

# The Council on Aging of Central Oregon - CET Funding

November 9, 2022



COUNCIL ON AGING  
OF CENTRAL OREGON

## Mission

We advocate for, empower and guide older adults and their loved ones to live with independence and well-being.

## How We Touch Lives

### Food Provision

- Meals on Wheels
- Congregate Meals (now Grab-N-Go)

### Information

- Information & Referral
- Health & Nutrition Education
- Medicare Counseling (SHIBA)
- Legal Assistance
- Aging and Disability Resource Connection (ADRC)

### Care

- Case Management
- Minor Home Repair
- In-Home Care
- Personal Care

### Family Help

- Options Counseling
- National Family Caregiver Support Program (NFCSP)
- Caregiver support groups
- Volunteer Opportunities

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## Senior Services Hub Rehabilitation

- Building Purchased in 2018, Campaign begins 2019: Goal \$2.4M



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## Kitchen Upgrades were Paramount



The old Bend Community Center Kitchen was barely habitable, with failing appliances, unimaginable grout deterioration, poor electricity, and no pantry space. Outdoor sheds had to be constructed to allow for staples...

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## First Phase: 2018-19 ADA ramp and Kitchen updates: Approximately \$135,000+ Raised



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## Phase I Totals

- **Kitchen expansion—new kitchen pantry, enlarged dishwashing station including equipment**
- **New heated ADA ramp**
- **Revamped one shed for kitchen storage**
- **Replace front of building siding and windows (windows are being replaced in all three phases depending upon what is being worked during that phase)**
- **Restore brick façade**
- **All permits, architectural fees, planning, Capital Campaign design costs**

**Total SunWest: \$475,000**

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## Phase II 2019-2021 requires \$700,00: Oregon Legislature and Bequest Funds \$500,000!

1. Demolition of stage and other areas to be built/renovated.
2. Rehabilitation of all the client facing areas--dining room; multi-stall and caregiver (single) bathrooms (incl. all ADA components); client conference room for Medicare counseling (SHIBA) and Legal Aid.
3. New offices created for receptionist, Information & Referral specialist(s), volunteer manager, nutrition management and minor rehab to the administration wing offices.
4. Replacement of electrical system and panel (from the 50s) incl. upgrade/replacement of the electrical pole and transformer and sidewalk repair.
5. Replacement of HVAC system for the dining room and new offices in NW portion of building.
6. Plumbing for all the renovated bathrooms and dining room area.
7. Heating upgrades for new NW administrative wing.
8. Many new windows and doors throughout the Phase II rehabilitation areas.
9. Installation of framing for entrance to the back door

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## Work resumes, with many supply and labor issues



## Exterior and Interior Phase II nears completion



## Phase III Work requires \$1,027,840 in funds

- Replace building's roof, and install new siding on three sides of building; install new entrances in front and back
- Finalize HVAC installation for east side of building and administrative wing
- Replace ceilings and lighting in the large conference room and nutrition operations room
- Install initial casework in the nutrition operations room to support MOW
- Refurbish the existing sheds for needed safe storage
- Resurface and restripe parking lot
- Painting Phase III interiors and exterior
- Extensive reconstruction of the Community Room
- Doors and Windows installation

Total SunWest: \$1,027,840

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## Interiors begin to take shape



The JTMF Foundation responds to the Phase III requests with an \$850,000+ challenge, leaving about \$170,000 in remaining change orders and upgrades...

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## Remaining Budget for Final Completion

Community Room cabinets (1)	\$	14,530.00
Community Room cabinets (2)	\$	23,932.00
Ice Bin - Plumbing and hardware	\$	1,105.00
Stonework for Community, Resource, Social & Computer Rooms	\$	24,697.00
Builder's Insurance+Overhead	\$	4,189.00
Basement grill and spire finial work	\$	16,000.00
Kitchen Doors	\$	5,884.00
Mini-Splits HVAC upgrades	\$	10,623.00
Community Room Window	\$	801.00
Back Door Ramp and Asphalt Upgrades (Need Design)	\$	12,000.00
Additional Brickwork in Community Room	\$	3,300.00
Beverage Station Changes - Water Spigot (Waiting on Plumbing Cost)	\$	800.00
Basement Window Grates and Spire Finial	\$	16,000.00
Shed Door and Siding Extras	\$	2,000.00

<b>TOTAL Expenses</b>	\$	<b>135,861.00</b>
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## Sources of Funds to complete final 5%...

