

Program Overview

Completed by gary.stvincentbend@gmail.com on 11/21/2023
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Case Id: 30216

Name: ST. Vincent de Paul Affordable Housing - 2024

Address: 950 SE Third St , Bend, OR 97702

Program Overview



CITY OF BEND

CITY OF BEND
AFFORDABLE HOUSING DEVELOPMENT APPLICATION

City of Bend
710 NW Wall St.
Bend, Oregon 97703
(541)323-8550
housing@bendoregon.gov

This section provides general information regarding the Community Development Block Grant Fund (CDBG) and Affordable Housing Fund (AHF) programs and the types of activities that are eligible for funding. For more detailed information on the CDBG and AHF programs and eligible activities, please contact the City's Affordable Housing Program at housing@bendoregon.gov, or (541) 323-8550, or P.O. Box 431, 710 NW Wall Street, Bend, OR 97709 or visit the HUD website at www.hud.gov.

Objectives

Funding from these sources shall only be spent for affordable housing programs and projects evaluated pursuant to the priorities established through the City of Bend Consolidated Plan and administration of the affordable housing programs and projects. Any loan proceeds from this source shall be returned to the fund.

Eligible Proposals

All funding from these sources must be targeted as housing opportunities for households at or below 100% of Area Median Income (AMI) for AHF funds, and at or below 80% for CDBG funds.

CDBG Proposals

Community Development Block Grant (CDBG) is authorized under Title 1 of the federal Housing and Community Development Act of 1974, as amended. The primary objective of the CDBG Program is the development of viable urban communities through:

- The provision of decent housing,
- The provision of a suitable living environment, and
- The expansion of economic opportunities.

The Community Development Block Grant Program is administered at the federal level by the Department of Housing and Urban Development (HUD).

National Objectives

Federal regulations specify that all activities undertaken using CDBG funding must meet at least one of the following national objectives:

- Benefit to low-and moderate-income persons,
- Aid in the prevention or elimination of slums or blight, or
- Meet a need having a particular urgency.

HUD considers persons below 80% AMI low-income and persons at 80% AMI moderate-income. The three national objectives are summarized below:

1. Benefit to Low- and Moderate-Income Persons

Under this objective, CDBG-assisted activities must primarily benefit low- and moderate-income persons. The income thresholds for meeting the low- and moderate-income requirement are determined by HUD. Projects funded with CDBG dollars must either:

- benefit all of the residents of a particular area, where at least 51% of the residents are low- and moderate-income,
- benefit specific populations (e.g., homeless persons, elderly persons, or persons living with HIV/AIDS), as long as 51% of those served are low- or moderate-income,
- provide or improve permanent residential structures for low- and moderate-income persons, or
- create or retain permanent jobs, at least 51% of which will be made available to or held by low- and moderate-income persons.

2. Elimination of Slum and Blight

Under this objective, CDBG-assisted activities must help to prevent or eliminate slums and blighted conditions. These activities must either:

- prevent or eliminate slums or blight in a designated area in which slums or blighted or deteriorating conditions exist,
- prevent or eliminate slums or blight on a spot basis in an area not located in a slum or blighted area, in cases where a specific condition is detrimental to public health and safety, or
- be in an urban renewal area.

3. Urgent Need

The Urgent Need category is designed only for activities that alleviate emergency conditions of recent origin that pose a serious and immediate threat to the health or welfare of the community, and for which no other sources of funding

are available. An example of an eligible project under this category would be a major flood that causes serious damage to buildings and infrastructure, thereby threatening the safety of occupants or nearby residents.

Basic CDBG Eligible Activities

In order to meet local needs within the national objectives, the CDBG Program provides a great deal of flexibility in the eligible uses of CDBG funds. According to federal CDBG regulations outlined in 24 CFR 570, the basic eligible activities include a variety of uses.

Eligible Activities Under AHF

The AHF funds can support eligible activities to include a variety of uses such as homeownership activities, rental housing activities and special needs housing including, but not limited to:

- Acquisition of real property by purchase
- Construction, reconstruction, and rehabilitation of housing
- Direct homeownership assistance to low- or moderate-income households
- Construction and permanent financing of both rental and homeownership projects
- Rehabilitation and Preservation - rehabilitation of privately owned buildings or low-income public housing

Ineligible Activities

In general, activities that are not specifically identified as eligible are considered to be ineligible. The following activities are specifically identified as activities that are not eligible for the CDBG and AHF funds. Please contact the City's Affordable Housing Manager or Coordinator for more information on ineligible activities.

- Acquisition, construction, or reconstruction of buildings for the general conduct of government
- General government expenses
- Political activities
- Purchase of construction equipment, fire protection equipment, furnishings and personal properties
- Operating and maintenance expenses
- Income payments

Eligible Applicants

AHF applications will be accepted from property owners, private sector for-profit developers, certified Community Housing Development Organizations (CHDO's), government housing providers and qualified 501(c)(3) organizations. Only CHDO's, government housing providers and qualified 501(c)(3) organizations may apply for CDBG funds. Any such organizations currently under investigation regarding previously awarded federal, state, or local government funding are ineligible for assistance from the City of Bend's Affordable Housing Program.

Income Limits

Initial tenants or homeowners of AHF assisted units must have an annual household income which does not exceed 100% of the area median income for the City of Bend (adjusted for family size) and initial homeowners and tenants of CDBG assisted units must have an annual household which does not exceed 80% of the area median income for the City of Bend (adjusted for family size).

