



Minutes

Affordable Housing Advisory Committee

3:00 PM, Wednesday, January 13, 2021

Meeting will be convened online via Zoom due to COVID-19 concerns.

Go to [Affordable Housing Advisory Committee Page](#) for more information.

Staff Liaisons: Lynne McConnell and Racheal Baker

Roll Call: Cindy King, Keith Wooden, Kathy Austin, Priscilla Buck, Matt Martino, Ian Schmidt, Alison Hohengarten, Joanna Gardner, Heather Simmons

Councilor Campbell, Councilor Schenkelberg

- **Public Comment**

None

- **Approval of December minutes**

Approved.

- **Community Development Block Grant (CDBG)**

Proposals Program:

- Kôr CLT – Homeownership Financial Assistance

Amy Warren

Down payment assistance. All homes are purchased with a first mortgage. Some buyers bring in down payment themselves. \$50,000 max at 0% 30 year term. Crescita example: approximate sales price of \$200,000, average anticipated first mortgage for 80% AMI is \$131,250, gap is \$68,750.

Crucial for helping home buyers get into home. Asking for 8th Street if homes are available in June but there has been a delay in permitting. If necessary, can apply next time. But would be good to have funds available for Crescita just in case.

Heather said she was confused by application. Response: all funding is available. Kathy thanked Amy for being honest in saying could delay if necessary. Cindy asked if Kor applies for other downpayment assistance funding. Answer: no.

- Housing Works – HB 4079 Land Acquisition

David Brand

Same request as that made for Affordable Housing Fee funding. Will be used to acquire property to participate in HB 4079 pilot program. Land is under contract with Hayden Homes. Housing Works would purchase 5 acres. Approximately 250 units. Clocks are ticking. Owner would like to close by August. Hayden wants site plan finalized before August. Price substantially below market.

Kathy said she understands that there has to be an affordable housing component. Would Hayden go with someone else? Response: No but they might throw in towel. Kathy asked if there were any issues with split between two funding sources. Response: shouldn't be an issue. Question asked if they are looking at other funding sources. Response: for land acquisition no, none available for land.

Alison asked if Hayden has title. Response: no they only have a contract.

Matt asked if he knew if there has been any talk between Hayden and Simplicity. Response: have not shown interest. Do not like to be in rentals. They could be contractor.

Services:

- Volunteers In Medicine – Medical Care for Low-Income Uninsured Adults

Kat Mastrangelo

Overall for 2019-2020: 1,200 patients at any given time. 90% are latino/spanish speaking. All over 18. Patients are not eligible for other health care. They save St. Charles about \$700,000 due to less emergency visits.

2020-2021; Continue providing routine patient care. 50% positive rate on Covid testing. Looking to become volunteer coordinator for vaccinations for community.

Kathy asked how Covid has impacted them beyond testing. Response: volunteer base is older and retired. 80% are not comfortable coming in. They moved to telemedicine. There are more needs like groceries and rent support. More are living together. Additional supplies needed like thermometers, pulse oximeters, etc.

Ian – Have fundraising challenges changed? Response: have been able to tap into some national Covid resources. They receive no government funding outside of CDBG. Struggle every year. St. Charles has done a matching grant in past but that is on hold now due to their finances.

- Thrive Central Oregon – Bend Community Support Services

Sarah Mahnke

Increase access to community services. Historically around affordable housing and wrap around support. Used to have people walk in. Now they have been able to switch to virtual. Used to be 300 people per month. Now about 400 per month. Folks in more rural communities can now access. Increased services for latinx population 30%.

Funds will help with staffing. 100 calls in last week. Bulk of CARES Act funding ends when this funding will start and when eviction moratorium ends.

Heather said that other organizations do some of this work. How do you collaborate so don't duplicate? Response: they dig into details and help step by step as opposed to just providing information or contacts.

Kathy asked if they were planning to stick with phone model. Response: will have a hybrid. Will reach more by doing both. Some don't have phones. They are putting materials out on paper - in food boxes, in grocery stores, libraries.

- St. Vincent de Paul – Village Manager

Jordan Reeder

Update on funding for evening hours: 2,700 people served in evening hours.

Village will be 10 units on property that they already own. Individual sleeping units with locking doors, heated, electricity. Attached community center. Single family home on property that they will utilize in project. Approved through HB 4212 for land use.

Funding for site manager to manage property. Can get donations for buildings. Others doing similar models in state. Provide a safe stable place to live. Also they are attractive and lower in cost. Would like project to be a model for how to help the homeless.

Kathy - Did you explore having housing manager living on site, maybe in existing home?

Response: Did look into but want to keep separate. Wanted to clearly define roles. House will

likely house a homeless family.

Priscilla - Do your residents have a clean requirement or is it housing first? Response: could come in with abuse issues but would need to follow program requirements - low barrier entry but need to keep everyone safe. Focus on behaviors while on site.

Heather – is anyone living in existing house right now? Response: family is there right now. Find them a new spot. Goal is to help them to transition to a different affordable housing unit.

Ian – Do you anticipate being part of managed entry systems in Central Oregon. Response: yes, have application submitted for grant.

