

**Meeting Agenda
State College Borough
CDBG Citizens' Advisory Committee
August 18, 2020
Virtual Meeting / Noon**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
- IV. Chair Report**
- V. Public Hour - Hearing of Citizens**
- VI. Public Hearing on Housing & Community Development Needs and Proposed Strategies for Affirmatively Furthering Fair Housing**
- VII. Upcoming Meeting(s)**
- VIII. Adjournment**

Documents:

[Complete CDBG Citizens Advisory Committee Agenda - August 18, 2020.pdf](#)

**Meeting Agenda
State College Borough
CDBG/Citizens' Advisory Committee (CAC)
August 18, 2020
Virtual Meeting / Noon**

ATTENTION:

Due to the ongoing COVID-19 pandemic, this meeting will be conducted electronically. The public is invited to participate in the meeting, but they must register to attend. More information is available on the Borough's website at the following link:

<http://www.statecollegepa.us/3162/A-Virtual-Meeting>

Call Borough Administration at (814) 234-7110 with any questions.

I. Call to Order

II. Roll Call

Selden Smith, Chair
David Gaines, Vice-Chair
Ian Boswell
Alexis Burke
Jason Olcese
Marcia Patterson
Bruce Quigley

III. Approval of Minutes – August 4, 2020

IV. Chair Report

V. Public Hour - Hearing of Citizens

VI. Public Hearing on Housing & Community Development Needs and Proposed Strategies for Affirmatively Furthering Fair Housing

Federal regulations require communities that receive entitlement Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds from the U.S. Department of Housing and Urban Development (HUD) to complete a Consolidated Plan (CP), which is a five-year planning document that identifies a community's housing and community development needs and a strategy to meet those needs. State College Borough is in the process of preparing the 2020-2024 Consolidated Plan and the 2021 Annual Action Plan, which identifies projects to be undertaken with Fiscal Year (FY) 2021 CDBG and HOME funds.

As part of this process, the State College Borough CDBG Citizens' Advisory Committee (CDBG/CAC) will hold a public hearing to gather the views of citizens, public agencies, and other interested parties on housing and community development needs, the development of proposed activities, and proposed strategies and actions for affirmatively furthering fair housing. The Committee is interested in accepting comments on the need for affordable housing as well as the need for non-housing community development priorities such as public improvements, public facilities, public services and economic development.

A notice advertising the hearing was published in the *Centre Daily Times* on July 24, 2020 and notices about the hearing were distributed via the Borough's website and CNET, and were sent to municipal and county officials, neighborhood association leaders, human service agencies and community partners. The notice was translated into Spanish, Cantonese and Korean. A correction notice was published to allow for the required 14-day notice, which announced that a second, official public hearing would be held on August 18, 2020 and that input gathered through both hearings would be used to inform the FY 2021 Annual Action Plan.

Attached: Notices of public hearings

Committee Action: Solicit input from public attending hearing

VII. Upcoming Meeting

Tuesday, September 1, 2020 at Noon

VIII. Adjournment

**Meeting Minutes
State College Borough
CDBG/Citizens' Advisory Committee (CAC)
August 4, 2020
Virtual Meeting**

The State College Borough (SCB) Community Development Block Grant/Citizens' Advisory Committee (CDBG/CAC) virtual Zoom meeting was called to order by Selden Smith, Chair on Tuesday, August 4, 2020 at 12:01 p.m.

Members Present

Selden Smith, Chair; Ian Boswell; David Gaines, Vice-Chair; Jason Olcese; and Marcia Patterson

Members Absent

Alexis Burke and Bruce Quigley

Others Present

Maureen H. Safko, Senior Planner; Elizabeth S. Eirmann, Planner-Housing Specialist; Isabel Storey, Senior Planner; Denise L. Rhoads, Administrative Assistant; Morgan Wasikonis, Housing Transitions, Inc. (HTI); Phil Jones, House of Care (HOC); Leanne Lenz and Elaine Seto, Centre Helps; Stephanie Fost, Habitat for Humanity; Tommy Songer, Better Homes and Gardens Real Estate; Mark Huncik, Redevelopment Authority member and Highlands Civic Association President; and other interested parties

Approval of Minutes

A motion was made by Ms. Patterson and seconded by Mr. Gaines to approve the July 7, 2020 minutes as amended. The vote was unanimously in favor.

Chair Report

Selden Smith, Chair, had nothing to report.

Public Hour

No one from the public wanted to discuss items not on the agenda.