Persons Per Household	1	2	3	4	5	6	7	8
Area Median Income (AMI)	\$66,640	\$76,160	\$85,680	\$95,200	\$102,816	\$110,432	\$118,048	\$125,664
Moderate Income (80% AMI)	\$53,350	\$60,950	\$68,550	\$76,150	\$82,250	\$88,350	\$94,450	\$100,550
(60% AMI)	\$40,020	\$45,720	\$51,420	\$57,150	\$61,740	\$66,300	\$70,860	\$75,420
Low Income (50% AMI)	\$33,350	\$38,100	\$42,850	\$47,600	\$51,450	\$55,250	\$59,050	\$62,850
Extremely Low Income (30% AMI)	\$20,000	\$22,850	\$25,700	\$28,550	\$30,850	\$33,150	\$35,450	\$37,700

Rent Limits

OHCS 2023 Rent Limits for HOME Projects. (Based on HUD's published Adjusted Home Income Limits)

Please note that the 60 percent limits have been calculated in accordance with current IRS guidelines to ensure consistency between the HOME Program and the Low Income Housing Tax Credit Program.

Rent Limits	0 Bedrooms	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Fair Market	\$999	\$1184	\$1492	\$2120	\$2541	\$2922
Low Rent Limit	\$833	\$893	\$1071	\$1238	\$1381	\$1523
High Rent Limit	\$999	\$1141	\$1372	\$1576	\$1739	\$1900

Please review the following documents regarding the City of Bend Affordable Housing Development Program:

[Affordable Housing Development Goals and Objectives](#)

[Affordable Housing Development Evaluation of Criteria and Funding Priorities](#)

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[Affordable Housing Development Grant and Loan Policy](#)
[Affordable Housing Development Rules and Requirements](#)
[Affordable Housing Development Selection Process](#)
[Other Information](#)
[504 Self-Evaluation Checklist](#)

I have downloaded and read the above documents.

A. Applicant Information

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Case Id: 30216

Name: ST. Vincent de Paul Affordable Housing - 2024

Address: 950 SE Third St , Bend, OR 97702

A. Applicant Information

Please provide the following information.

ORGANIZATION INFORMATION

A.1. Organization Name

St. Vincent de Paul Society Bend

A.2. Organization Address

950 SE Third St Bend, OR 97702

A.3. Executive Director Full Name

Gary Hewitt

A.4. Executive Director Email Address

stvincentbend@gmail.com

PROJECT INFORMATION

A.5. Project Name

St. Vincent de Paul Affordable Housing Upgrades

A.6. Project Location

950 SE Third St Bend, OR 97702

CONTACT PERSON INFORMATION

A.7. Contact Full Name

Gary Hewitt

A.8. Contact Title

Executive Director

A.9. Contact Address

950 SE Third St Bend, OR 97702

A.10. Contact Phone Number

(541) 389-6643

A.11. Contact Email Address

stvincentbend@gmail.com

B. Organization Information

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Case Id: 30216

Name: ST. Vincent de Paul Affordable Housing - 2024

Address: 950 SE Third St , Bend, OR 97702

B. Organization Information

Please provide the following information about your organization:

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

Since 1982, St. Vincent de Paul Bend (SVdP) has helped low-income people by building bridges out of poverty into self-sustainability. We provide critical resources that support individuals in their efforts to move out of the cycle of poverty and into stability. Our organization is chaired by 11 volunteer board members and staffed by three employees and 56 volunteers. We serve vulnerable populations, including those experiencing homelessness and families and individuals living near or below the poverty level. All of our clients live below 50% area median income (AMI); of these, 35% are homeless.

Our housing programs utilize a Housing First model, giving the unsheltered in our community access to a safe, stable place from which they can work on goals they set toward attaining permanent housing, employment, and counseling. We connect the unhoused to permanent housing and provide supportive services to increase housing stability by coordinating and forming referral relationships with similar organizations and other public programs.

Our affordable housing program provides 13 homes that rent for approximately \$1,100 - \$1,400 per month (significantly below market rates), including utilities, and are home to 34 people. Our new micro shelter village and supportive emergency housing program, St. Vincent's Place, accommodates up to ten people.

Last year, SVdP provided 9,663 food boxes and 5,188 sack lunches to 3,859 unique individuals through xx,xxx units of service; utility assistance for 266 people; propane assistance for 1,686 people; and medical prescription assistance for 56 people. We provided hundreds of coats, blankets, tents, and sleeping bags, and helped 47 people obtain identification cards for securing jobs, housing, and voting.

With this background of supporting low-income and homeless persons in Bend, SVdP proposes the Affordable Housing Upgrades Project and respectfully requests \$52,500 to support kitchen and bathroom renovation and upgrades in four of

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.

SVdP operates on an annual budget of approximately \$600,000 and seeks diversified revenue streams that include public and private grant sources; various fundraising campaigns throughout the year seeking support from the local community; individual and corporate donors; and program revenue in the form of monthly rent from residents of our affordable housing program. The organization is committed to sound operational and financial accounting principles to ensure that our clients are served with integrity and consistency.