<u>Source</u>		<u>Amount</u>
Maybelle Clark Macdonald Fund (when fully matched)	\$	50,000.00
OnPoint Community Credit Union	\$	5,000.00
Autzen Foundation	\$	5,000.00
Bend Foundation	\$	5,000.00
Oregon DHS	\$	25,000.00
CET Funding	\$	30,000.00
Individual Donors	\$	15,865.00
<b>TOTAL Funding</b>	\$	<b>135,865.00</b>

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THANK YOU

You are a critical part of the Council on Aging.





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## Kôr Community Land Trust

**Kôr creates sustainable, affordable homeownership communities in the City of Bend.**

**Pipeline:**

- 5 units complete
- 5 units under construction
- 43+ units in the pipeline

**Homebuyers:**

- 65-80% AMI\*
- First-time homebuyers
- Partnering major employers

**Preference Given:**

- First-generation homeowner
- HousingWorks clients
- Local workforce



*Kôr can serve Housing Works clients earning as low as 30% AMI*

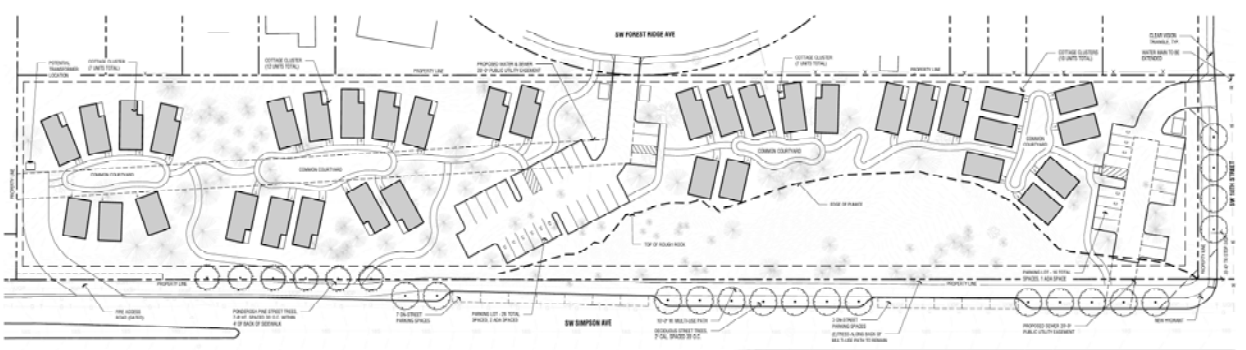
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## Simpson Community

The largest affordable homeownership investment in the City of Bend.

- 35+ net zero, permanently affordable, single-family homes
- 2-story, 2-bedroom/2 bath homes and 3-bedroom/2 bath
- Located on Bend's west-side with walkability to Century Blvd.



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## Generational Impact

### Homeowner Impact

- Initially will serve 150 persons in 35+ homes
- With resales, will serve 530 more persons in the first 75 years of the home
- After 10 years in the home, the average homeowner earns \$83,000 in equity

### City of Bend Impact

- Creates City of Bend assets - Net-zero homes with a carbon neutral footprint
- Perpetual resales ensure the City of Bend will always have affordable homes, at no additional cost

### Financial

- On average, the City of Bend has invested \$93,867 in each KOR home
- This amount would reduce the dollars for floors, which is less than \$100,000 per person



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## Project Timeline

This funding request is necessary to be able to submit to OHCS in January 2023 for final funding. Reduced City of Bend funding would delay this project by at least a year.

