

Council Business Meeting

October 6, 2020

Agenda Item	Award of Housing Trust Fund and Community Development Block Grants	
From	Linda Reid	Housing Program Specialist
Contact	reidl@ashland.or.us ; (541) 552-2043	

SUMMARY

The City of Ashland has received three applications totaling \$247,483 for \$211,986 in competitively available Affordable Housing Trust Funds (AHTF) and \$238,600 in available Community Development Block Grant funds allocated through the Federal CARES Act related to preparing, addressing and responding to issues created by the Coronavirus pandemic. The Council is asked to make the final award selections.

POLICIES, PLANS & GOALS SUPPORTED

Council 2019-2021 Goals:

B. Value Services Tier 2: Moderate Priority c. Housing Needs & e. Homeless Services

F. Enhance and improve transparency and communication

PREVIOUS COUNCIL ACTION

City of Ashland Declaration of State of Emergency – March 17, 2020 – The state of emergency declaration gave the City Administrator the ability to make funding decisions related to addressing COVID-19 response. The City Administrator authorized some expenditures from the AHTF to address urgent needs arising from the COVID-19 pandemic.

Resource	Total Amount Available	Funds Committed	Remaining Balance
Affordable Housing Trust Fund	\$216,986	\$3,500-OHRA \$1,500-JxCo	\$211,986

BACKGROUND AND ADDITIONAL INFORMATION

At a virtual meeting held on March 26, the Housing and Human Services Commission reviewed AHTF applications and made a funding recommendation to forward to the Council. At that time the award of Ashland's Affordable Housing Trust funds was suspended due to the onset of the COVID-19 pandemic and questions regarding the expanded needs. Since that time, the City has received additional COVID-19 related funding from the Community Development Block Grant Program, and the State of Oregon to address the needs created by the pandemic. City staff has been working with area non-profits and service providers to address those needs as they arise with the funding available. Consequently, the City was able to maintain the Affordable Housing Trust fund, utilizing only a small portion to address urgent needs.

This is the second time that the City of Ashland has offered funds from AHTF. The City of Ashland Affordable Housing Trust Fund was created to keep the Ashland community diverse by facilitating the production and preservation of affordable housing throughout Ashland. The primary purpose of the AHTF is to encourage the creation of housing for homeownership or rent, at a cost that will enable low- and moderate-income families to afford quality housing while paying no more than thirty percent of gross household income on housing. To promote the rehabilitation, preservation and production of quality, well designed rental and ownership housing the AHTF will award funds to community development partners that are furthering the AHTF mission. In the regular funding cycle, the AHTF requires applicants to provide a fifty percent match.

The City of Ashland originally received three applications for \$216,986 in competitively available Affordable Housing Trust Funds prior to the onset of the pandemic. Since that time one proposal has been withdrawn by the applicant, one proposal was substantially revised due to the pandemic, and one additional proposal was received.

Original Funding Requests

Organization	Proposed Project	AHTF Funds Requested
Withdrawn Darrell Cottage Housing Project	Affordable Housing Development	\$50,000
Unchanged Neighbor Works Umpqua	Capacity Building/Pre-development	\$43,500
Revised OHRA	Winter Shelter	\$110,000

Current Funding Requests for Consideration

Organization	Proposed Project	AHTF Funds Requested
OHRA	Winter Shelter	\$173,223
Maslow Project	Emergency Housing	\$30,000
Neighbor Works Umpqua	Capacity Building/Pre-development	\$43,500

This item was brought back before the Housing and Human Services Commission at their regular meeting on September 24, 2020 to consider revising the previous recommendation made on March 26. This item was brought back the commission for reconsideration due to a number of factors, which included a revision to an earlier funding request and an additional request for funding. Options for Helping Residents of Ashland (OHRA) has presented a revised request which is included in the packet materials. The original request from OHRA was with the expectation that the winter shelter program would continue in its current location. However, due to the need to practice social distancing to prevent the spread of the Coronavirus in a congregate shelter setting, OHRA has had to develop an alternative winter shelter plan at a new location to ensure the safety of the shelter guests and the shelter staff. Due to this change OHRA is resubmitting a funding request. This is a new request that replaces the prior application and as such is not an addition to the original request.

