutions, proportionate to the total ask. Uriah said it would be okay to round to the nearest dollar.

H. 2022-23 HOME Funding Review & Discussion

Ashley shared that we just got our entitlement amount today and it's \$657,372. We are estimating that Multnomah County's side will be about \$150k. We had some program income from homes that sold over this year. That's about \$60k, and we have \$665k of carryover. Our home ownership program had a difficult time this year. HUD caps the purchase price limit and it was capped at \$385k, which is not much in this market. We did increase the amount of funding that people can get through the City's program to up to \$40k in down payment assistance. HUD just increased the purchase price limit to \$437k, which is a huge increase and makes things more realistic.

Ashley said for the City of Gresham's down payment assistance program, we threw \$350k in there. Usually we fund \$300k, but now that it's \$40k per purchase potentially versus \$20k, that increase seems proportional. That would fund between 7-14 households. Proud Ground is asking for \$285k to fund 3 homes. In the current year we're in, the CDHS and City Council funded them for 4 home purchases. They have 3 and most likely will not make it to 4. They don't have a qualified buyer for a 4th one.

Ashley shared that there's a Development Set-Aside Fund, and \$804k available. She said that it sounds like a bad thing after our previous conversations, but it's not on the HOME side. We've shifted the rent assistance that we normally fund to HOME-ARP, which has freed up a significant amount. The way that HOME funding works is by putting it into actual rental housing development or into affordable home ownership development. Often developers don't want home funding unless there's a good chunk of funding, because it's a pain to use these funds due to the requirements. Ashley said that it's great to have a sizable Set-Aside Fund to garner a project that wants to go through the process of using these funds.

Ashley proposed to put whatever funding remains into a Development Set-Aside Fund, and then if the City has a rental housing or home ownership project that needs funding, they can apply to that likely next year.

I. CDHS HOME Recommendation

Uriah said that he wished he had a solution to say how we spend money that we have, because it's important to utilize it for the problems we're having right now. But he added that he can understand the significance of saying that infrastructure deals are not easy and not cheap. He stated that he's okay with carrying it forward, but would love to see and make sure that we

research or advocate someone who can use those dollars next year. Rachel responded that Ashley has been in some discussions with people, but nothing firm. She added that setting it in the Set-Aside Fund doesn't necessarily mean it has to stay there forever. We can reallocate it to something else next year also, so it is not a risk to set those funds aside for now.

Uriah brought up that, as interest rates may continue to climb, down payments will continue to climb and need to be even more sizable. Rachel replied that part of why Ashley pitched this year that we doubled the total amount that we can put down for the SAMs from \$20k to \$40k, and Proud Ground's ask is higher than what they have requested in the past. In the past, it was an average of \$81k per home, and this is an average of \$91k per home. Uriah said it was good we were addressing that. He asked if there were rules around how much down payment assistance we can give. Ashley replied that \$40k is the highest we can go to run the program as we do right now.

Uriah asked if anyone else had thoughts or comments on rolling it over or finding another solution. Christine said she was in favor of rolling it over. Bobbie said this would be okay with her. Jessica commented to roll over. Uriah said that we are all in agreement on rolling it over.

Ashley said they'd be in touch if anything comes up, and if they're going to ask to allocate that funding to any sort of development, they will let the CDHS know.

J. For the Good of the Order

Uriah asked if anyone had any comments, discussions or things they'd like to share. Councilor Gladfelter thanked everyone for the great conversion and all of the work around everything. Uriah thanked her for joining and being a part of it, and he also thanked everyone for attending the meeting. He then asked Ashley and Rachel if they had any closing comments. Ashley wanted to put out there that the next scheduled meeting that we know of will be in September for the annual CAPER meeting where we review how everyone did this year and how many people they helped. Uriah asked if they'll have a council approval process, too. Ashley confirmed yes, City Council will meet on July 5th. She said that she will present these budgets as they were approved today and council will vote to approve them, and also take public comment there, as well. Human Solutions will often come and present a bit. Ashley said all were welcome to join in person or virtually.

K. ADJORN

Meeting Adjourned at 7:31 PM.