City of Bend Funding	November 2023
Land Purchase from HW	January 2022
OHCS Funding	January 2022
Pre-development	April 2022 - July 2023
Infrastructure	August 2023 – December 2024
Building	April 2024 – June 2026
Occupancy	July – December 2026



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## Project Budget

Activity	CDBG Request	AHF Request	CET Request	Other Funds	Total
Land Cost				\$250,000	\$250,000
Pre-Development	\$300,000			\$ 292,944	\$ 592,944.00
Developer Fee				\$ 1,198,410	\$ 1,198,410
Infrastructure			\$500,000	\$ 3,988,000	\$ 4,488,000
Structures		\$ 1,000,000		\$ 9,805,300	\$ 10,805,300
Project Admin				\$ 1,233,890	\$ 1,233,890

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1

 An architectural rendering of a housing cluster. The houses are modern, single-story cottages with white siding, dark roofs, and yellow accents. They are arranged around a central landscaped area with trees and a walkway. The Kōr Community Land Trust logo is in the top left, and the text "Crescita Community" is in the top right.
 

## Crescita Community

- A permanently affordable and net-zero community
- 5-unit Cottage cluster community in Orchard District
- 1-bedroom, 1.5-bath with a small flex space
- \$185,000 affordable price
- 936 sq. ft. 1-bedroom, 1.5-bath, with a small flex space

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## Crescita Homebuyers

### Homebuyer Timeline:

- Selected in Q1 2021
- Signed PSA in October 2022
- Anticipated closing in April 2023

### Homebuyer Requirements:

- 4 households earning 65-80% AMI
- 1 household earning 80-120% AMI
- First-time homebuyers
- Majority are local workforce employees
- Must qualify for a traditional mortgage for home price
- Must cover earnest money and closing costs



# crescita

DWELL | GROW | THRIVE

3



## CDBG Request

**Support our local workforce! As interest rates rise, their local wages do not.**

- Kôr requests \$40,000 in CDBG DPA for its Crescita Homebuyers
- Since selected, interest rates have risen from 2.85% to 6%
- Kôr will layer this new DPA request with its existing \$75,000 in CDBG DPA
- Only with this extra funding, will all selected homebuyers be able to purchase

### Homebuyer Example

Interest Rate	Mortgage
2.85%	\$190,000
5.75%	\$135,000

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## Funding Detail

### Leveraged Sources

- Homeowners are enrolled in individual development accounts to save \$7,200 for their closing costs
- The affordable price point of \$185,000 is the lowest purchase price that Kôr can offer homebuyers while still making its proforma balance and thus its ability to complete the project and back its loans.

### Down-Payment Assistance Distribution

Homebuyers	Mortgage	DPA	Price Point
Homebuyer 1	\$135,000	\$50,000	\$185,000
Homebuyer 2	\$135,000	\$50,000	\$185,000
Homebuyer 3	\$170,000	\$15,000	\$185,000
Homebuyer 4	\$185,000		\$185,000

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The background of the entire image is a stylized American flag with a wavy, flowing effect. The stars are white on a blue field, and the stripes are red and white.

# Central Oregon Veterans Village

AHF Advisory Committee  
11/9/2022

# Central Oregon Veterans Village

- Transitional Shelter Community for Homeless Veterans
    - 15 Cabins/Shelters and Community Building
    - Opened 11/11/21, one year after application approval under HB4212
  - Public-Private Partnership with City of Bend, Deschutes County, Bend Heroes Foundation and Central Oregon Veterans Outreach
  - Objective: To End Homelessness for Central Oregon's Veterans
    - Get homeless Veterans back on their feet so they can gain permanent housing and self sufficiency
  - Modeled after Clackamas County's successful operation
    - 20 Homeless Veterans transitioned to Permanent housing over 2 years
  - Acute Need for a solution to Veteran Homelessness in Central Oregon
    - COVO VBNL\* numbers more than 180 Individuals
- \*Veterans by Name List, homeless veterans counted by COVO



