

## A. Applicant Information

Completed by gwall@housing-works.org on 11/1/2021 1:18 PM

**Case Id:** 30096

**Name:** Housing Impact - Cleveland Commons - 2021

**Address:** 405 SW 6th Street

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### A. Applicant Information

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Please provide the following information.

#### ORGANIZATION INFORMATION

**A.1. Organization Name**

Housing Impact LLC

**A.2. Address**

405 SW 6th Street Redmond, OR 97756

#### PROJECT INFORMATION

**A.3. Project Name**

Cleveland Commons

**A.4. Project Location**

495 SE Cleveland Ave Bend, OR 97701

#### CONTACT PERSON INFORMATION

**A.5. First Name**

David

**A.6. Last Name**

Brandt

**A.7. Address**

405 SW 6th Street Redmond, OR 97756

**A.8. Phone Number**

(541) 323-7405

**A.9. Email Address**

dbrandt@housing-works.org

## B. Organization Information

Case Id: 30096

Name: Housing Impact - Cleveland Commons - 2021

Address: 405 SW 6th Street

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### B. Organization Information

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Please provide the following information about your organization:

#### B.1. What is the organization's background, mission, and service history:

Housing Impact LLC is a joint venture that brings together two very established agencies within Central Oregon. Housing Works is the Public Housing Authority for all 3 counties in Central Oregon (Crook, Jefferson and Deschutes) and it has been providing affordable housing since 1977. NeighborImpact is the Community Action Agency for the Central Oregon region and has been providing housing and social services since 1985. In 2014 the two agencies formed Housing Impact LLC to help expand the affordable housing opportunities in the region. As managing member of the LLC, Housing Works brings substantial affordable housing development experience, with over 1,100 units in operation (many of which serve populations that require higher level of services) and the mission of Fostering Dignity Through Housing. NeighborImpact's mission is to Support People and Strengthen Communities, and has a long history of linking people to critical resources in times of crisis. Together the two organizations, along with several partner agencies, are trying to create a new opportunity for service enriched permanent supportive housing within the heart of Bend. That vision is Cleveland Commons.

#### B.2. Provide a brief description of the organization's financial stability as it pertains to the organization's capacity to successfully complete the project, including a brief financial history and primary funding sources. The City may request copies of the organization's financial audit or review for the last two years.

The two member agencies of Housing Impact LLC are both in strong financial position: recent financial audits show that Housing Works has net assets of over \$42 million, and NeighborImpact reports a total net position of \$12.2 million. As a stand alone entity, Housing Impact LLC has net assets of \$588,000 at fiscal year end 6/30/2021. Both member agencies have a long history of financial stability as much of their annual funding comes from state and federal sources.

#### B.3. Key Personnel Assigned to Project:

Name	Job Title	Qualifications	FTE Hours
David Brandt	Executive Director of Housing Works	25+ years in govt, housing and community development	0.1
Keith Wooden	Real Estate Director of Housing Works	20+ years in affordable housing development	0.33
Geoff Wall	CFO of Housing Works	25+ years in govt, finance, accounting and development	0.2
Rodger Moore	GM of Epic Property Mgmt	30+ years in property management	0.1

## C. Project Description

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### C. Project Description

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Please provide a brief description of the following:

#### **C.1. Describe the need or problem your project will address.**

Central Oregon faces a critical unmet need for Permanent Supportive Housing (PSH). Based on the 2021 point in time data, homelessness in Central Oregon has increased 85% since 2015. Unfortunately, using a 2019 comparison of Continuum of Care data throughout the nation, Central Oregon is ranked in the bottom tenth percentile when measuring rates of PSH beds per person experiencing homelessness. Statewide data suggests that roughly 7% of Oregon's unhoused individuals reside in Central Oregon, yet our region has just 2% of the state's inventory of Permanent Supportive Housing. Not only is the supply of this much needed housing insufficient, the gap between supply and demand is getting greater.

