



CITY OF BEND

## Meeting Minutes

### Affordable Housing Advisory Committee

2:30 PM, Wednesday, March 13, 2019

Staff Liaisons: Lynne McConnell and Racheal Baker

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- **Roll Call:** Cindy King, Kathy Austin, Priscilla Buck via phone, Matt Martino, Ian Schmidt, Keith Wooden, David Haines, Adam Bledsoe.

Kathy Austin wanted to congratulate Committee and Council for working together and communicating to Bend Parks & Rec Board concerns regarding SDCs and affordable housing. Parks did back off and held off increases.

- **Public Comment**

None.

- **Compliance report**

Racheal Baker provided documentation about all applicants who have received funding, amount of funding received and compliance in last 4-5 years.

- **Scoring methodology consistency**

There have been some questions regarding scoring. Cindy King brought up one time only ask, timeliness. If have questions about how to score ask applicants for additional information or ask Lynne and Racheal. Can go more in depth as scoring meeting approaches.

- **Presentations by CDBG Applicants**

COI – Keith Wooden with Housing Works proposal. He works for Housing Works but is a quasi-governmental agency. Gary Firestone said to exempt out of voting for Housing Works only. No others.

Lynne – CDBG overview. Based on federal HUD guidelines. Benefit to low and moderate income people. Required reporting takes a lot of time for city and services recipients. Long term consequences for use of property. Electronic system flags us if money is sent and haven't put demographics in. Timeliness is important. New this year: intend to develop schedule. X% of funding must be spent by deadlines. Committee could decide to recall funding. Services – public service includes employment, job training, homeless, child care, etc. Everyone here today is qualified. Only can make up 15% of entitlement. This year is a bit different because of returned NSP funding. Can't do construction. 50% of people who receive services are low and moderate income. 80% or less AMI. City says 70% to ensure.

Amounts: \$681,537 for program, \$155,215 for services. Contingent on HUD granting of entitlement. Typically don't get until May. These are estimated amounts. Contingency built in if goes to Council before amount is awarded by HUD.

Kathy asked about scoring of returning requests. Lynne - Be consistent across the board.

## Services funding:

- Fair Housing Council \$5,000 Target education and outreach program.

Louise Dix - Bend has more responsibility because is an entitlement community. Workshop and referrals. Housing complaint data would be provided. Hot line service. 75% rate in resolving through informal process. Create collateral. 2 training workshops.

Questions: Kathy Austin— if get less, what impact does it have. Response: usually able to adjust accordingly, maybe less in materials or training. Cindy King asked about history of Fair Housing training. Response: Usually try to do annually in area. Last year did more due to different grants. Adam Bledsoe asked how much 6 sided kiosk costs. Response: cost of shipping and insurance only. 2 of them travel around throughout state.

- Bethlehem Inn \$75,000 Open 365 days/year and 24 hours/day  
Gwenn Wysling and Kim Fishbach. Moving into new facility. Feels are hub of wheel with partner agencies. Increase access to housing, reduce behavioral issues, reduce health risks. Systematic, coordinated approach to reduce homelessness for single adults. Gathering more data. 534 people since started last year. Majority better off. Kathy Austin: is this something anticipates asking for every year? Gwenn – hope community supports us and only come to City when expanding. Keith Wooden – how many more can you touch with ask. Gwenn: 100 people more just in adult quarters. Provided copy of data. Cindy King: do you see repeat people? Response: are some but most are situational. Ian Schmidt: how publically available is this data. Gwenn: is new, through December hope to have on website and share with other organizations. Want to fine tune so is an accurate story.
- Inspire Early Learning Centers \$12,000  
Kara Tachikawa. Fund a portion of a preschool teaching position. Goal to provide behavioral support and behavior plans. 30% of 3-5 year olds experience cognitive disabilities or delay or behavioral difficulties. Children with behavioral difficulty only do not qualify for other services. 3-5 month delays. 15 - 18 children presently.

Questions: Kathy Austin: how many are homeless or housing insecure? Is it affecting increase in behavioral issues. Answer: 2 children who are housing insecure but others on edge. Any other reason for increase? Feels that lacking interaction and parental technology dependency. Kathy Austin stated salary seems low. Response: Is average salary at our school right now. Asked if someone was identified. Answer: Not from outside. Would likely transition someone who is already employed. Cindy King: is this new program? Response: yes for Inspire and in Bend but other areas may have. How many kids would this position help? Response: would be available to move around to classrooms as well as scheduled time. 15-18 children. Would affect all the children. 60 enrolled next year. Ian Schmidt asked how long might need additional support due to increase. Kara: hoping doesn't increase. Other initiatives are happening in area. Cindy King: are you reaching out to parents, teaching them how to interact. Kara: yes, starting a few different things. Do talk to parents. Quality rating and improvement system are part of rating.

- J Bar J Youth Services \$50,000  
Liz Lamdess. Cascade Youth and Family Centers, the LOFT, Living Options for

Teens. All homeless and meet criteria for low income. Offers case management and life skills training. Also have drop in services for street based kids. 15 youth in program at one time, 16-21 years old. Community service and employment. Security is paramount. Educational success encouraged. Funding will help with staffing needs.

Questions: Kathy Austin asked about legislative changes.

External factors affect the ratios. Hope to reach out to runaway and homeless youth. Have to take contract kids to help sustain/supplement the system. Reduces bed space for local homeless youth. Focused on growing homeless community. Coming back in future: Federal grant was reduced and is on last year. Working on other things.