# Services-COVO

- Case Management “Wrap Around Services” on site
  - Barriers to Housing assessed on entry into program
  - Transition Plans developed with each veteran
  - Measurable short, mid, long term goals
  - Managed weekly
- Health-Physical
  - Connect with VA benefits, Primary Care Physician; Dental
- Behavioral Health
  - Vet Center, VA (Bend) Mental Health, Deschutes County Behavioral Health, Deschutes County Veteran Peer Support
- Financial Counseling
- Job training
- Housing placement

# Central Oregon Veterans Village: Successes

- Twenty one (21) Veterans have participated or are participating in the Program
- Six Veterans transitioned into permanent housing
- One Veteran has returned to school full time
- One Veteran had multiple successful surgeries on hands and feet
- Many residents have secured employment since moving in
- Many other success stories

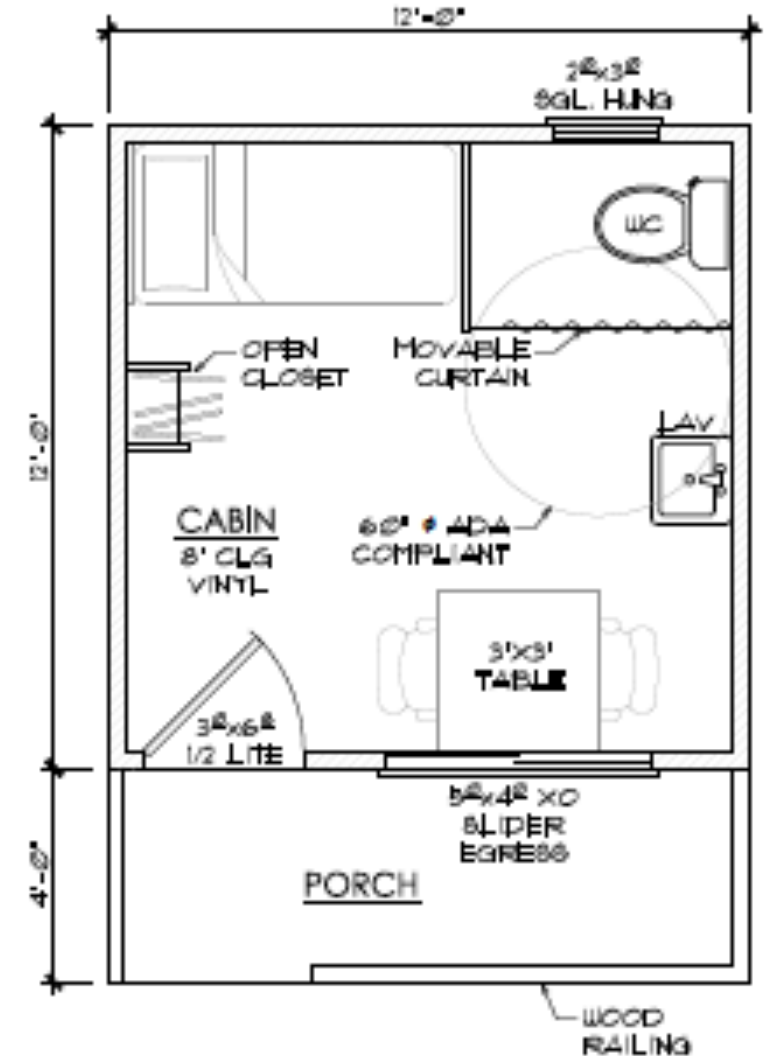




# Shelter Unit



- 150 Sq FT +/-
- Insulated
- Heated/Air Conditioned
- Toilet
- Sink
- Table
- Closet
- Locking Door



## FLOOR PLAN

SCALE: 1/4" = 1'-0"

# Project scope

- Add 7 Cabins for a total of 22 shelters
  - Excavate Fill and Grade Eastern portion of property
  - Expand utilities
  - Construct 7 12x12 Cabins, same design as original 15
  - Pave Perimeter Path
  - Landscaping

# Project Budget

# Project Timeline

- Engineering 1/15/23
- Excavation/Utilities 5/1/23
- Grading/Fill 7/1/23
- Cabin Construction 8/1/23
- Occupancy 11/11/23



Questions?

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