The last three years of financial history show that the end-of-year actuals received from rental income, donations, and

grants have exceeded the budget, resulting in a surplus of funds. The following is a record of our total revenue, total expenses, and surplus earnings for the last three fiscal years:

Year	Total Revenue	Total Expenses	Surplus/Deficit
2022-23	\$644,362	\$564,244	\$80,151
2021-22	\$881,223	\$392,329	\$488,894
2020-21	\$600,739	\$300,786	\$299,953

The surplus is used to grow our services to meet the increasing needs we see in our community. Please note that St. Vincent de Paul received significant donations during the 2021 fiscal year to support our Micro Village Shelter Construction Project, St. Vincent's Place. This money was earmarked for construction costs incurred in fiscal year 202

B.3. Key Personnel Assigned to Project:

Name	Job Title	Qualifications	FTE Hours
Gary Hewitt	Executive Director	BS in Liberal Studies - Oregon State University; Gary has previous experience with World Relief in Washington as an AmeriCorps Health and Wellness Coordinator assisting refugees from all over the world with accessing health care, housing, and financial assistance; previous Coordinator for the Winter Warming Shelter in Bend; and previous Food Pantry Manager for SVdP Bend.	11
			11

C. Project Description

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Name: ST. Vincent de Paul Affordable Housing - 2024

Address: 950 SE Third St , Bend, OR 97702

C. Project Description

Please provide a brief description of the following:

C.1. Amount Requested:

\$52,500.00

C.2. In one or two sentences, describe what the requested funds will be used for.

Funding will be used to renovate and upgrade St. Vincent de Paul's Affordable Housing Units.

C.3. Total number of units to be developed:

5

C.4. Number of accessible units:

13

C.5. Number of Affordable Units:

13

C.6. Number of market rate units:

0

C.7. Describe the need or problem your project will address.

Research shows that increasing access to affordable housing is the most cost-effective strategy for reducing intergenerational poverty and increasing economic mobility in the United States (National Low Income Housing Coalition [NLIHC], 2022). Stable, affordable housing improves outcomes around employment, health, and education and dramatically reduces child separation, domestic violence, and psychological stress (United States Interagency Council on Homelessness, 2019). In his research through the Stanford Center on Poverty and Inequality, Raj Chetty found that "children who moved to lower-poverty neighborhoods saw their earnings as adults increase by approximately 31%, an increased likelihood of living in better neighborhoods as adults, and a lowered likelihood of becoming a single parent. Moreover, children living in stable, affordable homes are more likely to thrive in school and have greater opportunities to learn inside and outside the classroom (NLIHC,2022)."

However, across the United States, the lack of affordable housing remains at record-breaking levels. In a survey conducted by the Pew Research Center in October 2021, researchers found that concerns about the availability of affordable housing have surpassed concerns about other local issues:

"The percentage of adults who say this is a major problem where they live is larger than the shares who say the same about drug addiction (35%), the economic and health impacts of COVID-19 (34% and 26%, respectively) and crime (22%)."

These concerns are valid as the National Low Income Housing Coalition (2022) reports there is currently no state or county in the entire United States where an individual working a full-time job for minimum wage can afford to rent a two-bedroom apartment. In 2020, 30% of households across the country had rent or mortgage payments that exceeded 30% of their monthly household income, and with a 12% increase in rent since this data was collected, coupled with the end of pandemic govern

C.8. 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.

In 2007, SVdP converted 13 fishing/hunting cabins on our property into safe, clean, and affordable homes that rent for approximately \$1,100-\$1,300 per month, with all utilities included. These cottages are home to 14 people currently in our permanent housing program. Eligibility is determined by an income verification process with an income cap of \$25,000 per year. The Affordable Housing Program is a low-threshold entry program accepting residents who typically are turned away by other rental property guidelines. Criminal history and negative rental history do not disqualify potential residents of the cottages.

Cottage residents receive ongoing support to assist them in removing barriers to finding permanent housing on the regular market through access to SVdP's supportive services for the low-income and homeless community, including access to food boxes from the pantry, prescription medication assistance, utility assistance, and referrals to housing partners in the community. Since the affordable housing program is modeled on a Housing First approach, it prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness and serving as a secure platform from which they can pursue personal goals and improve their quality of life. This approach is guided by the belief that people need basic necessities like food and a place to live before attending to anything less critical, such as getting a job, budgeting properly, or attending to substance use issues. Additionally, Housing First is based on the understanding that client choice is valuable in housing selection and supportive service participation and that exercising that choice is likely to make a client more successful in remaining housed and improving their life.

Unfortunately, after more than fifteen years of use, these cottages are in need of upgrade in kitchens and bathrooms, as well as accessibility features such as wheelchair ramps, handrails, and shower hardware. Any funds awarded will be utilized to pay for these renovations.

The project objective is to renovate 5 cottages to meet basic living standards and improve the quality of life for residents. SVdP works to maintain our affordable housing properties in a way that respects and promotes the dignity of our residents and assures these homes will serve our community for years to come.

C.9. 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.

SVDP's affordable housing units have been a community asset contributing solutions to the problem of homelessness in our community since 2007. The Affordable Housing program will positively impact physical and mental health, reducing stress and exposure to unhealthy living conditions, which, in turn, can reduce healthcare costs. By addressing the fundamental need for shelter, affordable housing lays the groundwork for stronger, healthier, and more inclusive communities while alleviating burdens on existing services.

C.10. Describe the ways in which your project will have a long-term impact on the need or problem being addressed.

Providing affordable housing units will have several long-term impacts on individuals and the community. These impacts

are generally positive and can extend beyond just addressing the immediate housing needs of low and moderate-income individuals and families.

Economic Stability:

- Affordable housing helps low-income individuals stabilize their finances by reducing the percentage of their income spent on housing. This can free up resources for other essential needs, such as education, healthcare, and savings, ultimately leading to economic self-sufficiency.

- Improved Quality of Life:

Affordable housing often means safer and more stable living conditions, which can have a positive impact on physical and mental health. People living in affordable housing are less likely to experience housing instability, homelessness, and related stressors.

- Reduced Homelessness:

Affordable housing can play a significant role in reducing homelessness by providing a pathway to stable shelter for those in need. Reducing homelessness has long-term benefits for individuals, communities, and the healthcare system.

