

# Council Business Meeting

August 7, 2018

**Title:** Affordable Housing Trust Fund Remaining Balance  
**From:** Linda Reid Housing Program Specialist  
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## **Summary:**

At the regular business meeting held on April 17, 2018 the City Council asked the Housing and Human Services Commission to evaluate awarding additional Affordable Housing Trust Funds (AHTF) to Maslow Project and St. Vincent De Paul (SVDP) to fully award their requests, and to forward the Commission recommendation to the City Council for consideration.

## **Actions, Options, or Potential Motions:**

I move to make no changes to the award of Affordable Housing Trust Funds determined by the Council at its April 17<sup>th</sup> meeting and outlined in exhibit A (attached).

I move to award \$3,563 in Affordable Housing Trust Funds to St. Vincent de Paul and \$2,124 in Affordable Housing Trust Funds to Maslow Project.

## **Commission Recommendation:**

The Commission reviewed and discussed the Council's directive at their regular meeting on April 26<sup>th</sup> and recommended that no changes be made to the AHTF allocation to Maslow Project and SVDP. The section below is taken from the minutes and details the discussion and recommendation that the Commissioners are forwarding to the Council.

*A discussion followed as to the best use of the available grant money. Reid distributed information on all funding sources [both Social Service Grant Funds and CDBG] that the two grantees have received in prior years [or are currently receiving] from the City as requested by Commissioner Crader. (see exhibit B attached)*

*One of the concerns the commissioners had was that neither Maslow nor St. Vincent de Paul applied for the AHTF money but Options for Homeless Residents of Ashland (OHRA) did. The question was asked, do we want to shift funds to two organizations that didn't apply and not fund the one which did apply?*

*After the discussion the Commission approved a motion to recommend making no changes to the award of AHTF. Choosing instead to retain the remaining balance of AHTF money for future use or for priority needs as they arise.*

*Commissioner Parker made the comment though she doesn't benefit financially from this motion she does benefit emotionally and recused herself before the vote and left the room*

**Resource Requirements:**

The City Council asked the Housing and Human Services Commission to advise on whether the City should allocate a portion of the remaining unallocated \$47K of the AHTF to backfill the difference between the requested funding and the amount of funding allowed by the CDBG program for Public Service activities for both Maslow Project and SVDP.

The City received notice from HUD that the 2018 annual allocation would be \$175,425 on May 1, 2018. The amount of public service funding available to award to Maslow and SVDP, the two agencies requesting funding for public service activities, is slightly greater than originally anticipated. Maintaining proportional allocations to both Maslow and SVDP as was previously awarded to each agency, Maslow Project will receive \$9,876 in CDBG funding and SVDP will receive \$16,437.

Additional funding from the AHTF to bring each applicant up to their full request would be \$5,687 (\$2,124 to Maslow and \$3,563 to SVDP). This allocation would result in an unallocated balance of \$41,313.

Potential increases in award allocations:

	Amount Requested	Previously Awarded CDBG (including 2018 adjustment)	Previously Awarded AHTF	Additional AHTF to be considered	Total Awards
St Vincent De Paul	\$20,000	\$16,437	0	<b>\$3,563</b>	\$20,000
Maslow Project	\$12,000	\$9876	0	<b>\$2,124</b>	\$12,000

The City has already budgeted the total amount of AHTF and CDBG in this biennium, therefore no budget adjustment would be needed to increase the award of AHTF currently under consideration.

**Policies, Plans and Goals Supported:**

**2. Promote effective citizen communication and engagement.**

2.1 Engage community in conversation about core services, desired service levels and funding mechanisms.

**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.

5.2. a. Pursue affordable housing opportunities, especially workforce housing. Identify specific incentives for developers to build more affordable housing.

5.3 Leverage partnerships with non-profit and private entities to build social equity programming.

**6. Develop supports to enable citizens to age in Ashland**

6.1 Support and augment existing programs.

**7. Keep Ashland a family-friendly community.**

7.1 Support educational and enrichment programs in the community.

7.3 Support land-use plans and policies that encourage family-friendly neighborhoods.

**Background and Additional Information:**

In 2018 the City offered two sources of grant funding to support CDBG eligible activities such as social service activities benefiting low-income people. The City had three applicants for CDBG funding; SVDP and Maslow Project both submitted applications for 15% public service allocation allowed under the CDBG grant process for low-income emergency rent assistance and homeless youth case work and Ashland Housing Opportunities submitted an application for a CDBG capital improvement grant.

The City also offered AHTF to eligible applicants for the first time. The City received five applications; three from OHRA, one from Columbia Care, and one from Habitat for Humanity. While Habitat and Columbia Care did not apply for CDBG funds, staff and the Commission both recommended that those entities receive partial or full funding from the City's CDBG allocation because that funding source is time sensitive and must be expended or returned. AHTF money is not time sensitive and can be rolled over to be utilized in the next grant cycle.

