

March 16, 2023

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 approximately 5:30 P.M. on the 16th day of March 2023. This meeting was held remotely via Zoom.

CDHS COMMITTEE PRESENT: Uriah Edmunds, Heather Ricks, Ryan Johnson, Bobbie Meza, Christine Bierman

CDHS COMMITTEE NOT PRESENT: April Johnson, William Davis, Delores Burgos, Jessica Spellman

CITY COUNCIL MEMBERS PRESENT: Councilor Dina DiNucci

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

B. Applicant Presentations

All Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) grant applicants were invited to give a brief presentation on their proposed 2023-24 projects. Six (6) applicants presented project information and the additional seven (7) applicants were scheduled for the prior meeting on March 15th.

Rosemary Nelsen presented on the Adapt A Home and Mend A Home programs. Adapt A Home would provide accessibility accommodations to low-income renters and homeowners to ensure they could continue to live independently in their homes. Mend A Home would provide emergency home repairs, such as roof or electrical repairs, to low-income homeowners so they can continue to live safely in their homes.

Lorena Carillo and Sarai Rodriguez from El Programa Hispano Catolico presented on their Career Readiness and Workforce Development program, which would provide culturally specific education and job training assistance to Gresham's Latine community including GED courses, resume building, interview skills training and job search assistance.

Cobi Lewis from Micro Enterprise Services of Oregon presented on their microenterprise assistance program, which would provide technical assistance to low-income Gresham business owners to help them grow their businesses and increase their incomes.

Katie Ullrich from Proud Ground presented on their homebuyer assistance program. Proud Ground is a land trust that would use HOME funds to purchase the land under the home while an income qualified homebuyer purchases the home on the land. The program includes a resale policy, which keeps the home permanently affordable.

Ben Pray from HDF Partners presented on the ALSO Affordable Apartments, a proposed development project with non-profit Advocates for Life Skills and Opportunity. The project

would build a 39-unit, four story affordable housing complex at 1220 NE Division Street in Gresham and would include a set aside of 10 units for people with intellectual or developmental disabilities.

Stephen McMurtrey from Dream Development LLC presented on the 181st and Pine Affordable Housing, a proposed development project with non-profit Bridges to Change. The project would build two buildings containing a total of 38-units of affordable housing in the Rockwood neighborhood.

C. CDHS Discussion

Ashley Miller explained to the CDHS that this portion of the meeting is for discussion and any input provided would be used to draft the Annual Action Plan. Councilor DiNucci asked to clarify which of the HOME development applicants were also applying for Metro Housing Bond funds and Ashley clarified that only the Bridges to Change project was also requesting Metro funds. Ashley also noted that both funding sources should be going to City Council at the same time, so we won't know about the Metro funds before making decisions on the HOME funds. Committee members discussed what would happen with development projects if we decide to fund them, but their other funding falls through, because neither project has all funds committed at this time. Ashley noted that we would not contract for the funds until the project was fully funded, so if a project did fall through funds could be reallocated in the future. Ashley also clarified that we likely will not have enough to fund Proud Ground, WELCOME HOME and both development projects, so something from the HOME budget will need to be cut and that the public services ask for CDBG exceeds the cap by about \$100,000. The committee members discussed Community Alliance of Tenants, potential compliance concerns with the program and the overlap between their services offered and ones that the City also offers internally. The committee members also discussed Eastside Timbers, their for-profit programs starting and whether or not they were able to effectively spend the extra funds given to them in 2022-23. Rachel Nehse noted that accomplishment data will be available at the next meeting in case CDHS members would like to factor past performance into their funding decisions.

D. For the Good of the Order

Chair Edmunds asked if anyone had anything for the good of the order.

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Meeting Adjourned at approximately 7:30 P.M.