- Health Outcomes:

Affordable housing can lead to better health outcomes, as individuals living in stable, safe, and quality housing are less exposed to environmental hazards and have better access to healthcare.

- Economic Growth:

A stable housing market, with affordable options for a range of income levels, can contribute to overall economic growth by attracting a diverse workforce to an area and supporting a robust housing market.

- Long-Term Cost Savings:

While there may be initial costs associated with building or subsidizing affordable housing, the long-term cost savings in terms of reduced homelessness, healthcare expenses, and social services can be substantial.

- Increased Social Equity:

Providing affordable housing helps promote social equity by reducing disparities in housing opportunities and living conditions, thereby creating a more just society.

C.11. Describe your organization's plan for evaluating the progress of the project toward addressing the identified need or problem.

St.Vincent de Paul Bend will consider this project successful when the cottages are updated and low-income individuals are living in them. Individuals will be able to occupy the cottages immediately upon completion of the renovation work.

SVdP sees residents of our affordable housing program make progress in their goals for self-sufficiency due to the simple fact that they now have a safe, reliable home from which to work on the changes they need to make to thrive. They can take a shower, receive notices of housing opportunities from their mailbox, and relax in the safety of their surroundings long enough to attend to deeper needs. The affordable housing program does not require people experiencing homelessness to address all of their problems including behavioral health problems, or to graduate through a series of services programs before they can access housing. The program does not mandate participation in services either before obtaining housing or in order to retain housing. The Housing First approach views housing as the foundation for life improvement and enables access to permanent housing without prerequisites or conditions beyond those of a typical renter. Supportive services are offered to support people with housing stability and individual well-being, but

participation is not required as services have been found to be more effective when a person chooses to engage (Colorado Coalition for the Homeless, 2012).

SVdP has been managing these homes for over 15 years. We know our housing program significantly impacts many residents and clients who receive our services. We maintain a database that is reviewed monthly by the Director and a board member. Analysis of this data has shown that 60% of our guests are able to move out of the cycle of poverty and into self-sustainability within 18 months of receiving our services. Many of our residents are able to move into non-SVdP permanent housing within two years. The length of residency is an indicator of success

C.12. 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:

Our goal at SVdP is to provide a true home and community for people facing homelessness and/or living with very low incomes. Our focus is to offer a hand-up to all those in need. We seek to create an environment where neighbors are helping neighbors. Qualitatively, the measure of success for our affordable housing program is the residents' smiles, sense of dignity, and restoration of their confidence for a bright future. The residents will know their needs are being met in a dignified manner. These residents will be in a safe, stable environment that will allow them to stabilize and regrow their lives. They will be assisted and encouraged to reach their highest potential; to save money, go to school, and obtain solid dependable jobs.

SVdP has maintained these affordable housing units for 16 years, and as part of the strategic planning for the organization, the goal is to continue to maintain these affordable housing units for the foreseeable future.

C.13. Describe your organization's collaborations with other agencies, including those that serve protected classes under the Fair Housing Act. Briefly explain your organization's history with these agencies, including any measurable outcomes in the last 12 months. What are your expected outcomes for this project?

St. Vincent de Paul, Bend does not collaborate with other agencies for the Affordable Housing program. The expected outcomes for this project are

Improved living conditions for residents

Health and well-being for residents

Long-term stability for the cottages

C.14. If your project will include accessible units, please describe the planned design elements for accessibility, and reference industry design standards you plan to use. Describe how your organization will market the units.

The Affordable Housing Program units are marketed to the community through partnerships with Central Oregon THRIVE, NeighborImpact, Shepard House, and Lighthouse Ministries. Also, the affordable housing units are marketed on our website.

SVdP has in the past made accommodations on an as needed basis for accessible units. SVdP will build with the goal of following all federal and state laws about accessibility. If 20% of our units need to be accessible, then that's what we will improve to meet.

D. Property and Project Information

Case Id: 30216

Name: ST. Vincent de Paul Affordable Housing - 2024

Address: 950 SE Third St , Bend, OR 97702

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D. Property and Project Information

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.

In 2007, SVdP converted 13 fishing/hunting cabins on our property into safe, clean, affordable homes for the Affordable Housing Program. These cottages are home to 34 people with leases currently renting the units. As residents leave the units, SVdP will assess the renovation needs and perform needed upgrades in these existing homes. The cottages are adjacent to our business office and food pantry, as well as our emergency housing site, St. Vincent's Place.

Please attach a map showing the project's location:

Map of Project Location

Maps.pdf

D.2. Property Legal Description

The property is owned and operated by St.Vincent de Paul Bend

D.3. Site Condition

Developed

D.4. Property Owner

St.Vincent de Paul Bend

Upload supporting documentation

Property Legal Description

Property Deed 950 SE 3rd St.PDF

D.5. Parcel Size (Acres)

8 lots

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D.6. Site Control Status

Owned

If Under Contract/Option to Purchase enter expiration date:

If Leased, enter expiration date:

Notes – additional information

ZONING AND SITE PLAN STATUS

D.7. Site zoning

Residential

D.8. Is the present zoning conforming?

Yes

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

Yes

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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Address: 950 SE Third St , Bend, OR 97702

E. Work Program

Please provide the following information.

