



CITY OF BEND

## Minutes

### Affordable Housing Advisory Committee

3:00 PM, Wednesday, December 11, 2019

Staff Liaisons: Lynne McConnell and Racheal Baker

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**Roll Call:** Cindy King, Keith Wooden, Kathy Austin, Richard Bonebrake, Priscilla Buck, Matt Martino, Ian Schmidt

- **Public comment**

Scott Rohrer of Habitat explained why they withdrew from AHF round. Money would have ended up being debt for Habitat. They lose \$120,000 per home. Subsequent homes would be burdened. Cannot use debt. Will present in February more details.

- **Approve November meeting minutes**

Minutes approved.

- **CDBG spend down status**

Racheal gave spend down status for CDBG funds. Most spending is on track. FHCO should spend down in 30 days spend with a training in spring. VIM can't overlap grant cycles so first quarter will be in next 45 days. Habitat and Kor: Habitat money to be spent in summer. Kor is waiting for state to give them LIFT funding. LIFT funding is new to state. We are on track. Recent feedback from HUD is positive.

- **CDBG RFP Applicant Presentations**

Provided a proposed definition of land trust model.

Racheal will need scores a week before deliberations on January 8<sup>th</sup>, by January 2<sup>nd</sup>.

CDBG vs AHF. CDBG – Environmental Reviews required. Can be delayed. Kor's is done. Bethlehem Inn: already have a building in existence but thresholds are less because building already exists.

COI: Priscilla Buck, husband volunteers at VIM. Keith Wooden works for Housing Works who is applicant for funds. Cindy King – works in real estate. Matt with KOR and Housing Works as he works with them for funding.

### Program estimate \$300,000

- **CORHA- Housing Works – Conners II**

David Brandt – presented already for AHF. Acquisition of 2.5 acres for multifamily housing. 40-50 units with clinic on first floor.

- **Kor Community Land Trust – Downpayment Assistance**

Amy Jordy, founding Board member. Hurita Place. Current reserve bank is \$100,000. Will serve 4 homebuyers. Without downpayment would be at risk of too expensive costs. Funds are set aside in case sell early. Sits in account. Priscilla

asked about Kor's outreach specifically to the Latinex community. Greg Delgado was on board for short period of time. Have Spanish speaking community at their events. There is a positive pool of applicants. Kathy asked about credit of applicants. Kor partnered with Housing Works and works with other organizations. Cindy asked what happens if someone moves in and their finances change? Response: they do provide counseling and encourage to stay. Ongoing counseling and resources.

- **Bethlehem Inn – Sustainability**

Also asked from AHF. Kathy asked clarification: previous ask \$30,000, this is for \$106,000. Total is \$136,000. Richard what is priority of two projects. More for other project.

- **Bethlehem Inn – Shelter Safety/Emergency Meals**

Shelter serving up to 140 people a night. Resources coming in to prepare meals. Served 123 million meals this year, 40% more than last year. Have a kitchen manager and coordinator and also a volunteer coordinator. They need a better system for meal tracking and volunteer tracking. Funds are for another freezer. Also for safety film – have worked with police. Need additional level of protection to slow someone down. Keep workers, volunteers and residents safe.

### **Services capped at 15% estimate \$83,000**

- **Bethlehem Inn**

Chart of services provided. Safe place to stay, meals, and partnership agencies to help residents to navigate through services. 100% homeless this quarter. 22% still homeless at end of quarter.

- Assessment when arrive and when they leave.
- Rate on a safety and well-being scale.
- Housing, health, mental health, safety

Add additional staff for supervisors on weekends. Currently have managers. Also for outreach with partner agencies on site and classes to break the homeless cycle. Need next level of coordination.

Ian asked about wage amounts and are they wages they can successfully hired at. Are they real number or hope they work numbers? Make sure pay living wage to staff. Response: Not there yet but moving forward. Any portion of funding would help.

- **Fair Housing of Central Oregon**

\$3000 for in person training for homeless and domestic violence shelters and also some online videos which can be tailored to Bend and put on our website. Lynne – asked for videos tailored to different audiences. Putting together for Council but also general information to post on line. Will keep updated. Mainly funding is for in-person training. Last offered 3 years ago. Would like to do every other year. Flexible for other needs that come up. \$5,930 is total budget. Asking \$3,000.

- **J Bar J**

Homeless youth live in the Loft. They serve 16-24 years of age, low or moderate income. Individual case plans developed. There has been a 67% increase in homeless youth in last 4 years. Going through accreditation process. Grant is for staff. Community service, educational certification and employment.

All receive health evaluations. They do educational goal setting. Trauma informed case management. Upon completion of program, 90% transition to safe living situations. Kathy asked how they get ongoing health care. OHP assists. Health insurance on board immediately. Use Mosaic medical van. Keith asked what accreditation does for them. It will be a requirement at some point so trying to get ahead of. Also might help get more funding in future.

2 night monitors is highest need currently. Priscilla asked about profile of funding \$467,000 budget for Loft. Response: They have contracts with DHS and OIA. Ian asked about familiarity with federal funds. Response: they have a point person. Have a grant writer and are familiar with reporting and data collection. Kathy asked if they are able to handle number of kids that come to you. Response: Will refer to Bethlehem Inn if don't have space. Loft is transitional living program. Could probably fill three. They try to refer. They employ a few host homes.

