



Council Business Meeting

April 16, 2024

Agenda Item	Affordable Housing Trust Fund Award		
From	Linda Reid	Housing Program Manager	
Contact	Linda.reid@ashland.or.us 541-552-2043		
Item Type	Requested by Council <input type="checkbox"/>	Update <input type="checkbox"/>	Request for Direction <input type="checkbox"/> Presentation <input type="checkbox"/>
	Consent <input type="checkbox"/>	Public Hearing <input type="checkbox"/>	New Business <input checked="" type="checkbox"/> Old Business <input type="checkbox"/>

SUMMARY

The City of Ashland is offering up to \$350,000 in Affordable Housing Trust Funds. The City of Ashland has received four applications totaling \$440,000 in competitively available Affordable Housing Trust Funds (AHTF). On March 25, 2024, the City of Ashland’s Housing and Human Services Advisory Committee conducted a public hearing to evaluate grant requests for the 2024 AHTF funds, recommending allocations for City Council consideration. Staff assessments and allocation recommendations are detailed in the subsequent pages.

POLICIES, PLANS & GOALS SUPPORTED

- [Resolution 2008-034](#) – A resolution establishing policies and procedures for administration of the affordable housing trust fund.

BACKGROUND AND ADDITIONAL INFORMATION

The purpose of the Affordable Housing Trust Fund (AHTF) is to support and finance projects that address critical housing needs within the community. It aims to facilitate the development of housing options that are accessible and affordable, thereby helping individuals and families transition into permanent, stable living situations. By allocating funds to projects that either directly provide needed housing or assist in moving people into permanent housing, the AHTF plays a pivotal role in mitigating housing insecurity and enhancing the quality of life for residents. Through these efforts, the AHTF contributes to the broader goal of building inclusive, sustainable communities where every individual has the opportunity to thrive in a safe and affordable home.

A total of approximately \$350,000 in Affordable Housing Trust Funds is 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. The applications received are included in as attachments to this Council Communication.

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.





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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.

Ashland Community Land Trust Organizing Committee (ACLTOC): Staff has reviewed the Ashland Community Land Trust Organizing Committee 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 aimed at the long-range development of new housing units.
- The entity submitting the proposal has the capacity to carry out the project as the project is limited in scope.
- The project is easily implemented and is ready to proceed.
- The budget and timeline are thorough and realistic.
- The project addresses unmet housing needs as identified in the Housing Capacity Analysis.
- The project would eventually restrict property to develop and retain housing units as affordable to a population with a documented need.

Habitat for Humanity Rogue Valley (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.

Opportunities for Housing Resources & Assistance (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.

- 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.



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Sunstone Housing Collective (SHC): Staff has reviewed the Sunstone Housing Collective 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 aimed at providing new housing units.
- 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.

Organization	Proposed Project	AHTF Funds Requested	Resolution 2008-34 Preferences	Consolidated Plan Goal and Rank*	City Council Vision and Values
Ashland Community Land Trust Organizing Committee	Consulting and other professional services to establish a Community Land Trust to develop housing for households earning less than 120% of the AMI.	\$40,000	4.1a -New affordable housing units	High -Provision of Affordable Housing	Community affordability, including available housing and childcare. Belonging through mutual respect and openness, inclusion and equity Quality of life that underpins the City's economic vibrancy
Habitat for Humanity Rogue Valley	Land Acquisition for the development of four affordable homeownership units targeted to households earning between 40-80% AMI.	\$100,000	4.1a -New affordable housing units	High -Provision of Affordable Housing	Community affordability, including available housing and childcare Belonging through mutual respect and openness, inclusion, and equity Quality of life that underpins the City's economic vibrancy
Options for Homeless Residents of Ashland	Funding to support Resource Navigation services to homeless and at-risk households.	\$200,000	4.1i - Sponsored by a non-profit	High - Addressing issues of homelessness	Regional cooperation, including in support for public safety and homelessness.
Sunstone Housing Collaborative	Funding to purchase a four-acre property from the Ashland School District to sell to a developer to develop affordable housing targeted to households earning less than 120% AMI	\$100,000	4.1a -New affordable housing units	High -Provision of Affordable Housing	Community affordability, including in available housing and childcare Belonging through mutual respect and openness, inclusion and equity Quality of life that underpins the City's economic vibrancy





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ADVISORY COMMITTEE AND STAFF RECOMMENDATIONS

The Housing and Human Services Advisory Committee reviewed the applications and made a funding recommendation at their [regular meeting on March 28th](#). The Housing and Human Services Advisory Commission Recommendations is consistent with the Staff's recommendation.