#### **C.2. Describe how your project will address the identified need or problem, including project background, project objectives, services to be provided by the project, the populations or areas to be served, and how the Affordable Housing Development assistance will be used.**

Bend's extremely tight housing market means that there is a shortage of affordable rental units in the city, which only exacerbates the barriers that individuals exiting homelessness are facing. Frankly it is nearly impossible for these individuals to compete in an open market for rental housing. Adding 31 new apartments dedicated to PSH will represent a significant increase in the region's housing inventory that is set aside for those who are trying to transition out of homelessness. Last year a collaborative group of agencies from Central Oregon (Housing Works, NeighborImpact, Central Oregon FUSE, and Deschutes County Behavioral Health) participated in the state's Permanent Supportive Housing Institute with the ultimate goal of creating a realistic development concept that could better serve those transitioning out of homelessness and provide more successful outcomes. That concept is Cleveland Commons. Providing low barrier housing and rental subsidy is only part of the solution. The development will also need a robust spectrum of services and adequate funding for those services over the foreseeable future. Identifying those funding streams is being done congruently with the capital funding of the building. The Affordable Housing Funds from the City of Bend will be used exclusively for the construction of the building. The building design has taken into consideration the population that will be served and the wide spectrum of services that could be provided onsite. The concerted community wide effort to address this challenge from multiple angles and with adequate resources is a tremendous opportunity to see how we can impact some of our most vulnerable citizens.

#### **C.3. Describe how your project will address the identified need or problem in a way or to a degree not already being achieved in the community. Please identify any other similar programs or projects and how your project will add to or improve upon existing services.**

The impact of our region not having PSH is felt directly by the most vulnerable members of our community; individuals whose disabilities and barriers accumulated over an extended duration of homelessness prevent them from attaining the safety and stability of housing without support. Our homeless service providers struggle with the secondary trauma of being unable to provide needed interventions to the clients they serve, and expend a disproportionate amount of scarce resources supporting highly vulnerable people sleeping outside. There are a handful of affordable housing units dedicated to serving the homeless population in our region but they are scarce. Most of the housing opportunities are

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either temporary shelter or transitional housing. With 31 apartments, Cleveland Commons will be the largest permanent supportive, low barrier housing development in the region. It also represents an opportunity to capitalize on state funding that is specifically dedicated to not only building permanent supportive housing, but also providing the adequate funding to pay for the wrap around services that these residents will need to stay housed. This will be the first time that the state is offering capital funding to build a community, rental subsidy specific to the tenants of the property, and service dollars from the Oregon Health Authority to provide the case management needed for the residents to be successful.

**C.4. Describe the ways in which your project will have a long-term impact on the need or problem being addressed.**

Obviously, every person or family that is no longer homeless because of this development will have immeasurable future impacts. We also hope to create a model that with the appropriate funding levels could be replicated to further address the growing challenge of homelessness in our community. It may be very difficult to quantify, but there is hope that through a collaborative effort of partner agencies, we will also be able to estimate some savings in public system costs by addressing housing as social determinant of health.

**C.5. Please indicate the time period that the project will remain affordable and how your organization plans to ensure that the project remains affordable for the specified time period:**

The state funding that will be needed to fully fund the development will require an affordability covenant that will run with the land and building for a period of 60 years. This land use restriction will ensure that rents remain below the affordability limits for households at 60% of area median income. Given the funding sources, there will be significant ongoing compliance from the state officials to monitor these income restrictions throughout the life of the project.

**C.6. Describe your organization's plan for evaluating the progress of the project toward addressing the identified need or problem.**

The most obvious measurement will be the number of people that are no longer homeless because Cleveland Commons provided them an opportunity for a stable place to live. However, the true success will be measured by the stories of stability, recovery, and future accomplishments of the residents after spending time at Cleveland Commons. Our hope is that these apartments will continue to provide a safe and supported transition out of homelessness for many generations.

## D. Property and Project Information

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Name: Housing Impact - Cleveland Commons - 2021

Address: 405 SW 6th Street

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### D. Property and Project Information

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Please provide the following information.

**D.1. Describe the proposed site Include information on any improvements (infrastructure, grading, etc.) and the existence of commercial or residential structures. If building(s) are occupied, include information on the type of occupants (including relationship to the seller or other entities) and the number of occupants. For vacant parcels, include information on any known critical habitats, wetlands, rivers/streams immediately on or adjacent to the property. For previously developed sites, include information on known historic significance (or construction 50 years or older) on OR adjacent to the property.**

The proposed site is centrally located in the middle of Bend, 1 block off of 3rd Street with close proximity to services, including food, groceries and transportation. The 1.12 acre parcel is zoned RM and includes a structure that is currently owned and operated by NeighborImpact as a temporary shelter for up to 5 families experiencing homelessness. Housing Works and NeighborImpact (through their joint venture Housing Impact) are proposing to demolish the current structure in order to maximize the potential of the site and create 31 new apartments that would be used for permanent supportive housing to help address the growing homeless crisis in Bend. The property was formerly owned by the City of Bend and was transferred to NeighborImpact back in 2011.