- Shepherd's House – Winter Warming Shelter

David Notari and John Lodise

Hoping to duplicate this year's shelter next year. Hoping to save lives by providing a safe place and meals. They are the only low barrier shelter in Bend. Safety first.

So far since January: nights open – 40; guests signed in - 1,980; nightly average - 50. Individuals served in 40 days: 210 - 170 men and 40 women.

Kathy mentioned this is the largest ask we have and we have so little to give out. She asked when will CET funds come in. Lynne responded that the earliest will begin accessing is March, second phase in June or July. Little revenue this first year. \$600,000 per year estimate. Maybe \$200,000 this year. Will run on same cycle as these funds but as a third choice. If receive less than hoping for: largest expense is leasing of property. Need a year round shelter. Hope to partner with donors for building to be purchased. Second largest is for staffing. Know will have to do fundraising.

- Saving Grace – Counseling for Survivors

Trish Meyer

Survivors of partner violence and sexual assault. Funding for the Bend counseling program. Do have an emergency shelter. Provide crisis intervention.

12-14 visits per client. For up to a year at times. 89% are low income or extremely low. Program is run with Master level interns who need clinical supervision. Would like to serve 75 residents with services.

Ian asked how they ensure that low and moderate are only served with our funding. Response – they do not deny; however, they screen upfront for their resources. They prioritize program to those with limited resources or barriers and steer others to other means. They monitor and screen.

Councilor Schenkelberg asked for clarification – 12-14 visits for 75 clients. Funding for staff. Response: \$20,000 funds a portion of counseling program manager.

Kathy asked about Covid-19 and in person counseling. Response: Did some outdoor visits in summer. Do via phone services or Zoom. Kathy: Does it open up an opportunity for interns who are not local? Response: yes, but do want to offer in person services in future.

- NeighborImpact – HomeSource Education and Counseling

Sonia Capece

Mortgage payment for those facing hardship. Also counseling and courses.

Matt – how do you get the word out/advertise as foreclosures become a bigger issue? Response: They are starting to generate an interest list. They already have a structure for communication

with their large client list. In addition, their Facebook page has a large amount of followers.

Ian wondered about tax impacts that may not be anticipated for folks in program. Response: funds are not going to client. They are paid directly to landlord.

- FUSE – Permanent Supportive Housing Case Management
Colleen Sinsky, Bruce Abernethy
Growing homeless crisis. Need to use limited funding effectively.
Homelessness has doubled since 2013. FUSE targets resources to end homelessness for the chronically homeless. Permanent Supportive Housing. Housing First Philosophy/Model.
Serving eight chronically homeless individuals. Seeking funding for supportive services. \$40,000 for this year. Bulk will go to supportive services provided by Deschutes County.
Deschutes Counting Health Services personnel \$25,000; Central Oregon FUSE \$6,300; Support-non personnel \$5,00; program admin \$3,7000.

Kathy asked why they needed to pay County Staff. Response: Trying to expand County's capacity. Is a bridge. Process of scaling up. Deschutes County Health Systems providing a match at 80% of the \$25,000.

- Fair Housing Council of Oregon – Bend Fair Housing Project
Shyle Ruder
Providing education and are enforcers as well.
50% of calls on hotline are based on disability. Also source of income and harassment based on protected classes.

How to make fair housing information accessible throughout the year with limited resources to host trainings.

Proposal – offer two virtual educational workshops.

One for housing providers who serve low income individuals and families. And one for consumers, advocates and case managers. Would be available for up to a year. Limited time due to changes in information/content.

Once agency goes through training, FHCO can provide assistance.

Matt – is there an increased need? Yes.

- Bethlehem Inn – Case Management
Kim Fischbach
Year one of two year support for Case Management Supervisor.
Using tracking software to track and benchmark what residents are accomplishing.
Typically 5 week stay.
Matrix – shelter, employment, income, health coverage, mental health, safety, wellbeing
Work with each resident to make sure they know their action plan and how it is tracking.
70% had or gained employment while staying last year.

Kathy – has number of clients been reduced due to Covid? Response: yes, in past was 150 per night. Reduced to half capacity. Have quarantine rooms. Also there is a shift in concerns, mostly psychological.

Joanna – have much influence does resident have or is it totally defined by matrix. Response – matrix is a tool. Residents play a proactive role.

- Bend Church – Emergency Assistance Project

Jen Stuart

She is withdrawing proposal after hearing all asks today. She thinks Church can do what they need to do without this funding and others could use funding more. Will continue to support people.

- **Staff Report – will send out email with report**

NLA code discussion at Council on January 20th.

NLA made proposal to Planning Commission for changes. Wanted to extend notification time. Instead agreed on allowing emails along with mail. Improve signage (locations, readability). Reaching renters along with owners. 250 foot radius go to owners. Major projects 500 feet of radius. Looking at how to communicate to renters.

Need to keep in mind affordability. Make sure looking at equity. AHAC has a say. Ian – could someone send out link to video of meeting. Lynne will send out. Look at memo from Pauline.

Is it worth writing a letter to Council from AHAC? Kathy said she would be supportive of a letter. Lynne will draft a letter and review. Is AHAC okay with plan? Yes, will send to committee next week.

- **Adjourned at 5:29 pm.**