

Staff Evaluation AHTF

To: Ashland Housing and Human Services Commission
Title: Affordable Housing Trust Fund (AHTF) 2018 RFP
Date: April 17, 2018
Submitted by: Linda Reid, Housing Program Specialist

The City of Ashland has received five applications totaling \$621,338 for \$366,000 in competitively available Affordable Housing Trust Funds (AHTF). The City of Ashland Housing and Human Services Commission will hold a public hearing on March 22, 2018 to review the grant requests and make a recommendation to forward to the City Council for consideration. The Council will make the final award selections at a public hearing scheduled for April 17, 2018. Staff's assessment of each of the proposals received, and recommendations regarding the allocation of the 2018 AHTF funds are provided on the following pages.

Proposals Received

| Organization | Proposed Project | AHTF Funds Requested | Resolution 2008-34 Preferences | Consolidated Plan Goal and Rank* | Council Goals |
|---------------------|---|-----------------------------|---|--|---|
| Columbia Care | Develop 24 units of Affordable Housing to serve peoples with mental illness | \$366,000 | 4.1-a -New affordable housing units 4.1-e -Services for Residents upon completion 4.1-h -Long-term affordability 4.1-i -Sponsored by a non-profit 4.1-j -project utilizing private and state funding as leverage | High -Provision of Affordable Housing High -Services to Special Needs Populations | 5. Seek opportunities to enable all citizens to meet basic needs 5.1 Examine means and methods by which to improve access to mental health services for Ashland citizens who need them. 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. |

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| Options for Homeless Residents of Ashland | Short Term: A proposal to build capacity and enhance and expand existing housing programs by adding staff to assist in working with clients and landlords to find rental units. | \$86,338 | 4.1-i -Sponsored by a non-profit | High -Addressing issues of homelessness High -Services to Special Needs Populations | 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. |
| Options for Homeless Residents of Ashland | Medium Term: a proposal for Predevelopment activities that will assess the best affordable housing use for 2.39 acres of land on Washington Street. | \$19,000 | 4.1-i -Sponsored by a non-profit | | 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. |
| Options for Homeless Residents of Ashland | Long Term: A proposal to land bank 2.39 acres to be developed as permanent supportive housing. | \$100,000 | 4.1-a -New affordable housing units (eventually) 4.1-e -Services for Residents upon completion 4.1-g -Units for the disabled and homeless 4.1-i -Sponsored by a non-profit | High -Provision of Affordable Housing High -Addressing issues of homelessness High -Services to Special Needs Populations | 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. |
| Rogue Valley Habitat for Humanity | Funding to purchase 5 lots on which to build ownership housing for low-income households. | \$250,000 application amended to reduce request to \$50,000 | 4.1-a -New affordable housing units 4.1-h -Long-term affordability 4.1-i -Sponsored by a non-profit 4.1-j -project utilizing private and state funding as leverage | High -Provision of Affordable Housing | 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. |



Funding Requested/Available

A total of approximately \$366,00 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 2015-2019 Consolidated Plan priorities.

Assessment Criteria

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 2015-2019 Consolidated Plan. Consolidated Plan priorities are given a priority ranking of High, Medium, or Low. Those priorities are shown in the table above.

Proposal Evaluation

Columbia Care: Staff has reviewed the Columbia Care 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 affordable housing.
- 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 is ready for implementation, has secured a purchase option.
- The budget and timeline are thorough and realistic.
- The project addresses unmet housing needs as identified in the Housing Needs Analysis and Consolidated Plan.
- The project retains the units as affordable.

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

Short Term

- 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

Medium-Term

- 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 is ready for implementation
- This project will not duplicate a service provided by another organization.
- The proposal demonstrates that AHTF are the most appropriate funding source.

Long Term

- The project is providing new affordable housing.
- The project addresses unmet housing needs as identified in the Housing Needs Analysis and Consolidated Plan.
- This project will not duplicate a service provided by another organization.
- The proposal demonstrates that AHTF are the most appropriate funding source.

Rogue Valley Habitat for Humanity: Staff has reviewed the Columbia Care 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 affordable housing.
- 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 addresses unmet housing needs as identified in the Housing Needs Analysis and Consolidated Plan.
- The project retains the units as affordable.

STAFF 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 2018 AHTF funds as follows:

- \$300,000 to Columbia Care
- \$19,000 to OHRA

Staff is recommending that the majority of the funding (\$300,000) be awarded to Columbia Care for the development of affordable housing as that proposal addresses the most preferences of any proposal submitted as outlined in resolution 2008-34 and it is clear that Affordable Housing Trust Funds are the most appropriate funding source for this activity. Staff is recommending that some (\$100,000) CDBG capital project funding be awarded to this proposal as the City has some CDBG funding left over from prior years that was not requested, and which needs to be expended. The Columbia Care proposal is ready to proceed (pending environmental review approval) and could expend the funding in a timely manner. Staff is recommending additional funding from CDBG above what was requested in the proposal, as the original request was made for the maximum amount of AHTF available and did not cover the entire purchase price of the property.

Staff is recommending funding \$19,000 to OHRA's medium term application. Staff finds this proposal to fund predevelopment activities associated with development of OHRA land on Washington Street is an eligible use of AHTF funding. Staff would also like to recommend that OHRA work closely with planning staff on this project, specifically regarding the land use, planning, and building processes. Staff would also recommend shifting \$4,000 of AHTF funding in the proposed budget for this activity from the community needs assessment to addressing the land use and annexation assessment to determine the properties development capacity.



Staff is not recommending funding OHRA's short term proposal with the AHTF as that proposal does not meet as many preferences as the competing proposals submitted, and it is not clear that the AHTF is the most appropriate source of funding for this activity. Staff does encourage OHRA to submit this proposal for funding under the City of Ashland Social Service Grant program in January 2019. Staff is not recommending funding the OHRA long term proposal at this time, as staff feels that it would be more prudent to await the outcome of the needs assessment and land use/zoning predevelopment activities identified in OHRA's medium term proposal. If the assessment and predevelopment work show that the property on Washington street is a good fit for the needs identified, and that such uses can be accommodated on that site; staff would recommend that OHRA apply for either a CDBG or an AHTF grant to complete the purchase of the property in the following year.

Staff is recommending that Habitat for Humanity utilize Community Development Block Grant funding rather than AHTF for the purchase of the lots on which to build affordable housing, pending land use and environmental review approval. The request for Affordable Housing Trust Funds exceeded the amount available for award. However, CDBG capital project funding was not requested, and would be available for award to Habitat for Humanity in support of their proposal.

The City will have a remaining balance of \$47,000 in Affordable Housing Trust funds to carry over into the following grant cycle or to be made available under a NOFA process as outlined in resolution 20018-34. Affordable Housing Trust funds are a very flexible source of funding for affordable housing and related activities. Having a remaining fund balance allows the City and developers to be responsive to opportunities as they arise.