E.1. Anticipated Start Date:

03/01/2024

E.2. Anticipated Completion Date:

12/03/2024

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

Task	Start Date	End Date
Assess units for needed upgrades	March 1, 2024	April 30, 2024
Get bids for needed work from contractors.	May 1, 2024	May 31, 2024
Sign contracts for work and set a start date for work to begin.	June 1, 2024	June 30, 2024
Order supplies needed for upgrades.	July 1, 2024	July 31, 2024
Perform work on units.	August 1, 2024	December 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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F. Project Benefit

Please provide a brief description of the following:

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

13

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

13

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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G. Financial Information

Please also provide the following financial information:

G.1. Provide 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

3001_H.Budget_30216 - v2 - 11_13_23 - City of Bend AHS - SVdP .docx.pdf

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

Per unit costs to upgrade the Affordable Housing units are based on estimates from previous renovation work performed by Sky Ridge Construction, LLC on cottage units within the same property.

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

SVdP is committed to performing all needed renovations and upgrades on each of the 13 Affordable Housing units. This will be accomplished using funds solicited from private and corporate donors, public and private grant funders, and various focused fundraising campaigns and appeals to the general public.

G.4. Explain 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.

SVdP will proceed with plans to renovate the Affordable Housing units as residents vacate the properties and as funds become available. If less funding than requested is awarded, SVdP will utilize the funds to accomplish upgrades on fewer units than the five proposed in this project.

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



Detailed Pro Forma

***No files uploaded*

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.

N/A

G.8. CDBG Funds Requested:

\$0.00

G.9. AHF Funds Requested:

\$52,500.00

G.10. Leveraged Funds:

\$0.00

H. Budget

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Case Id: 30216

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H. Budget

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
Renovation work on 5 affordable housing units	\$0.00	\$52,500.00	\$0.00	\$0.00	\$0.00	\$52,500.00
TOTAL	\$0.00	\$52,500.00	\$0.00			\$52,500.00

H.2. Other Public Funds

Source	Use of Funds	Amount of Funding	Funding Status
TOTAL		\$0.00	

H.3. Private Funds

Source	Use of Funds	Amount of Funding	Funding Status
TOTAL		\$0.00	

H.4. Funding Documentation

Funding Documentation - Letters of funding commitment from sources

***No files uploaded*

I. Project Feasibility and Readiness

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Case Id: 30216

Name: ST. Vincent de Paul Affordable Housing - 2024

Address: 950 SE Third St , Bend, OR 97702

I. Project Feasibility and Readiness

Please provide the following information regarding project feasibility and readiness:

I.1. Describe your organization’s administrative capacity to complete the project, including 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.

SVdP has a demonstrated 40-year track record of the necessary skills and experience, community partnerships, and support from local donors to continue in our mission to serve those most vulnerable and in need with food, prescriptions, ID assistance, utilities, transitional supportive housing, and affordable housing.

Following a 12-month construction project, SVdP welcomed its first residents to St. Vincent’s Place, an emergency housing program, in November 2022.

Additionally, SVdP has been renovating the cottages in the Affordable Housing Project since last year, gradually performing upgrades as residents move out of the units. So far, 3 units have been completed, and 5 new residents are enjoying the upgrades.

SVdP has numerous partnerships with nonprofits and public agencies throughout our area. Some partnerships related to supporting those we serve include:

- City of Bend Affordable Housing: Lower-income housing expansion partner to reduce homelessness through the St. Vincent’s Micro Village Project
- Habitat for Humanity: Construction materials and supplies at a reduced cost
- Housing Works: Referrals of clients for lower-income housing and mentors for the Housing First model
- Hayden Homes: In-kind and reduced-cost construction services for the Micro Village Project (St. Vincent’s Place)
- NeighborImpact: SVdP’s largest partner, providing food, pantry upgrades, and other essential services to those living on lower incomes

Referral partnerships for supportive services in the community include:

- Homeless Leadership Coalition
- Bethlehem Inn
- Shepherds House
- Central Oregon Veterans Outreach
- Latino Community Association
- Nancy’s House
- Saving Grace
- Family Access Network
- THRIVE
- Grocery stores: In-kind donations of food for the Food Pantry
- Churches: Fundraising campaigns and donations to the Food Pantry

- Community and Civic groups: For example, Boy Scout troops collect food donations for the Food Pantry

I.2. Describe the extent of neighborhood and/or community support for the project. Attach letters of support or other evidence of neighborhood/community support.

SVdP works closely with community partners for referrals to our affordable housing units. Please see attached a letter of support from NeighborImpact.

Attach Letters of Support

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

NeighborImpact Letter of Support.pdf

I.3. Describe your 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?

SVdP is ready to begin renovations and upgrades as soon as funds are available. Gary Hewitt will oversee the project.

I.4. Describe 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.

Not applicable

I.5. For CDBG applicants, describe your organization's familiarity with meeting the federal requirements listed in the [City of Bend Affordable Housing Development Rules and Requirements](#), and/or the organizations plan for ensuring that these requirements are satisfied.

SVdP has familiarity with and the capacity to meet the federal requirements listed in the City of Bend Service Program Rules and Requirements through its previous experience managing awards and contracts with the City of Bend Affordable Housing Office. Specifically, SVdP will comply with all rules and requirements, maintain accurate records documenting that the targeted populations and/or areas are being served, and will provide quarterly reports to the City.

I.6. For CDBG applicants, will the full amount of the funds be spent by June 30, 2025? Select one option from the dropdown menu.

Yes

J. Required Documents

Completed by gary.stvincentbend@gmail.com on 11/22/2023 6:39 AM

Case Id: 30216

Name: ST. Vincent de Paul Affordable Housing - 2024

Address: 950 SE Third St , Bend, OR 97702

J. Required Documents

Please provide the following information.