The Affordable Housing Trust Fund Ordinance has a clear mandate for housing related activities. Neither Maslow Project nor SVDP applied for AHTF money. OHRA did apply for AHTF to undertake an activity which is similar in nature to the program that SVDP undertakes, and which is related to the provision of obtaining and maintaining affordable housing for low income populations. While Maslow Project's services include a housing component which is also substantially similar to the activities undertaken by both OHRA and SVDP, the application submitted by Maslow for CDBG funding was for the support of a caseworker to work with homeless students in the Ashland School District.

**Attachments:**

[April 26, 2018 Housing and Human Services Commission Meeting Minutes](#)

[St. Vincent De Paul CDBG Application](#)

[Maslow Project CDBG Application](#)

Exhibit A

Exhibit B

EXHIBIT A

City Council CDBG Awards 04/17/2018			
Applicant	Amount (These amounts have been amended to reflect the full 15% of CDBG funding available for Public Service Activity)	Amount Requested	Amount Needed from AHTF to fully fund requests
St. Vincent De Paul	\$16,437	\$20,000	\$3,563
Maslow	\$9,876	\$12,000	\$2,124

**EXHIBIT B**

Organization	2017-18		2018-19		Total Requested
	Requested	Awarded	Requested	Awarded	
Options for Homeless Residents of Ashland	\$ 41,135.00	\$ 25,000.00	\$ 41,135.00	\$ 25,000.00	\$ 82,270.00
St. Vincent de Paul	\$ 40,000.00	\$ 31,831.58	\$ 40,000.00	\$ 31,831.58	\$ 80,000.00
Center for Nonprofit Legal Services, Inc.	\$ 12,000.00	\$ 10,555.79	\$ 12,000.00	\$ 10,555.79	\$ 24,000.00
CASA of Jackson County	\$ 5,000.00	\$ 4,818.95	\$ 5,000.00	\$ 4,818.95	\$ 10,000.00
Community Volunteer Network FGP	\$ 2,000.00	\$ 1,147.37	\$ 2,000.00	\$ 1,147.37	\$ 4,000.00
Community Volunteer Network RSVP of Jackson County	\$ 4,000.00	\$ 2,294.74	\$ 4,000.00	\$ 2,294.74	\$ 8,000.00
Rogue Valley Council of Governments (Meals on Wheels)	\$ 12,000.00	\$ 12,227.37	\$ 12,000.00	\$ 12,227.37	\$ 24,000.00
Community Works Inc. (Dunn House)	\$ 16,000.00	\$ 7,343.16	\$ 16,000.00	\$ 7,343.16	\$ 32,000.00
Community Works Inc. (HelpLine)	\$ 10,625.00	\$ 6,884.21	\$ 10,625.00	\$ 6,884.21	\$ 21,250.00
Community Works Inc. (Sexual Assault Victim Services)	\$ 3,500.00	\$ 3,442.11	\$ 3,500.00	\$ 3,442.11	\$ 7,000.00
Maslow Project	\$ 12,600.00	\$ 11,473.68	\$ 12,600.00	\$ 11,473.68	\$ 25,200.00
The Rose Circle Mentoring Network, Inc.	\$ 5,000.00	\$ 3,442.11	\$ 5,000.00	\$ 3,442.11	\$ 10,000.00
First Presbyterian Church	\$ 1,000.00	\$ 1,147.37	\$ 1,000.00	\$ 1,147.37	\$ 2,000.00
Jackson County SART	\$ 7,500.00	\$ 6,654.74	\$ 7,500.00	\$ 6,654.74	\$ 15,000.00
Southern Oregon Jobs With Justice	\$ 20,000.00	\$ 5,736.84	\$ 20,000.00	\$ 5,736.84	\$ 40,000.00

Fiscal Year	CDBG Allocation	Allocations	Expended	Difference	Project	Agency
2016-2017	\$158,726.00	\$31,745.20	\$31,745.20	\$0.00	Program Administration	City of Ashland
		\$16,665.00	\$16,665.00	\$0.00	Home Visitation Program	St. Vincent De Paul
		\$7,143.00	\$7,143.00	\$0.00	Ashland High School Case Manager	Maslow Project
		\$70,000.00	\$70,000.00	\$0.00	Michelle Street Rehab	Ashland Supportive Housing
		\$59,348.00	\$59,348.00	\$0.00	FS School Rehab	Family Solutions
Subtotal	\$158,726.00	\$184,901.20	\$184,901.20	\$0.00		
Unexpended award	\$47,670.75			\$0.00		
Unallocated Grant Balance/Carryover				\$0.00		
Total	\$206,396.75	\$184,901.20	\$184,901.20	\$0.00		
2017-2018	\$153,590.00	\$30,718.00	\$30,718.00	\$0.00	Program Administration	City of Ashland
		\$16,126.00	\$16,126.00	\$0.00	Home Visitation Program	St. Vincent De Paul
		\$6,912.00	\$6,912.00	\$0.00	Ashland High School Case Manager	Maslow Project
		\$49,653.00		\$49,653.00	Starthistle Rehab	AHO
		\$71,676.55		\$71,676.55	Rogue Ridge Land Acquisition	Columbia Care
Subtotal	\$153,590.00	\$175,085.55		\$175,085.55		