Similarly, Maslow Project is requesting funding to address the needs of the homeless youth population they serve while continuing to practice social distancing and ensure the health and safety of those populations and their employees.

Neighbor Works Umpqua’s application is unchanged and is seeking Ashland Housing Trust Funds to create a legal framework for affordable housing units within a land trust model, and to undertake predevelopment activities for the future development of affordable housing within Ashland. Neighbor Works Umpqua’s proposal provides the requisite match for use of Affordable Housing Trust Funds.

In relation to the OHRA and Maslow proposals, some components are not qualified expenses under the ordinance directing use of Affordable Housing Trust Funds; however, to the degree that they are measures intended to reduce the spread of COVID-19 they may qualify for use of the City’s allocation of CDBG-CV (coronavirus relief funds). Additionally, some of the non-congregate sheltering activities proposed by both OHRA and Maslow Project may potentially be eligible to receive reimbursement through the Federal Emergency Management Agency (FEMA), but only if they are paid with City funds. Affordable Housing Trust funds would qualify for FEMA reimbursement, but CDBG funding would not because they are already a federal funding source and therefore would not be reimbursable by another federal funding source, in this instance, FEMA.

Given the complexities in the eligibility of funding sources more detail is needed from the OHRA and Maslow Project in order to determine which funding stream is most appropriate for individual components of their proposals.

FISCAL IMPACTS

The City established the Affordable Housing Trust Fund (AHTF) in 2008, ([Ordinance 2966](#) and [Resolution 2008-34](#)) to address housing needs within the community. The City offers AHTF grants on a biennial basis. The City receives an annual allocation of CDBG funds and has received two additional allocations of CARES Act funding related to addressing Coronavirus related activities.

RECOMMENDATION

The Housing and Human Services Commission unanimously recommended to Council that the three applications received be funded as follows:

- OHRA \$173,983
- Maslow \$30,000
- Neighbor Works Umpqua \$ 43,500

The Housing and Human Services Commission further recommended that staff work with the applicants to further evaluate which aspects of their individual proposals are eligible for CDBG-CV due to being COVID-19 related or CDBG eligible, and which components would be more appropriately funded by Ashland Housing Trust Funds. The Neighbor works Umpqua proposal for capacity building and predevelopment activities is not eligible for CDBG-CV and as such \$43,000 in Affordable Housing Trust Funds are sought to support that proposal.

ACTIONS, OPTIONS & POTENTIAL MOTIONS

I move to award \$43,000 to Neighbor Works Umpqua in Ashland Housing Trust Funds; award \$173,983 to Options for Helping Residents of Ashland and \$30,000 Maslow Project using a combination of Ashland Housing Trust Funds and Community Development Block Grant -Coronavirus funding.

REFERENCES & ATTACHMENTS

[Maslow Project Proposal](#)

[Neighbor Works Umpqua Proposal](#)

[OHRA Revised proposal](#)

[Staff Evaluation dated March 26, 2020](#)

Attachment 1: Darrell Cottage Housing Proposal Withdrawal

Linda Reid

From: Sean Darrell <sdarrell8916@gmail.com>
Sent: Friday, September 25, 2020 10:40 AM
To: Linda Reid
Subject: Re: Withdrawal

[EXTERNAL SENDER]

Hello Linda,

As discussed yesterday please withdraw my application.

Thank you

Sean Darrell

On Fri, Sep 25, 2020 at 9:23 AM Linda Reid <linda.reid@ashland.or.us> wrote:

Hey Sean,

Can you send me an email or just reply to this email with a brief statement about withdrawing your application? I just need something in writing to show that you withdrew.

Thank you in advance.

Linda

Linda R. Reid, MSW

Housing Program Specialist

City of Ashland , Housing Division

20 E. Main, Ashland , Oregon 97520

541-552-2043, TTY - 800-735-2900 FAX - 541-552-2050

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