Please download, complete, and upload the document (s) below:

- [504 Self-Evaluation Checklist](#)

Documentation

504 Self-Evaluation Checklist

504 Self-Certification.pdf

Affirmatively Furthering Fair Housing Statement and Marketing Plan

Affirmative Fair Housing Plan .pdf

Proof of Non-Profit or Governmental Status

IRS.Determination.Letter (2).pdf

Status of Oregon Business Registry Printout

Business Registry Business Name Search.pdf

Unique Entity Identifier (UEI) Number

UEI Number.pdf

 **Map of Project Location**

Maps.pdf

 **Equity and Inclusion Policy**

Non-Discrimination Policy - St Vincent De Paul.pdf

Submit

Completed by gary.stvincentbend@gmail.com on 11/22/2023
10:43 AM

Case Id: 30216

Name: ST. Vincent de Paul Affordable Housing - 2024

Address: 950 SE Third St , Bend, OR 97702

Submit

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.

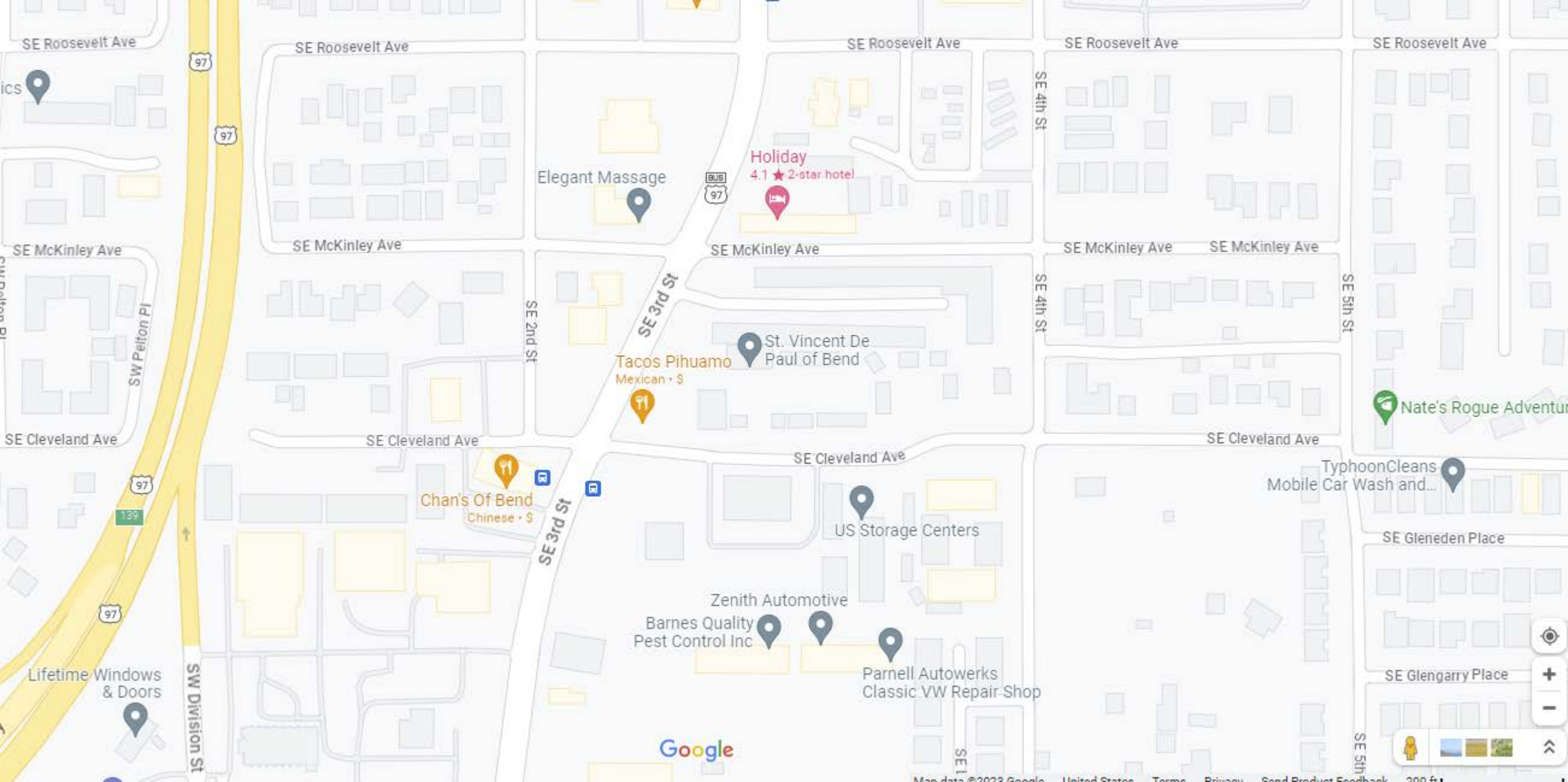
I agree to provide any documentation needed to assist in determining eligibility and are aware that all information and documents provided, except as exempted pursuant to law, are a matter of public record.