**Please attach a map showing the project's location:**

**Map of Project Location**

Map - Cleveland Commons.pdf

Tax Map-Cleveland Commons.pdf

**D.2. Property Legal Description**

495 SE Cleveland, Bend Oregon

**D.3. Site Condition**

Developed

**D.4. Property Owner**

NeighborImpact

**Upload supporting documentation**

**Property Legal Description**

legal description - Cleveland Commons.pdf

**D.5. Parcel Size (Acres)**

1.12

**D.6. Site Control Status**

Under Contract/Option to Purchase

**If Under Contract/Option to Purchase enter expiration date:**

12/31/2022

**If Leased, enter expiration date:**

**Notes – additional information**

The site is currently owned by NeighborImpact which is a member in Housing Impact LLC. The intent is to sign a 65 year ground lease to lease the property to Housing Impact for development. There is a signed letter of intent between the two entities and ground lease has been drafted, but will not be signed until all of the funding is in place and all required environmental reviews have been completed.

**ZONING AND SITE PLAN STATUS**

**D.7. Site zoning**

RM

**D.8. Is the present zoning conforming?**

Yes

**D.9. Is the site plan for your project approved?**

No

**Provide an estimated date of approval.**

10/01/2022

**SERVICES TO SITE**

**Indicate if the following utilities and infrastructure are in place to service the project site.**

**D.10. Street access**

Yes

**D.11. Gas**

Yes

**D.12. Electric**

Yes

**D.13. Water**

Yes

**D.14. Sanitary sewer**

Yes

**D.15. Storm sewer**

Yes

## E. Work Program

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## E. Work Program

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Please provide the following information.

### E.1. Anticipated Start Date:

04/01/2023

### E.2. Anticipated Completion Date:

07/01/2024

### E.3. List of Task(s) Needed for Project

Task	Start Date	End Date
PSH application to OHCS	02/01/2022	04/01/2022
Notification of funding award	07/01/2022	07/31/2022
Building Plans Complete	12/01/2022	12/01/2022
Entitlements/Permits	03/31/2023	03/31/2023
Building Construction	04/01/2023	06/30/2024
Project Lease Up	07/01/2024	07/31/2024

**NOTE:** If funded, staff will work with you to set benchmarks for your project. Failure to meet these benchmarks could mean a reduction in funding during current or future years.



## F. Project Benefit

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**Address:** 405 SW 6th Street

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### F. Project Benefit

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Please provide a brief description of the following:

**F.1. Estimate of the total number of persons to be served by the project.**

400

**F.2. Estimate of the total number of low-income persons to be served by the project.**

400

**F.3. Estimate of the total number of moderate-income persons to be served by the project.**

0

## G. Financial Information

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Case Id: 30096

Name: Housing Impact - Cleveland Commons - 2021

Address: 405 SW 6th Street

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### G. Financial Information

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Please also provide the following financial information:

**G.1. A detailed line-item budget describing the total project cost and operating income and expenses, including consideration of inflationary factors, maintenance costs, potential relocation costs, and increased insurance costs associated with the project.**

**Budget Form \*Required**

Cleveland Commons - Budget Form.xlsx

**G.2. A description of the assumptions used to determine the total project cost and the operating budget, including the sources consulted and how costs were determined.**

As an experienced affordable housing developer with 3 projects currently under construction and 34 properties in operation Housing Works used that current data to develop the budget for this proposal. Through consultations with the architect, property manager and service providers, we also made special considerations for the population that will be served at this property and added amenities that would be appropriate.

**G.3. A brief description of your organization's plan for funding the project after the first year, if applicable.**

The AHF funds would only be used for the initial construction of the building and will need to be combined with capital funds from the state which will be applied for in early 2022. Once constructed, the property will operate using rental subsidies from the state of Oregon and significant service funding from the Oregon Health Authority to provide the level of service needed to keep the residents stably housed. That service plan and cost is being developed prior to the state application for funding.

