

- ACTION -

POLICY ADVISORY BOARD (PAB) for the Washington County Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program, **April 14th, 2022 7:00 pm** via Zoom.

PUBLIC HEARING MINUTES

FY2022 ACTION PLAN

And

POLICY ADVISORY BOARD MEETING MINUTES

The following persons were present:

PAB REPRESENTATIVES:

Banks	*Stephanie Jones
Cornelius	*Luis Hernandez
Forest Grove	*Mariana Valenzuela
Gaston	*David Meeker
Hillsboro	*Gina Roletto
North Plains	*Trista Papen
Sherwood	*Kim Young
Tigard.	*Liz Newton
Tualatin	*Bridget Brooks
Washington Co.	*Pam Treece

*Denotes Primaries

OCD STAFF:

Jennie Proctor, Program Manager
Ann Hawkins, Housing & Community Development Specialist
Natalie Williams, Housing & Community Development Specialist
Lauren Thomas, Housing & Community Development Specialist
Shaena Johnson, Administrative Specialist II

GUESTS:

Kathy Peoples, City of Beaverton
Omar Martinez, City of Hillsboro
Councilor Kate Mohr, King City

Public Hearing

Stephanie Jones, Chair of the Policy Advisory Board, opened the public hearing at approximately 7:00 pm. Stephanie informed all meeting participants that this public meeting will be recorded. All PAB members, staff, and members of the public introduced themselves for the record.

Ann Hawkins began the Public Hearing by reviewing the purpose of the hearing.

The hearing is the second of two public hearings for the 2022 Annual Action Plan for the jurisdictions including Washington County and the Cities of Beaverton and Hillsboro. The purpose of today’s public hearing is both to outline for the public the funded activities for the 2022 program year for the Community Development Block Grant Program, the HOME Investment Partnerships Program and the Emergency Solutions Grant Program, as well as provide the public with an opportunity to comment on the activities and programs proposed for the upcoming program year. These comments will be included with the final version of the Action Plan document provided to the U.S. Department of Housing and Urban Development when it is submitted this May.

The Action Plan document highlights the activities in the third year of the 2020-2024 Consolidated Plan, the strategic planning document that provides a framework for the County in targeting critical but limited federal resources to the highest priority needs. The 2022 Action Plan not only highlights these activities for this program year but also helps to shape how Washington County and the Cities of Beaverton and Hillsboro are progressing in meeting the five-year goals in this third year of the five-year strategic planning period.

Washington County

Natalie Williams, and Ann Hawkins reviewed the 2022 Action Plan for Washington County.

Program Allocations:

Grant Program	Annual Award Amount
Community Development Block Grant (CDBG)	\$2,222,952
HOME Investment Partnerships (HOME)	\$1,683,547
Emergency Solutions Grant (ESG)	\$190,064

- County CDBG dollars are available on a competitive basis in “non-entitlement” cities (excluding Beaverton and Hillsboro because they receive CDBG directly)
- HOME dollars are distributed throughout the county including Beaverton and Hillsboro which are members of the Consortium

CDBG: Homelessness Activities

Subrecipient	Activity	Funding
Boys & Girls Aid	Transitional Living Services	3 Year Grant at \$30,000/year
Community Action Organization	Emergency Rent Assistance	3 Year Grant at \$30,000/year
Washington County DAVS	Housing Stability Fund	3 Year Grant: \$30,000
Ecumenical Ministries of Oregon	Second Home	1 Year Grant at \$30,000
CASA for Children	Crucial Advocacy for Washington County	1 Year Grant at \$30,000
HomePlate Youth Services	Connection for Homeless Youth	3 Year Grant at \$30,000/year
Project Homeless Connect *	PHC Day Center	1 Year Grant at \$3,473 est.

CDBG: Neighborhood and Community Development Activities

Infrastructure		
Subrecipient	Activity	Funding
City of Cornelius	12th Avenue Sidewalks Pedestrian Improvements	1 Year Grant: \$425,000

Public Facilities		
Subrecipient	Activity	Funding
Just Compassion	Campus Development	1 Year Grant: \$457,521

Single Family Homeownership		
Subrecipient	Activity	Funding
City of Tigard	Homeownership	\$149,086 est.

- The City of Tigard has entered into a joint intergovernmental agreement with Washington County to administer their CDBG grant.