- NeighborImpact \$50,000 HomeSource  
Sonia Capece. Supporting homeownership and stable housing. Provides homebuyer and financial education coaching and counseling. Building financial resiliency. Create and maintain assets. Two HUD counselors. Leverage CDBG funds significantly. Serve all Bend residents at 80% and below.

Questions: Adam Bledsoe asked what percentages are purchase vs rent. 3 tracts: financial resiliency, pre-purchase, post-purchase. 725 through tri-county area through all three tracts. 372 in Bend last year. Cindy King: with budget you have this is a small amount. Each department has own budget. CDBG allows to leverage. For staff. Pair with other funding for admin. Also state. Kathy Austin: demographics seem skewed. Response: more woman are coming to seek services. Open to new skills. Who is taking care of finance. Not necessarily the whole household. Lot of single moms but also wives.

- St. Vincent de Paul Society \$10,000, keep open from 4-7 pm  
Jordan Reeher. Social services for low income. USDA food pantry. Help with homelessness. 14 units on property. Keep pantry open into evening for one year. No food banks/pantries are currently open after 4 pm. 1,500 individuals receive food boxes. At least 50% of households have someone employed. Food insecurity. In first year, an additional 1,500 food boxes. Funding is for costs of 2 paid employees and also food costs. Over \$80,000 would be expended if not volunteers. \$12,000 is actual cost. Helping into future.

Questions: Keith Wooden: \$10,000 gives one day per week. Does it scale \$20,000 and two days. Response: yes. Also looking at changing hours. Ian Schmidt: are there conversations about joint coverage plan to cover different times and services. Cindy King: How do you collect demographic info? Response: April 15<sup>th</sup> transitioning to new program where will be tracking demo info from all. Also if employed. David Haines: one time or come back? Response: If huge need, would like to expand so would be back.

- Thrive Central Oregon \$39,133  
Sara Kelley – connects individuals to community services resources. Modeled off social worker in the library. Currently at Downtown and East Bend libraries as well as Methodist Church breakfast and Ariel Glen apartments. Bridging gap with service providers. Very low income. Mostly around housing related needs - Fair Housing law, applications to subsidized housing, legal help, etc. In Bend helping house 8 people per month. Help connect to basics needs like medical, employment, benefits. Opportunity to come to one place. 15 people visit in downtown Bend per day. Pay for half of full time position in Bend. Serve 750 unduplicated individuals. Services are currently full.

Questions: Cindy King: how do you ensure that people are eligible for CDBG assistance. Response: Based on self report. Also getting them qualified for food stamps and housing supplements so have to show income.

- Volunteers in Medicine \$9,898  
Kat Mastrangelo. Only government funding clinic receives to provide coverage for 18 patients from Bend. Actual cost \$900/patient. Low or very low income. Use federal poverty level because St. Charles uses. Caring for people without insurance. 4 clinics. Unique in that they are staffed by volunteers. Open 4 days a week. 1,000 patients tri-county. Leverage care with specialty care pro bono requests. Charitable pharmacy designation. Donated meds in excess of \$500,000/year. 80-90% Spanish speaking. Secured \$240,000 match by St Charles for 2 years and family foundation for 3 years.

Questions: Why such a specific number. Response: As close as possible for \$10k. Very scalable. Patients must be uninsured. Do a phone interview. Have to get a denial letter or not eligible.

#### Program funding:

- Bend Area Habitat \$450,000 reducing ask to \$250,000  
Scott Rohrer - Down payment assistance to 18 low income families. Ownership is life changing. Getting harder and harder each year. \$25,000 per assistance. Money in kitty will be gone when this is available. Lose about \$100,000 per house. Serve 35-80% AMI. Have to have a large subsidy. Covers 25% of money we ask. One change – one project is delayed so ask is reduced to 10 units. Watercross.

Question about funds in bank. Use \$25,000/unit. 2 will be used in next two weeks. All will be used by time money available. Silent second. Attached to end of loan. Average loan is less than 12 years rather than 30 years.

- Housing Works \$750,000 total for project Approximately \$342,000 in CDBG funding. Seeking to acquire a million dollar piece of property. Now expanded to 47 units. Still has clinic space. Will close as soon as awarded money and NEPA closes. Open doors in mid 2021. Parking is tucked under.
- KOR Community Land Trust – land acquisition \$200,000  
Amy Warren. \$100,000 have from AHF. Will be eligible to fill in gap and apply for other funding newly available. Same land candidates except for one sold. One has reduced in price.
- KOR Community Land Trust – down payment assistance \$100,000  
Priority for KOR. To complete project number 1 correctly and on time. Co-project with Housing Works. \$50,000 to very low income house. Other 3, approximately, \$16,667. 60-80% of AMI. Energy modeling cuts costs. All passive energy support has been donated. Important to reduce operating costs.

- **Staff report**

City Council March 20<sup>th</sup> worksession on tiny homes starts at 4:30pm.

Council goal setting is today. Adopt on the 20<sup>th</sup>.

Council check in on April 17<sup>th</sup>. More focused from Council to Committee.

Parks SDCs good news. AHAC might be voting on exemptions for Parks SDCs. Administer it

and write loans. Compromise: capped 400 over next 4 years and willingness to look at if need more. Expect July 1. No details yet.

April 10 meeting – UGB expansion 101 and status of each areas. CityView update. Draft of consolidated plan.

May – Core Area Project – Central Area.

Rent control law doesn't change much for affordable housing.

- **Adjourned at 4:55 pm**