**G.4. A statement regarding your organization's ability to proceed with the project without your requested Affordable Housing Development assistance, or with an award less than your requested amount.**

The request for funding from the City of Bend is a critical step in securing additional funding from the state of Oregon to finalize the financing stack. The amount requested from the City of Bend is needed to keep the per unit amount needed from the state of Oregon at a competitive level. An amount less than the requested amount could result in the loss of points on the state's competitive application in early 2022. None of the funding from the City of Bend would be used until all of the funding is in place to finance the entire project.

**G.5. For construction projects, please provide a detailed pro forma**

**Detailed Pro Forma**

Cleveland Commons - Budget Form.xlsx

**G.6. For homeownership projects, please provide potential or confirmed mortgage lenders that will be able to access financing for purchase of proposed housing units. Please provide evidence information of penitential mortgage financing for the homebuyer. Evidence being lender information, loan program/s, financial structure (i.e. down payment/terms).**

n/a

**G.7. Please provide any interest rate or loan terms that vary from the [City of Bend Policy on Grants and Loans](#) and would be necessary for the implementation of the proposal. All proposals will have loan terms applied.**

Given the low rents and high operating costs associated with housing chronically homeless populations, the ability to make monthly or annual debt service payments will be very difficult. Our request for loan terms would be 0% interest with no annual payments, with a full balloon payment of \$700,000 due upon transfer or at maturity in 40 years.

**G.8. CDBG Funds Requested**

\$0.00

**G.9. AHF Funds Requested**

\$700,000.00

**G.10. CET Funds Requested**

\$0.00

**G.11. Leveraged Funds**

\$7,759,600.00

## H. Budget

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### H. Budget

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Please provide the following information.

#### H.1. Project Budget

Project Activities	CDBG Funds Requests	AHF Funds Requested	CET Funds Requested	Other Public Funds	Private Funds	Activity Total
New Construction	\$0.00	\$700,000.00	\$0.00	\$0.00	\$0.00	\$8,459,600.00
<b>TOTAL</b>		\$700,000.00				\$8,459,600.00

#### H.2. Other Public Funds

Source	Use of Funds	Amount of Funding	Funding Status
Deschutes County ARPA	New Construction	\$2,000,000.00	Committed
OHCS PSH Funds	New Construction	\$4,634,600.00	Applied For
		\$0.00	
<b>TOTAL</b>		\$6,634,600.00	

#### H.3. Private Funds

Source	Use of Funds	Amount of Funding	Funding Status
Permanent Loan	New Construction	\$1,125,000.00	Applied For
<b>TOTAL</b>		\$1,125,000.00	

#### H.4. Funding Documentation



Funding Documentation - Letters of funding commitment from sources

Deschutes County ARPA \$2m Commitment.pdf

# I. Project Feasibility and Readiness

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## I. Project Feasibility and Readiness

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Please provide the following information regarding project feasibility and readiness:

### I.1. A description of the organization's administrative capacity to complete the project, including its experience in implementing and managing activities similar to the proposed project. If capacity is achieved through partnerships with or utilization of other organizations or agencies, describe the nature and status of these partnerships.

The concept of Cleveland Commons is the product of a collaboration of several agencies that participated in a statewide Permanent Supportive Housing Institute in 2020-2021. NeighborImpact, Housing Works, Deschutes County Behavioral Health, and Central Oregon Fuse all participated in the PSH cohort last year to prepare for the development of a PSH community like Cleveland Commons. The state requires participation in the Institute in order to qualify for capital from OHCS's PSH program. With over 1,100 units spread over 34 properties throughout Central Oregon, Housing Works is one of the most experienced affordable housing developers and operators in the State of Oregon. We have been financing, constructing, and operating service enriched affordable housing for over 20 years. The combination of an experienced housing developer and passionate, motivated service agencies willing to collaborate makes this proposal poised for success. An award of funding from the City of Bend will allow us to leverage other state resources for capital and services.

### I.2. A description of neighborhood and/or community support for the project. Attach letters of support or other evidence of neighborhood/community support.

This proposed development is the result of a community wide effort to help address the affordable housing crisis in Bend as evidenced by the \$2m commitment from Deschutes county. The need for PSH has been consistently highlighted as a priority in regional plans: HLC's 10 year plan to end homelessness; COIC's Regional Needs Assessment; COHC's RHIP; and City of Bend's Consolidated Plan. We have also already engaged in communication with the neighbor to the north of the site to discuss any potential concerns and incorporate that into the design process (see attached emails).