CDBG: Public Services Activities

Subrecipient	Activity	Funding
Bienestar	Resident Services	1 Year Grant: \$22,442 est.
CPAH	Resident Services	1 Year Grant: \$22,442 est.
WorkSystems	Washington County Economic Opportunity Program	1 Year Grant: \$50,000
Fair Housing Council of Oregon	Fair Housing Services	1 Year Grant: \$6,905
St. Vincent de Paul, Tigard Conference	Rent and Utilities Assistance	1 Year Grant: \$30,000

Family Promise of Tualatin Valley	Housing Case Management	1 Year Grant: \$30,000
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CDBG: Housing Activities

Subrecipient	Activity	Funding
OCD	Home Access & Repair and Elderly (HARDE)	1 Year Grant: \$150,000
OCD	Housing Rehab Program	1 Year Grant: \$83,347
Community Action Organization	Self-Help Weatherization	1 Year Grant: \$25,000
Community Action Organization	Comprehensive Weatherization	1 Year Grant: \$20,000
Rebuilding Together	Safe & Healthy Housing	1 Year Grant: \$10,000

HOME: Housing Activities

- 2022 Application Cycle
 - Three HOME Applications
 - Preservation and 2 New Construction
- Building Resources within the Community
 - CHDO – Community Housing Development Organization

Subrecipient	Activity	Funding
Community Partners for Affordable Housing (CPAH)	Woodland Hearth	\$1,200,000
REACH CDC, Inc	Dartmouth Crossing	\$1,200,000

BRIDGE Housing	Belleau Woods	\$600,000
Community Partners for Affordable Housing (CPAH)	Community Housing Development Organization (CHDO)	\$42,088 est.

ESG: Homelessness Activities

- Funding will support eligible activities that serve individuals and families with a total household income at or below 30% Area Median Income (AMI), that meet the definition of homeless or at-risk of becoming homeless, depending on the activity to be undertaken.
- OCD will work with partners to reassess needs, gaps, and availability of other funding to revision the best use of ESG funds. This will take time over the next 4-6 months. An amendment to the Action Plan will be provided when that process has been completed.

City of Beaverton

Kathy Peoples reviewed the 2022 Action Plan for the City of Beaverton.

2020-2024 Public Services Priority Goals:

- **Shelters and housing** for adults and youth experiencing homelessness
- **Case management** and permanent housing referrals
- **Emergency rent/utility assistance**
- **Resident services** in affordable housing developments
- **Advocates** for neglected and abused children

Proposed Funding FY 22-23 (public services)	Persons Assisted Goal (5 year)
\$120,000	1700

PY22 Public Services Funding Recommendations:

Subrecipients:

- **CASA for Kids - \$10,000**
 - Serving **130** Children
- **Boys & Girls Aid - \$25,000**
 - Serving **21** Children
- **Community Partners for Affordable Housing - \$25,000**
 - Serving **125** residents
- **Muslim Education Trust - \$30,000**
 - Serving **12 HH/60** individuals
- **Ecumenical Ministries of Oregon - \$15,000**
 - Serving **6** High School Youth
- **Homeplate Drop-in Center - \$15,000**
 - Serving **111** Youth

Economic Development Priority Goals:

Microenterprise technical assistance

- Pre-business support - rough business plan concepts
- Formalize, prove and test business concepts
- Post-business support
- Business registration
- Loan submission
- IDA qualifications and set up
- Hands on business development classes

PY22 Economic Development Funding Recommendations:

- **Latino Built - \$32,500**
 - Serving **25** Individuals
- **Micro Enterprise Services of Oregon - \$50,000**
 - Serving **19** Individuals
- **Professional Business Development Group - \$32,500**
 - Serving **9** Individuals

Proposed Funding FY 22-23	Persons Assisted Goal (5 year)
\$115,000	180

Housing Priority Goals:

- Adaption for Accessibility
- Small and critical Repair
- Emergency Home Repair
- Code Violation Repair
- Roof Replacement and Repair
- Home Acquisition/Ownership

Proposed Funding (FY 22-23)	Persons Assisted Goal (5 year)
\$500,000	199

PY22 Housing Funding Recommendations:

Subrecipients:

- **Community Action: rehab - \$100,000**
 - Serving **26** Households
- **Proud Ground - \$240,000**
 - Serving **2** Homebuyers
- **Rebuilding Together Washington County - \$20,000**
 - Serving **20** Households
- **Unlimited Choices Adapt a Home - \$50,000**
 - Serving **10** Disabled Households
- **Unlimited Choices Mend a Home - \$31,000**
 - Serving **6** Households
- **Willamette West Habitat for Humanity - \$44,000**
 - Serving **5** Households

Program Year 2021 Projected Outcomes:

- **13 local nonprofits** to be awarded to carry out activities under housing, public services, and economic development.
- **413 persons** to receive public services.
- **71 households** to benefit from housing rehabilitation including handicap accessibility features
- **2 household** to receive homeownership acquisition assistance
- **53 persons** and micro businesses to receive assistance

City of Hillsboro

Omar Martinez reviewed the 2022 – 2023 Action Plan for the City of Hillsboro.

Goal 1 – Decent Affordable Housing: Provide decent, safe and affordable housing to improve the quality of lives, households, neighborhoods and community stability.

- Objective 1.1: Preserve, improve and expand the supply of affordable housing for low- and moderate-income homeowners and renters.
- Objective 1.2: Increase homeownership opportunities for low- and moderate-income community members

Goal 2 – Suitable Living Environments: Create environments that promote neighborhood improvement and access to fair housing.

- Objective 2.1: Provide support to improve neighborhood safety and livability by expanding or improving public facilities and infrastructure.
- Objective 2.2: Provide programs and activities that support access to fair housing.

Funding Priorities:

Estimated Funding Allocation			
FY 2022-2023 Entitlement			\$725,000
Administration	0%	\$0	
Public Services	0%	\$0	
Public Facilities/Improvement Projects	100%	\$725,000	
Total			\$725,000

- Prioritize Public Facility/Improvement Projects
- Administrative cost funded through City’s general funds
- Public Service activities funded through general funds by increasing Community Services Grants Program, \$200,000

City of Hillsboro will have an estimated \$725,000 in CDBG funds:

- (2) Housing Acquisition & Rehabilitation Programs
- (1) Public Facility Project
- (1) City of Hillsboro Administrative Activities (Fair Housing).

City of Hillsboro CDBG Projects:

- Proud Ground – Home Acquisition: \$345,000
 - 4 Home Acquisitions
- Office of Community Development – Housing Rehabilitation: \$225,000
 - 18 Housing Renovations
- Family Promise – Home Renovation: \$150,000
- City of Hillsboro – Fair Housing: \$5,000

Ann reviewed next steps for the Action Plan. The public comment period does end today. Plans will be submitted to the Washington County Board of County Commissioners, the Beaverton City Council and the Hillsboro City Council for approval. We will be submitting the Action Plan to HUD on May 15, 2022.

PUBLIC TESTIMONY

Ann opened the public hearing to the public for testimony. Stephanie called for any comments. Liz Newton thanked the teams for their hard work on the action plans. Stephanie noted there were no public comments or questions in the chat.

With there being no comments, Chair Stephanie Jones closed the Public Hearing at approximately 7:29 pm.

Policy Advisory Board Meeting

Chair Stephanie Jones called the meeting to order at 7:30 pm.

1. **APPROVAL OF February 10th, 2022 MINUTES and March 10th, 2022 MINUTES**

Kim Young MOVED TO APPROVE the February 10th, 2022, and March 10th, 2022, MINUTES. Pam Treece SECONDED. Motion CARRIED. (10 yes, 0 no)

2. **APPROVAL OF THE DRAFT 2022 ACTION PLAN**

Bridget Brooks MOVED TO ENDORSE the 2022 Action Plan. Liz Newton SECONDED. Motion CARRIED. (10 yes, 0 no)

3. **MISCELLANEOUS AND ANNOUNCEMENTS**

Jennie Proctor gave open KUDOS to the teams working so hard to prepare the action plans and wanted to thank them for all their hard work in putting the presentations together.

The next PAB meeting will be on May 12th, 2022.

The Office of Community Development staff are hoping to have the HUD allocations by mid-May 2022. We may have to adjust total allocations once we have the HUD allocations.

Jennie introduced Shaena Johnson as the new Administrative Specialist II in the Community Development office.

Chair Stephanie Jones adjourned the meeting at 7:37 pm.