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

Gary Hewitt

Electronically signed by gary.stvincentbend@gmail.com on 11/22/2023 10:43 AM



SE Roosevelt Ave

SE Roosevelt Ave

SE Roosevelt Ave

SE Roosevelt Ave

SE Roosevelt Ave

SE McKinley Ave

SE McKinley Ave

SE McKinley Ave

SE McKinley Ave

SE McKinley Ave

SE Cleveland Ave

SE Cleveland Ave

SE Cleveland Ave

SE Cleveland Ave

Lifetime Windows & Doors

Elegant Massage

Holiday
4.1 ★ 2-star hotel

Tacos Pihuamo
Mexican • \$

St. Vincent De Paul of Bend

Chan's Of Bend
Chinese • \$

US Storage Centers

Zenith Automotive
Barnes Quality Pest Control Inc

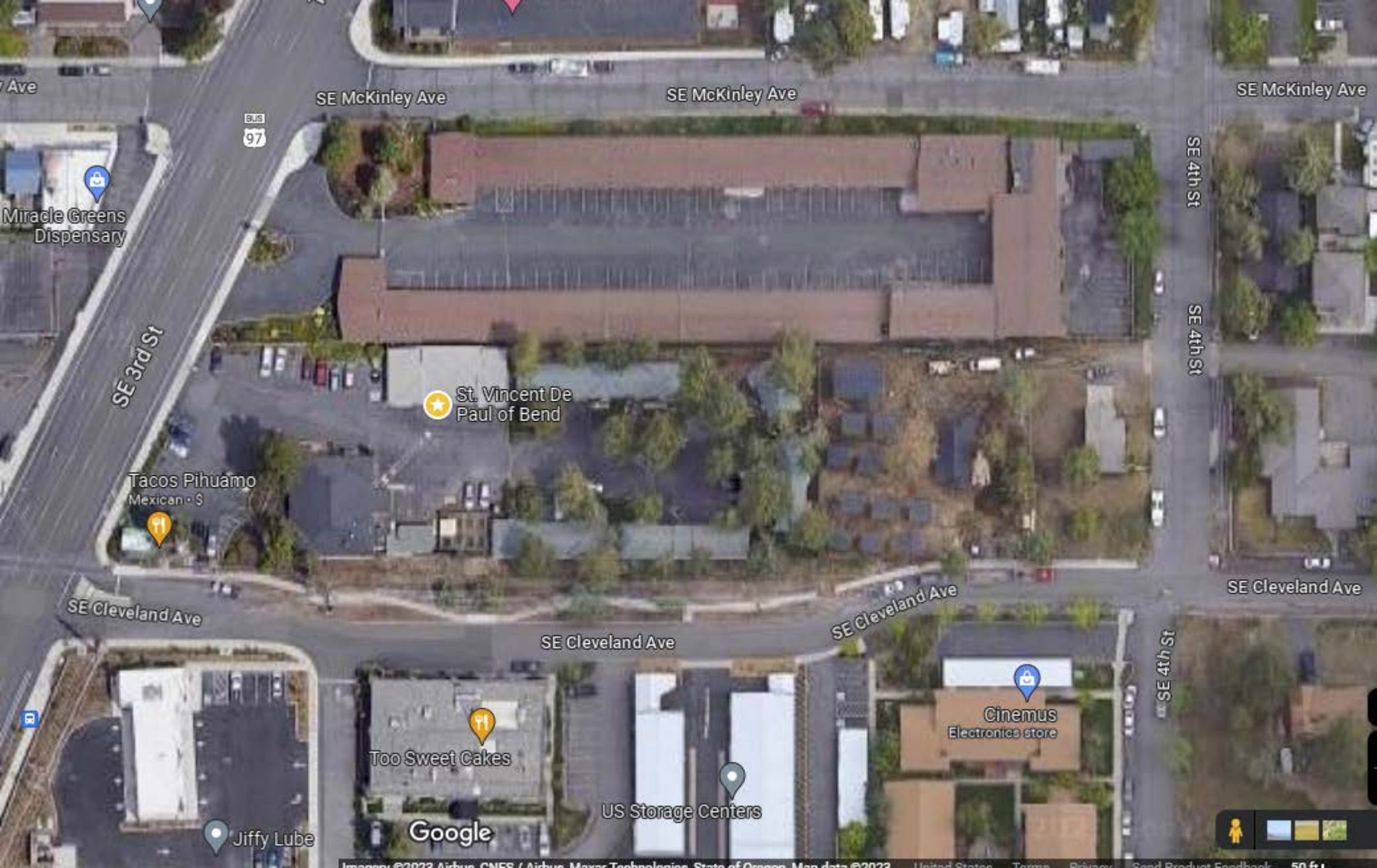
Parnell Autowerks
Classic VW Repair-Shop

TyphoonCleans
Mobile Car Wash and...