### Attach Letters of Support



#### Evidence of Neighborhood/Community Support **\*Required**

Deschutes County ARPA \$2m Commitment.pdf

Neighbor Email - Cleveland Commons.pdf

LOS for HW Cleveland Crossing 11.5.21.pdf

### I.3. A description of the organization's readiness to proceed with the project. For example, if the purchase of property is involved, is the property currently available for purchase? Is staff currently available to work on the project, or is the organization ready to proceed with hiring staff?

Since NeighborImpact currently owns the land and the existing structure and the zoning is appropriate for the proposed concept, this project is ready to proceed as soon as all the funding is in place. A commitment of funding from the City combined with the \$2 million commitment from the county, will make this proposal well positioned to apply for competitive funding from the state's PSH program in early 2022 and complete the financing stack for construction.

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Pinnacle Architecture has been engaged and is already working on the site plan. Representatives from the development team, architect, property manager and service providers are all participating in a tour of two Permanent Supportive Housing projects that were recently completed in Eugene. This tour will help us ascertain what works well and what has been a challenge for these existing communities, so that information can be incorporated into the design of Cleveland Commons.

**I.4. A description of any land use processes (such as a zone change or a conditional use permit) the project will require and what steps, if any, have been taken to address these issues.**

The property will not need any zone changes or conditional use approvals with the currently proposed concept.

## Submit

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## Submit

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Once an application is submitted, it can only be "Re-opened" by an Administrator. Also note: please check your Spam email folder if you have not received any emails from Neighborly.

The applicant certifies that all information in this application, and all information furnished in support of this application, is given for the purpose of obtaining funding under the City's Affordable Housing Development Program.

I understand that U.S.C. Title 18, Sec. 1001, provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies...or makes any false, fictitious or fraudulent statements or representation, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both."

I certify that the application information provided is true and complete to the best of my/our knowledge.

I agree to provide any documentation needed to assist in determining eligibility and are aware that all information and documents provided, except as exempted pursuant to law, are a matter of public record.

I further grant permission and authorize any bank, employer, or other public or private organization to disclose information deemed necessary to complete this application.