- **NeighborImpact**

Homeownership is the goal. The program is called HomeSource. It provides first time homebuyer and housing retention for foreclosure prevention services. Will leverage IDA funds, federal funds and Oregon funds. First time homebuyers must meet with HUD certified counselors. Others contract with NeighborImpact.

They leverage with partners. Provide fair housing education, financial and budget education and homebuyer education. Hold classes and one on ones. They match savings. Also provide foreclosure prevention.

Outcomes last year: helped 93 clients. 94 workshops. 12 obtained first home. 4 are in process to close.

Worried about foreclosures and also inequality. They are a big agency by statute. Every program has to raise operating funds.

Ian asked about population they serve. Response: historically the underserved. 68% female, 32% male. Primarily single head of household. Single mothers with minor children are more open to asking for help. A lot of outreach is done in the community. Kathy asked if there are any courses in high schools that offer finance and budgeting. Response: Nothing much is available. Important to get out earlier.

Use only HUD certified housing counselors. Cindy asked if with rates being low, if they are able to help people refinance. Do you provide that service? Response: Would be part of individual counseling.

- **Saving Grace**

Serve domestic violence and sexual assault victims. Bulk of services are at the Bend Shelter. They provide a supervised visitation center. They provide safety planning, protection orders, other advocacy and support.

Request is for therapy support. They have a contracted therapist who oversees 5-6 interns per year. It is an effective way to provide services. Request would help provide support for 150. Cindy asked how they balance CDBG funding for low income. Response: They don't ask for income upfront, however, all clients that get into program, must provide income information. They have so many more clients, many at or below poverty level. They can make sure that are billing for low income

only. Kathy asked if they partner with OHP. Response: they do partner with others. They have looked at contracting with OHP. For a number of reasons they have not chosen to do. There is a lot of administration required. Also preauthorization takes time and would delay services and their clients cannot wait. They don't feel it is a smart move for them.

They do have a wait list and are looking for creative solutions. Currently have about 25 people. Developing support groups. Priscilla asked if they collect information on the perpetrator and whether that person is addictive. Response: Only anecdotally.

- **Thrive Center Oregon**

Overview of services: They keep their finger on the pulse of what resources are available. Not just a list, but also applications, who can be called or emailed to connect with for specific services. 70% are trying to find housing. Service is open to all who seek. Half tri-county wide are in Bend. Bulk is in downtown. People sign up for 30-minute slot. Is a flexible model. They have been around for 5 years and have a staff of 5 people. Medical, legal aid issues all meshed.

Last year received \$20,000. They are able to leverage. They helped house 65 households and 90% stay housed. Budget is streamlined. They have 2 staff through AmeriCorps. Office space is in kind. 90% is personnel. Seeing 325 unduplicated people each month across Central Oregon. They are turning people away. They want to make sure outreach manager is funded. Providing service and ensuring they have staff and are working with partners. Looking to increase services, added Mission Church in south Bend. Also looking to north end of town. Would free up money to hire additional staff. Hard to get funding here in Bend.

- **Volunteers in Medicine**

CDBG is important to VIM. Recipients are not eligible for any other government funding. All eligible are low income or very low income. Have to be working or someone in family has to be working. They have 200 volunteers. 90% of interaction needs to be in Spanish. Provide free medical care for those not eligible for OHP. They can provide medical care and medications in clinic. Have 1,000 patients. Mostly have chronic diseases. There are probably 7-8,000 who would qualify if they sought services. They partner with Mosaic and St. Charles.

There are 50 volunteers for every clinic. They try to have mixture of morning, afternoon and evening appointments. This request would sponsor 18 patients. 13 patients were funded last year. They had 46 visits, 6 with specialists and 68 medications were dispensed. Only 1 needed an ER visit. They try to keep people healthy and avoid ER.

Kathy asked about other languages than Spanish. Response: Yes. Most are from hospitality and construction community. Question asked if they are able to find interpreters. Ian said DEI statement was excellent. Response: thank you. They are still working on.

- **Staff report**

- This is Adam Bledsoe's last meeting with us. Council appointed a new member, Alison Hohengarten.
- Will share email from Pauline Hardy and planning count stairs twice.

- DEI is a Council goal. City is hoping to map where folks live in town. Not specific, no names. Lynne will send out email asking if they are comfortable providing or not. Potentially more demographics down the road.
- Al Johnson coming to next Council meeting to present birdhouse to Council for housing award to increase residential capacity.
- Upcoming meetings:
  - Jan 8<sup>th</sup> and January 22<sup>nd</sup> which is tentative if need. Both at Muni Court.
  - COIC is putting on training/housing summit. Lynne is on Board

Planning Commission and Central Area Planning Commission worksession:

Ian said was positive. Are increasing supply. He will work up a summary and Lynne will send out. Process for adoption for Central District code changes is moving quickly and is happening now. We should come together and be early in process. Draft a letter. Kathy encourages us to do letter addressed to Planning Commission in support of URAB code change recommendations. There is some pushback on parking. Analysis shows is critical to housing. Current code renders many of the parcels unbuildable or there is not a return on investment.

Would we support a small group write a letter without bringing back to AHAC?  
Thinks it is important. Ian, Cindy and Kathy volunteered.

- **Adjourned at 5:14 pm**