Public Hearing on Housing & Community Development Needs and Proposed Strategies for Affirmatively Furthering Fair Housing

Mr. Smith read a supportive comment from Glen Plumley of Out of the Cold (OOTC) organization:

“Out of the Cold Centre County has been providing the homeless with a safe place to shelter during cold and lonely nights since 2011. This year, they expanded their service by providing a place for those people to get out of the heat during the day in their Day Shelter. They have, so far, contended with Centre County’s homeless situation with the generous help of volunteers and area churches, but due to COVID-19 people are staying close to home and there are fewer and fewer members of the community to answer the call. They are also seeing an increased need due to the economic fallout of the virus.”

Because of this, they have had to hire new staff in order to address the now 24-hour need for shelter, and this cuts into their yearly budget in ways that threaten to compromise their mission. For them to continue their services, they need to find new and creative avenues of funding. I hope that the Citizens Advisory Committee can be one of those avenues. The Centre County community relies on Out of the Cold to provide refuge to the homeless, and human services to help them find permanent solutions. With 24-hour services they can better extend the hand of hope and provide a sense of wellbeing to those who are in the direst of situations. With a grant from the Citizens Advisory Committee, Out of the Cold can continue to touch lives in direct and meaningful ways. Please consider them as a public service in-line with the mission of the Committee and beneficial to the citizens of the county. Help them help the homeless by supporting their growing need with federal funding”.

Ms. Safko’s brief overview of CDBG Program Information for the 2021 Action Plan included:

- The program must benefit low- and moderate-income levels that were less than 80 percent of Area Median Income (AMI),
- Eligible Activities: 1) resale, 2) acquisitions, 3) public facilities, 4) housing rehabilitation, and 5) historic preservation to name a few,
- Must always be conscious of Fair Housing legislation,
- Any activity performed must not displace any anyone,
- All activities needed to procure services with Minority Business Enterprise/Women Business Enterprise, and
- Matching funds would not be required.

CAC comments

- Mr. Olcese stated he would like to divert resources to give help and prevent homelessness. He noted there was a spot where the homeless gather together daily and drink out of paper bags near the business called 3 DOTS. He also noticed homeless outside of the Schlow Centre Region Library and no masks were being worn. He noted staff should choose a more specific direction to a permanent shelter.
- Mr. Gaines stated he was curious to hear from the public and how they would respond to Mr. Olcese’s comments. Also, he asked what type of affordable housing projects they were talking about. Mr. Songer stated no projects had been done in a long while. He stated his company found that each municipality was doing their own part regarding affordable housing. Mr. Songer stated some local municipalities, University Area Joint Authority (UAJA) and Centre Region Code Administration (Codes) were not willing to reduce their fees to help with this issue. Ms. Safko stated staff could look at some CDBG funding that could help with those costs. Mr. Songer also stated the need was for both affordable rentals and owner-occupied home owners. Ms. Fost stated the quantity of folks reaching out that were below 40 percent AMI was significant.
- Ms. Safko and Mr. Smith stated this Committee had no control over those types of fees.

Public Comments

- Ms. Wasikonis stated it was common for the homeless to be on the streets during the day especially during the summer. She noted both HTI and OOTC have done things that they hadn’t normally done before to help this population. She noted both organizations worked together this summer and stated it had been quite a success story. One of the other ways to recognize this issue was to tap into other resources such as the Centre County Adult Services office. She noted the SCB Housing Department had allocated a lot of funding to help as well.
- Mr. Jones noted the SCB had been very supportive during this pandemic. He also stated there were several hotels that were supportive as well. He shared OOTC set up a day shelter in the Meeting House on Atherton Street and noted it was almost impossible to keep the shelter open because of not being able to keep paid employees and volunteers. Their focus had been trying to keep the group on Pugh Street off the

streets during the night by sheltering them at the Meeting House on Atherton Street. He noted the local businesses and the library were closed so there really was no other place for them to go. Mr. Jones stated it was probably not possible to eliminate homelessness completely because there was a small population that chose to live that way. He stressed the greater need for a permanent emergency shelter for this community. And, property was hard to come by to establish this emergency shelter.

CDBG Proposal

Ms. Safko noted Centre Helps submitted a proposal to SCB to create a Basic Needs Case Management position to be funded through the FY 2020 CDBG Program funds that were reserved for Food and Shelter Services. The additional staff support was needed due to a rise in call volume due to the health and economic impacts of the COVID-19 coronavirus. The proposal outlined that half of the cost associated with this full-time position would be funded with \$25,000 from the SCB's CDBG program, while Centre County, the United Way and other sources provided the remaining funds needed for the new position. Staff services would be divided equally between county residents living inside and outside of the Borough of State College.

