

Council Business Meeting

April 19, 2022

Agenda Item	Public Hearing on the 2022 Affordable Housing Trust Fund Award	
From	Linda Reid	Housing Program Specialist
Contact	reidl@ashland.or.us 541-552-2043	

SUMMARY

The City of Ashland has received three applications for \$170,000 in competitively available Affordable Housing Trust Funds (AHTF). The City of Ashland Housing and Human Services Commission held a public hearing on March 24, 2022 to review the grant requests and make a recommendation to forward to the City Council for consideration. The Council will review the applications and make the final award selections. Staff's assessment of each of the proposals received, and recommendations regarding the allocation of the 2022 AHTF funds are provided on the following pages.

Staff has assessed the proposals to determine whether they meet the guidelines established by resolution 2008-34. Three areas are evaluated for each proposal.

- Applicants must meet the criteria outlined in Section 2; Eligible Applicants.
- Proposed activities must be eligible as detailed in Section 3; Eligible Uses and Activities.
- Is the activity a preferred activity as defined in Section 4; Preferences.

Preferences within resolution 2008-34 are not given a priority. There are ten preferences identified in Section 4. Projects that meet an identified preference are noted in the preference column.

Resolution 2008-34 also states that proposed activities should meet a priority identified within the City of Ashland's 5-Year Consolidated Plan. Consolidated Plan priorities are given a priority ranking of High, Medium, or Low. Those priorities are shown in the table above.

HfHRV: Staff has reviewed the Habitat Housing proposal to determine whether it meets the eligibility criteria for uses and for applicants and if the proposal addresses the preferences within section 4 of resolution 2008-34.

- The project is providing new housing units.
- The developer submitting the proposal has the capacity to carry out the project and has had demonstrated success completing projects of similar scope.
- The project is ready for implementation, has secured planning approval.
- The budget and timeline are thorough and realistic.
- The project addresses unmet housing needs as identified in the Housing Capacity Analysis.
- The project retains a unit as affordable to a population with a documented need.

OHRA: Staff has reviewed the OHRA Proposal to determine whether it meets the eligibility criteria for uses and for applicants and if the proposal addresses the preferences within section 4 of resolution 2008-34.

- The agency submitting the proposal has the capacity to carry out the project and has had demonstrated success completing projects of similar scope.
- The project maximizes partnerships in the community
- Projects that use private funding sources and state funding sources to leverage the least amount of Ashland Affordable Housing Trust Funds.

Rogue Retreat: Staff has reviewed the Rogue Retreat proposal to determine whether it meets the eligibility criteria for uses and for applicants and if the proposal addresses the preferences within section 4 of resolution 2008-34.

- The agency submitting the proposal has the capacity to carry out the project and has had demonstrated success completing projects of similar scope
- The project maximizes partnerships in the community
- Projects that use private funding sources and state funding sources to leverage the least amount of Ashland Affordable Housing Trust Funds.

STAFF AND COMMISSION RECOMMENDATIONS

Staff’s recommendations are based on evaluation of applicant and activity eligibility, program preferences and the City’s five-year Consolidated Plan Goals, agency experience and capacity, and readiness to proceed with the activity.

Staff recommends award of the 2022 AHTF funds as follows:

- \$60,000 to Habitat Housing Proposal
- \$55,000 to OHRA
- \$55,000 to Rogue Retreat

The Housing and Human Services Commission reviewed and discussed the applications at the regular meeting held on March 24th. The Commission’s recommendation regarding the award AHTF was consistent with staff’s recommendation.

POLICIES, PLANS & GOALS SUPPORTED

[2020-2024 Consolidated Plan for Use of CDBG funds](#)

City Council Goals and Objectives:

5. Seek opportunities to enable all citizens to meet basic needs.
- 5.3 Leverage partnerships with non-profit and private entities to build social equity programming.
- 5.4 Encourage the ongoing effectiveness of the Resource Center.

2019-2021 City Council Goals Resolution No. 2019-27: Develop and/or enhance the following “Value Services” by leveraging the City’s resources. The list of Value Services represents the priority Council is placing on these value services as the 2019-2021 biennial budget is prepared, given the progress that has been made to date to address them and the urgency with which they need to be addressed.

Tier 2: Moderate Priority

- c. Housing Needs
- e. Homeless Services

PREVIOUS COUNCIL ACTION

Not Applicable

BACKGROUND AND ADDITIONAL INFORMATION

The City offers AHTF grants on a biennial basis. This will be the third time that the City of Ashland has offered Affordable Housing Trust Funds for award. The last award process for AHTF was held in 2020. Since the beginning of the pandemic the City has primarily been using Affordable Housing Trust funds on an emergency basis to provide for the most immediate sheltering needs of homeless and displaced households as well as to support winter shelter and emergency severe weather shelter efforts in times of extreme climate conditions.

FISCAL IMPACTS

The Affordable Housing Trust Fund program is funded city of Ashland General Fund, through the dedication of the first \$100,000 in Marijuana Tax money that the City receives each year. Any Affordable Housing Trust funds that are not awarded at this time would remain available for distribution in future award cycles or may be used to support eligible activities as directed by the City Council between grant cycles.

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ACTIONS, OPTIONS & POTENTIAL MOTIONS

I move to direct staff to allocated Affordable Housing Trust Funds as follows:

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- \$55,000 to OHRA
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REFERENCES & ATTACHMENTS

Staff evaluation March 24, 2022

[Habitat for Humanity Proposal](#)

[Options for Helping Residents of Ashland Proposal](#)

[Rogue Retreat Proposal](#)

[Housing and Human Services Commission Meeting Minutes, March 24, 2022](#)

Staff Evaluation AHTF

To: Ashland Housing and Human Services Commission
Title: Affordable Housing Trust Fund (AHTF) 2022RFP
Date: March 24, 2022
Submitted by: Linda Reid, Housing Program Specialist

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Proposals Received

Organization	Proposed Project	AHTF Funds Requested	Resolution 2008-34 Preferences	Consolidated Plan Goal and Rank*	Council Goals
Habitat for Humanity Rogue Valley	Installation of solar panels and metal roofs on 8 units of Affordable Housing targeted to ownership households earning 80% AMI or below.	\$60,000	4.1a -New affordable housing units 4.1f -Green Building	High -Provision of Affordable Housing	5. Seek opportunities to enable all citizens to meet basic needs 5.2 Support and promote, through policy, programs that make the city affordable to live in. 5.3 Leverage partnerships with non-profit and private entities to build social equity programming.



Options for Homeless Residents of Ashland	Funding for the general operations of the OHRA Center Homeless Shelter and the Housing Match Program	\$179,000	4.1i-Sponsored by a non-profit	High-Addressing issues of homelessness	5. Seek opportunities to enable all citizens to meet basic needs 5.4 Encourage the ongoing effectiveness of the resource center.
Rogue Retreat, Ashland Community Shelter	Funding to continue operating the winter shelter program and provide case management to remove barriers and assist in obtaining permanent housing	\$170,000	4.1i-Sponsored by a non-profit	High-Addressing issues of homelessness	5. Seek opportunities to enable all citizens to meet basic needs

Funding Requested/Available

A total of approximately \$170,000 in AHTF is expected to be available to distribute to applicants for projects meeting the priorities of the AHTF policies as defined by resolution 2008-34, and which are consistent with the City of Ashland 5-Year Consolidated Plan priorities.

Assessment Criteria

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Proposal Evaluation



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STAFF RECOMMENDATIONS

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