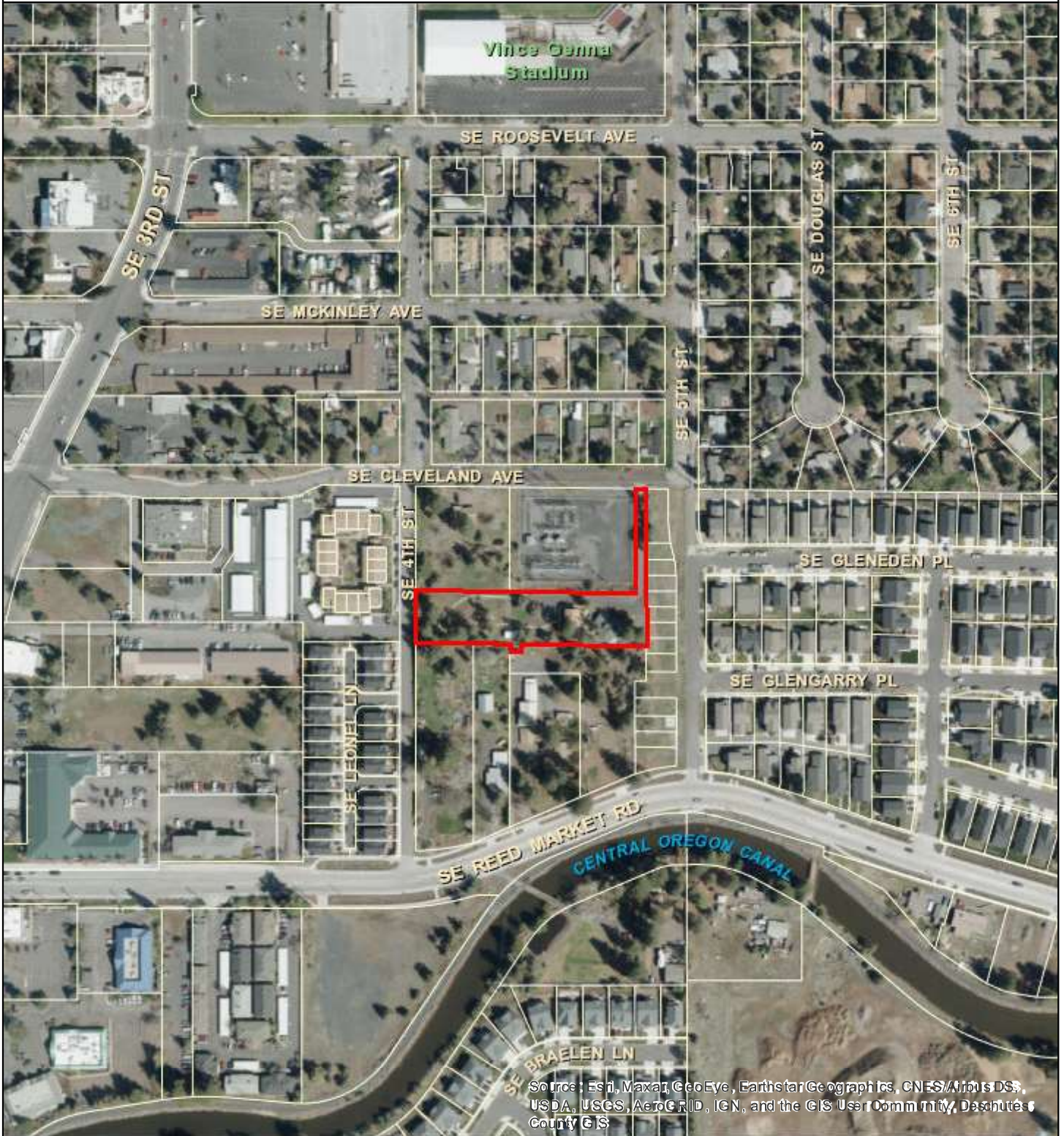
### Authorized Signature

Geoff Wall

*Electronically signed by gwall@housing-works.org on 11/5/2021 2:29 PM*

# 495 SE Cleveland

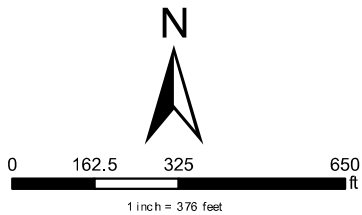
Cleveland Commons



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Deschutes County GIS



Date: 11/2/2021





# Cleveland Commons - Budget Form

## Sources

OHCS PSH Funding	4,634,600
Deschutes County ARPA	2,000,000
City of Bend Affordable Housing Funds	700,000
Permanent Loan	1,125,000
<i>Total Sources</i>	<i>8,459,600</i>

## Uses

Construction Costs	6,989,282
Permits and SDCs	250,771
Architect & Engineering	382,047
Financing Costs	144,000
Legal & Accounting	63,500
Title & Closing	40,000
Developer Fee	400,000
Operating/Debt Service Reserve	100,000
Lease Up	40,000
Contingency	50,000
<i>Total Uses</i>	<i>8,459,600</i>

Surplus (Deficit)

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Cleveland Commons - Operating Budget