Ms. Safko noted Centre County Adult Services gave the SCB a letter of support for a full-time position for a 12-month period.

A motion to recommend to Council to approve the amended FY 2020 Annual Action Plan to include funding the Centre Helps Basic Needs Case Manager position was made by Mr. Boswell and seconded by Mr. Olcese. The vote was unanimously in favor.

Mr. Olcese asked if there could be a staff member that worked with tapping fees, etc. that could attend a future meeting to share what the process for developers would look like. Ms. Safko noted the process would also include other agencies such as UAJA, Codes, etc.

Upcoming Meeting

Tuesday, August 18, 2020 at Noon

Adjournment

With no further business, Ms. Patterson made a motion to adjourn the meeting at 1:04 p.m. and Mr. Boswell seconded the motion. The vote was unanimously in favor.

Respectfully submitted,

Denise L. Rhoads
Administrative Assistant

Please publish the following ad on July 24, 2020 in the legal section:

LEGAL NOTICE
NOTICE OF PUBLIC HEARING

Federal regulations require communities that receive entitlement Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds from the U.S. Dept. of Housing and Urban Development to complete a Consolidated Plan, which is a five-year planning document that identifies a community's overall housing and community development needs and a strategy to meet those needs. The Borough of State College is in the process of developing its 2021 Consolidated Annual Action Plan which lists the activities to be undertaken with CDBG and HOME funds during that year.

As part of the process, the CDBG Citizens' Advisory Committee will hold a public hearing to obtain the views of citizens, public agencies and other interested parties on housing and community development needs, the development of proposed activities, and proposed strategies and actions for affirmatively furthering fair housing. The Committee is interested in accepting comments on the need for affordable housing as well as the need for priority non-housing community development activities such as public improvements, public facilities, public services and economic development. The public hearing will be held at the Municipal Bldg., 243 S. Allen St., at Noon on Aug. 4, 2020. Parties interested in participating may join virtually at https://zoom.us/webinar/register/WN_jVeAnDfTSyG_yNu0UvQY2w. Written comments received by email (planningdept@statecollegepa.us) or by mail (Planning Dept., 243 S. Allen St., State College, PA 16801) by 5 p.m. on Aug. 3, 2020 will be included in the public hearing record.

Citizens are encouraged to participate and comment. Persons with a disability or Limited English Proficiency who wish to participate in the meeting/hearing are asked to contact the Planning Dept. at least 48 hours prior to the meeting to discuss your needs. In addition, individuals or organizations that are interested in applying for CDBG or HOME funds are urged to contact the Planning Dept.

For updated information and further instruction on hearing attendance and participation please see www.statecollegepa.us, or contact the Planning Dept. by calling (814) 234-7109, (814) 234-7101 (TTY), or emailing planningdept@statecollegepa.us.

Thomas J. Fountaine, II
Borough Manager/Secretary

Please publish the legal ad below on August 3, 2020

LEGAL NOTICE

On July 24, 2020 a notice was published announcing that at 12 p.m. on Aug. 4, 2020 the Community Development Block Grant Citizens' Advisory Committee will hold a public hearing at the Municipal Bldg., 243 S. Allen St. Parties interested in participating may join virtually at https://zoom.us/webinar/register/WN_jVeAnDfTSyG_yNu0UvQY2w. The purpose of the hearing is to obtain input on housing and community development needs; development of proposed activities; and proposed strategies and actions to affirmatively further fair housing. This hearing will be conducted as advertised.

On Aug. 18 at 12 p.m. the Committee will hold a second and official public hearing also for the purposes stated above. Parties interested in participating may join virtually at https://zoom.us/webinar/register/WN_SQ7N14SeRAKNwJmuu7a02g. Input gathered through both hearings will be used to develop the 2021 Annual Action Plan. Written comments received by email (planningdept@statecollegepa.us) or by mail or delivery (Planning Dept., 243 S. Allen St., State College, PA 16801) by 12 p.m. on Aug. 18, 2020 will be included in the public hearing record.

Persons with a disability or Limited English Proficiency who wish to participate in the public hearing should send an email to planningdept@statecollegepa.us to discuss how the State College Borough can accommodate his/her needs.

Other details advertised on July 24, 2020 remain unchanged. Info at (814)234-7109 or planningdept@statecollegepa.us.

Thomas J. Fountaine, II
Borough Manager/Secretary