

**MINUTES**  
**HOUSING AND URBAN DEVELOPMENT ADVISORY COMMITTEE**  
Wednesday January 28, 2009  
350 Commercial NE - 5:00 PM

| <u>MEMBERS PRESENT</u>   | <u>MEMBERS ABSENT</u>                              | <u>STAFF PRESENT</u>   | <u>GUESTS</u> |
|--|--|--|---------------|
| Mark Wieprecht - Chair<br>Michael Bufalino<br>Craig Carlson<br>Barbara Chesbrough<br>Darr Goss<br>Levi Herrera-Lopez<br>Sean Nikas<br>Maria Palacio –Vice<br>Evelyn Roth | Brett Gomsrud - E<br>Dan Dorn - E<br>Darr Goss - E | Rena Peck<br>Therese Van Vleet<br>Toni Payseno<br>Ligali Harruna |               |

**1. CALL TO ORDER**

Chair Wieprecht called the meeting to order at 5:05 P.M. noting a quorum was present.

**2. APPEARANCE OF INTERESTED CITIZENS**

Chair Wieprecht noted there were no citizens in attendance to address the Committee on matters other than those items appearing on the agenda.

**3. APPROVAL OF MINUTES**

Mr Carlson **MADE A MOTION**, seconded by Mr Nikas, to approve the minutes of August 27, 2008, as presented. The **MOTION CARRIED**, Mr Bufalino abstained.

**4. INFORMATION AND ACTION ITEMS**

Introduction of new board member

Ms Peck introduced Mr Bufalino, new At-Large Committee member. The Committee welcomed him and introduced themselves.

Expiration of board positions

Ms Peck noted that Mr Carlson and Mr Wieprecht second terms will be ending in June. Mr Herrera-Lopez and Mr Gomsrud first terms will end in June, they are eligible for reappointment to a second term.

2009-2010 Applications CDBG and HOME

Ms Peck noted no carry-over is anticipated this year and the current allocation is anticipated to be \$1,400,000 in CDBG and \$900,000 in HOME funds. Program income is projected to be \$350,000 for CDBG, which is slated to repay the Section 108 loan. She noted not all project applications will be able to be funded as requests totaled \$2,400,000 for CDBG and \$2,000,000 for HOME. 15% of the \$900,000 available HOME funds, per federal regulation, must be allocated to a CHDO sponsored project. Ms Peck noted a narrative was provided about each application for Committee review before the February presentations. The Committee will meet in March to align the projects with Plan priorities for funding.

Tour of potential projects

The Committee agreed to take a tour of the proposed projects. Ms Peck will make the arrangements and contact the Committee for their availability.

### 2009-2013 Consolidated Plan/Impediments

Ms Peck noted there was a priority shift in the new Plan. Homelessness still number one but Economic Development has moved to a number two priority. The City will be submitting a Neighborhood Revitalization Strategic Area plan along with the Consolidated Plan. If approved it could provide economic opportunity in designated areas.

### Workforce Housing Update

The Salem-Keizer Community Development Corporation (SKCDC) was selected to develop the Workforce Housing project on State Street. The site owners would not sell at the appraised value so SKCDC is currently looking for another site. Site control is required by March 31, 2009, or another Request for Proposal (RFP) might go out.

### Neighborhood Stabilization Program

The state received federal funding to help stabilize neighborhoods with a high degree of foreclosed properties in designated census tracts. The state is putting together project guidelines. The census tract maps are available on the web at [www.cityofsalem.net](http://www.cityofsalem.net) > Urban Development > Federal Programs > NSP Maps. Program requirements include: the property must be bank owned, it must be within a designated census tract, and it must be used for affordable housing for families with up to 120% of area median income. Also, banks must sell the property for 15% below appraised value and the property appraisal cannot be older than six months. The Committee requested the map link be forwarded to the Committee via e-mail.

## **5. NEW BUSINESS**

Ms Peck said HUDAC members visited the Social Services Advisory Board retreat. Mr Herrera-Lopez noted most of the Social Services funded organizations have high impact in the local community and the retreat tried to determine how all affected agencies can communicate and collaborate more effectively to avoid overlap of services and deliver services more effectively. Ms Peck informed the Committee the Urban Development Department will soon manage and monitor all Social Services contracts.

## **6. ADJOURN**

Chair Wieprecht adjourned the meeting at 5:48 PM, noting the next meeting will be February 11, 2009, 5:00 P.M. for applicant presentations. Ms Chesbrough noted she will be absent for the February 25, 2009, meeting due to a conference. She requested the draft notes early.

For more information visit the Department web page at [www.cityofsalem.net](http://www.cityofsalem.net). The meeting was audio recorded.