<b>Revenue</b> (increase 2% per year)	<b>units</b>	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
1 Bedroom @ \$840/Mth	9	90,720	92,534	94,385	96,273	98,198	100,162	102,165	104,209	106,293	108,419	110,587	112,799	115,055	117,356	119,703	122,097	124,539	127,030	129,570	132,162
Studio @ \$787/Mth	22	207,768	211,923	216,162	220,485	224,895	229,393	233,981	238,660	243,433	248,302	253,268	258,333	263,500	268,770	274,145	279,628	285,221	290,925	296,744	302,679
Other income		3,000	3,060	3,121	3,184	3,247	3,312	3,378	3,446	3,515	3,585	3,657	3,730	3,805	3,881	3,958	4,038	4,118	4,201	4,285	4,370
Less Vacancy @ 7%		(21,104)	(21,526)	(21,957)	(22,396)	(22,844)	(23,301)	(23,767)	(24,242)	(24,727)	(25,221)	(25,726)	(26,240)	(26,765)	(27,300)	(27,846)	(28,403)	(28,971)	(29,551)	(30,142)	(30,745)
<b>Total Sources</b>		280,384	285,992	291,711	297,546	303,496	309,566	315,758	322,073	328,514	335,085	341,786	348,622	355,595	362,706	369,961	377,360	384,907	392,605	400,457	408,466
<b>Expenses</b> (increase 3% per year)																					
Property Management & Staffing		82,391	84,863	87,409	90,031	92,732	95,514	98,379	101,331	104,370	107,502	110,727	114,048	117,470	120,994	124,624	128,362	132,213	136,180	140,265	144,473
Utilities		37,920	39,058	40,229	41,436	42,679	43,960	45,278	46,637	48,036	49,477	50,961	52,490	54,065	55,687	57,357	59,078	60,850	62,676	64,556	66,493
Repairs & Maintenance		23,500	24,205	24,931	25,679	26,449	27,243	28,060	28,902	29,769	30,662	31,582	32,529	33,505	34,511	35,546	36,612	37,711	38,842	40,007	41,207
Insurance		15,500	15,965	16,444	16,937	17,445	17,969	18,508	19,063	19,635	20,224	20,831	21,456	22,099	22,762	23,445	24,148	24,873	25,619	26,388	27,179
Legal & Accounting		3,600	3,708	3,819	3,934	4,052	4,173	4,299	4,428	4,560	4,697	4,838	4,983	5,133	5,287	5,445	5,609	5,777	5,950	6,129	6,313
Administrative		16,471	16,965	17,474	17,998	18,538	19,094	19,667	20,257	20,865	21,491	22,136	22,800	23,484	24,188	24,914	25,661	26,431	27,224	28,041	28,882
Replacement Reserves		10,850	11,176	11,511	11,856	12,212	12,578	12,955	13,344	13,744	14,157	14,581	15,019	15,470	15,934	16,412	16,904	17,411	17,933	18,471	19,026
<b>Total Uses</b>		190,232	195,939	201,817	207,872	214,108	220,531	227,147	233,961	240,980	248,210	255,656	263,326	271,225	279,362	287,743	296,375	305,267	314,425	323,857	333,573
Debt Service		64,373	64,373	64,373	64,373	64,373	64,373	64,373	64,373	64,373	64,373	64,373	64,373	64,373	64,373	64,373	64,373	64,373	64,373	64,373	64,373
<b>Debt Coverage Ratio</b>		1.40	1.40	1.40	1.39	1.39	1.38	1.38	1.37	1.36	1.35	1.34	1.33	1.31	1.29	1.28	1.26	1.24	1.21	1.19	1.16
Cash Flow		25,779	25,680	25,521	25,301	25,016	24,662	24,238	23,739	23,161	22,502	21,757	20,923	19,996	18,971	17,845	16,611	15,267	13,808	12,227	10,520

The major assumption is that all wrap around services will be paid for with a separate source.  
Rents are limited to OHCS caps for 60% AMI, with subsidy paying all but 30% of tenant's eligible income



## BOARD OF COMMISSIONERS

1300 NW Wall Street, Bend, Oregon  
(541) 388-6570

FOR RECORDING STAMP ONLY

# BOCC MEETING MINUTES

9:00 AM

Wednesday, August 25, 2021

BARNES & SAWYER ROOMS  
VIRTUAL MEETING PLATFORM

Present were Commissioners Patti Adair, Anthony DeBone, and Phil Chang. Also present were Tom Anderson, County Administrator; David Doyle, County Counsel; and Sharon Keith, Board Executive Assistant (via Zoom conference call).

This meeting was audio and video recorded and can be accessed at the Deschutes County Meeting Portal website <http://deschutescountyor.igmp2.com/Citizens/Default.aspx>

**CALL TO ORDER:** Chair DeBone called the meeting to order at 9:00 a.m.

**PLEDGE OF ALLEGIANCE:**

**CITIZEN INPUT:**

Commissioner DeBone acknowledged an email received referring to park designated parcels in Deschutes County.

**CONSENT AGENDA:** Before the Board was Consideration of Approval of the Consent Agenda.

CHANG: Move approval of Consent Agenda

ADAIR: Second

## **Obligations Related to La Pine Sewer District**

Chief Financial Officer/Treasurer Greg Munn presented the Resolution for consideration. Senior Management Analyst Sherri Pinner was present via Zoom conference call.