SE Gleneden Place

SE Glengarry Place

Google



7 Ave

SE McKinley Ave

SE McKinley Ave

SE McKinley Ave

BUS
97

SE 4th St

SE 4th St

SE 3rd St

Miracle Greens
Dispensary

★ St. Vincent De
Paul of Bend

Tacos Pihuamo
Mexican • \$

SE Cleveland Ave

SE Cleveland Ave

SE Cleveland Ave

SE Cleveland Ave

SE 4th St

Cinemus
Electronics store

Too Sweet Cakes

US Storage Centers

Jiffy Lube

Google

SE McKinley Ave

SE McKinley Ave SE McKinley Ave

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le Greens
Dispensary

3rd
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SE 3rd St

SE 4th St

SE 4th St

St. Vincent De Paul of Bend

Tacos Pihuamo
Mexican • \$

350

362

983

401

413

415

42

406

SE Cleveland

SE Cleveland Ave

SE Cleveland Ave

SE Cleveland Ave

SE Cleveland Ave

SE 4th St

Grover Building
Temporarily closed

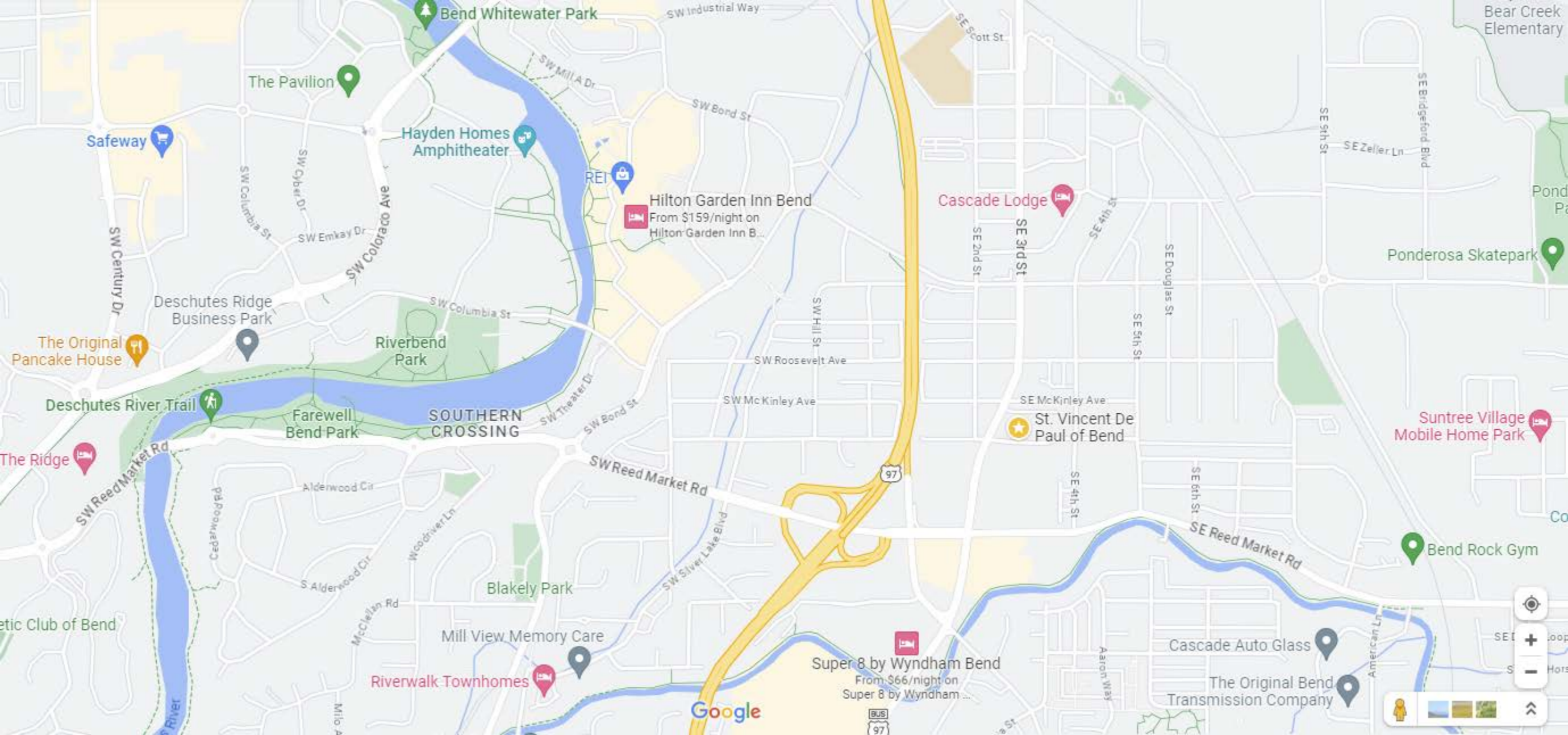
Too Sweet Cakes

Google

Cinemas
Electronics store

405





H. Budget

No data saved

Case Id: 30216

Name: ST. Vincent de Paul Affordable Housing - 2024

Address: 950 SE Third St Bend, OR 97702

H. Budget

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
TOTAL	\$0.00	\$52,500	\$0.00			\$52,500

H.2. Other Public Funds

Source	Use of Funds	Amount of Funding	Funding Status
TOTAL		\$0.00	

H.3. Private Funds

Source	Use of Funds	Amount of Funding	Funding Status
TOTAL		\$0.00	

H.4. Funding Documentation

Funding Documentation - Letters of funding commitment from sources

***No files uploaded*



NeighborImpact

Supporting People. Strengthening Communities.

Dear City of Bend Staff and Advisory Committee for the Affordable Housing Development and Public Services Program,

I am pleased to offer this letter of support on behalf of St. Vincent de Paul of Bend's application for funding from the City of Bend Affordable Housing Development and Public Services Program.

St. Vincent de Paul of Bend has been a long time partner of the NeighborImpact Food Bank. Since 1990, they have been providing emergency food and financial assistance to members of our community. In the last year, they have provided food and sack lunches to over 17,000 low income and houseless individuals. Since the pandemic began, we have received more calls than ever before from people asking where they can go to receive help for the first time. When we refer someone to St. Vincent de Paul, we know that they will be treated with dignity and respect from the moment that they walk through that door.

I have the unique privilege of being a past employee of St. Vincent de Paul, as well as a community partner in my current role. From my experience there, I have seen firsthand the impact that a propane voucher, or assistance with a utility bill can provide. For so many, that voucher comes at a time when all other resources are expended, and walking up to the doors at St. Vincent is the last option they have available. Our city is a better place because of the assistance and dignity that St. Vincent provides to every person that comes in for help.

St. Vincent de Paul of Bend is a cornerstone of our community, and I am confident that this grant will allow them to provide even more essential services to our community members that need it most. Please feel free to contact me if you need additional information about our support of St. Vincent de Paul's essential work in Central Oregon.

Sincerely,

Jordan Reeher

Food Bank Partner and Program Coordinator

NeighborImpact Food Bank

jordanr@neighborimpact.org

(541) 323-6534

2303 SW First Street Redmond, OR 97756 • tel 541.548.2380 • fax 541.548.6013 • www.neighborimpact.org