ADAIR: Move approval of Resolution No. 2021-061  
CHANG: Second

VOTE: ADAIR: Yes  
CHANG: Yes  
DEBONE: Chair votes yes. Motion Carried

Commissioner DeBone noted the La Pine City Manager and two City Councilors will join him for lunch today in the Allen Room regarding this Resolution and invited the Commissioners to join them for lunch.

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## **21.American Rescue Plan Update - Supportive Housing**

Chief Financial Officer/Treasurer Greg Munn introduced the item. A presentation was made regarding the proposed 36 unit apartment complex, Cleveland Commons by David Brandt, Housing Works and Colleen Thomas, Health Services. Scott Cooper of NeighborImpact was present via Zoom conference call. The requested funds for the project totaled \$4.2 million. The Board supported \$2 million for the project.

CHANG: Move approval of \$2 million allocation of ARPA funds for the Cleveland Commons project  
ADAIR: Second

VOTE: CHANG: Yes  
ADAIR: Yes  
DEBONE: Chair votes yes. Motion Carried

Mr. Munn and Mr. Emerson presented an updated list of eligible requests for



HOMELESS  
LEADERSHIP  
COALITION

"We are stronger, healthier, safer communities where people can thrive when everyone has a safe, stable place to call home!"

[cohomeless.org](http://cohomeless.org) | [info@cohomeless.org](mailto:info@cohomeless.org)

[cohomeless.org](http://cohomeless.org) | [info@cohomeless.org](mailto:info@cohomeless.org)

November 5, 2021

RE: Housing Impact LLC application for City of Bend Affordable Housing Funds

Affordable Housing Advisory Committee,

Central Oregon's Continuum of Care (CoC OR- 503), The Homeless Leadership Coalition, recognizes the critical importance of addressing chronic homelessness in the Central Oregon region. We know further that meaningful Permanent Supportive Housing projects will allow our most vulnerable individuals an opportunity for safe and stable housing. That is why we are submitting this letter of strong support for the application by Housing Impact LLC for funding from the City of Bend's Affordable Housing Fund.

As a result of collaborative efforts among numerous Central Oregon agencies and organizations – several of them Project Partners in this application - we have already identified a large number of homeless individuals who are ready to be housed. Unfortunately, the region has very few units available, especially with the necessary services residents need to be successful and stay housed. We are grateful to the City of Bend and others who are looking at ways to build more of these life-changing units!

The HLC routinely cooperates with all partners identified in the application. This will project has agreed to utilize the Coordinated Entry System to identify individuals that could benefit from a PSH placement, ongoing case conferencing of individuals with other community service providers, and connections with many other organizations that are part of our own network who can both help with the identification and ongoing support of the future residents.

Thank you again for your consideration of the Housing Impact application for Cleveland Commons.

Sincerely on behalf of the Homeless Leadership Coalition,

A handwritten signature in black ink, appearing to read 'Colleen Thomas'.

Colleen Thomas, Chair  
Homeless Leadership Coalition

A handwritten signature in black ink, appearing to read 'Lindsey Stailing'.

Lindsey Stailing, Vice-Chair  
Homeless Leadership Coalition



405 SW 6<sup>th</sup> Street  
Redmond, OR 97756  
p: 541.923.1018  
f: 541.923.6441  
[www.housing-works.org](http://www.housing-works.org)

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## **Affirmatively Furthering Fair Housing Statement and Marketing Policy for Housing Works**

As the regional public housing authority we are subject to all of HUD's Affirmatively Furthering Fair Housing regulations and must report directly to HUD just as local municipalities do. Housing Works has a long history of receiving federal funds both as a direct recipient and sub-recipient. Given this experience we are well versed in HUD's efforts related to Affirmatively Furthering Fair Housing.

Housing Works works closely with its wholly owned property management company, EPIC, on all marketing efforts for new housing developments. All employees at both Housing Works and EPIC property management are required to take Fair Housing classes on an annual basis. Since both agencies are active in the affordable housing market, housing and demographic data is being gathered on a continual basis. This data is used to determine the demographic groups that are least likely to apply, and specific efforts are made to reach those groups. In addition to general public broadcasts through traditional marketing channels, Housing Works uses a network of established partnerships with service agencies throughout the region to deploy targeted marketing efforts for some specific populations such as Latino, Veterans, disabled, homeless youth, survivors of domestic abuse, individuals with severe and persistent mental illness and substance abuse disorder, and clients of the Department of Human Services.