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 2024 AHTF funds as follows:

- \$40,000 to Ashland Community Land Trust Organizing Committee
- \$100,000 to Habitat Housing Proposal
- \$155,000 to OHRA
- \$55,000 to Sunstone Housing Collective

FINANCIAL CONSIDERATIONS

The allocation of Affordable Housing Trust Fund (AHTF) grants by the City of Ashland is pre-budgeted and designed specifically for affordable housing projects. Thus, the distribution of these funds, as per the recommendations made for the 2024 AHTF awards, incurs no additional fiscal impact on the city. The grants are distributed within the confines of an already established budget, ensuring the city's commitment to affordable housing is fulfilled without exceeding planned expenditures.

SUGGESTED ACTIONS, MOTIONS and/or OPTIONS

Should the Council wish to follow the recommendation from the Housing and Human Services Advisory Committee and Staff, the following motion is presented:

I move to award the 2024 Affordable Housing Trust funds as follows:

- \$40,000 to Ashland Community Land Trust Organizing Committee
- \$100,000 to Habitat Housing Proposal
- \$155,000 to OHRA
- \$55,000 to Sunstone Housing Collective

Should the Council decide not to award all or part of the funding, the remainder would be incorporated into the next budget allocation process.

REFERENCES & ATTACHMENTS

Attachment 1: 2024 AHTF Applications All

Ashland Community Land Trust Organizing Committee

MISSION: To create a land trust that expands permanent affordable, accessible and workforce housing options for residents of Ashland

VISION: Ashland Community Land Trust develops sufficient housing to assure sustainable ongoing operations

Proposal for Ashland Housing Trust Fund

1. Introduction:

The Ashland Community Land Trust Organizing Committee (ACLTOC) meets the requirement of furthering the Ashland Housing Trust Fund mission to encourage the creation of housing for homeownership or rentals at a cost that will enable low and moderate-income (<120% AMI) families to afford quality housing in perpetuity.

For the past seven months, ACLTOC has researched viable pathways for efforts to form a nonprofit Community Land Trust in accordance with Ashland's Housing Production Strategy. We are ready to transition into a formal Community Land Trust (CLT) with sufficient capacity to serve Ashland. We are working with a fiscal sponsor and are seeking grant funding from the City of Ashland, local financial institutions and other sources. Our mission is unique in creating a Community Land Trust as a part of the City of Ashland's Housing Production Strategy.

2. Project Description:

Our committee is seeking funding for the ability to formalize its legal status and put organizational structures in place. This proposal is for capacity building in consultation with RootedHomes of Bend, Oregon under the guidance of CEO Jackie Keough.

The CLT will provide stable home ownership and rentals as well as asset building opportunities for lower income households that would otherwise be locked out of market rate home ownership.

The target population would be the number of Ashland households that would qualify as low or moderate income as defined in the Housing Production Strategy.

By the end of 2024 we will have completed:

- +Board Structure, organization and matrix
- +Business Plan
- +Housing production and development strategies
- +Partnership with the City of Ashland around inclusive zoning and land acquisition

3. Project Experience

Our organizational framework is as an Organizing Committee developing a permanent non-profit Community Land Trust. Our special resources include:

- +Close coordination with Ashland housing goals
- + Member a current occupant of housing in a CLT
- + Member experience with CLT groups in Ashland and Bend
- + Member experience as former Executive Director of OHRA
- +Member experience with City of Ashland Advisory Committees and Staff

ACLTOC has contracted with RootedHomes, a non-profit affordable homeownership developer that provides environmentally sustainable and permanently affordable homeownership opportunities for those who contribute to the fabric of the Central Oregon economy and community.

We have the stated support of Ashland organizations and individuals including:

- + Ashland United Church of Christ that provided an initial grant of \$7500
- + United Way who has agreed to be our Fiscal Sponsor until we form a 501(c)3
- + The Ashland School District and Southern Oregon University
- + Options for Housing, Resources and Assistance(OHRA)
- + State Senator Jeff Golden
- + Kathryn and Barry Thalden

4. Funding Request:

We are requesting a matching grant of \$40,000 as a part of an \$80,000 project budget to develop a sustainable Community Land Trust. Funds will be used for consulting and other professional services including legal, community outreach and administrative costs. (Budget attached)

We have received \$7,500 in seed money as an initial matching fund. We will be applying for additional matching funds from the Ford Family Foundation, other local, state and federal agencies and are in contact with local financial institutions.

Thank you for your consideration of our proposal.

Ashland Community Land Trust Organizing Committee

Linda (Peterson) Adams (Proposal Contact) (541)554-1544

Christopher Barrett (Member)

Michael Duffy (Spokesperson)

Barbara Featherstone (Finance)

Leigh Madsen (Convener)

Rich Rohde (Member)

Jim Stumbo (Member)

000000Ashland Community Land Trust Organizing Community Budget

	City of Ashland	Ford Family Foundations	U.C.C. of Ashland	Future Funding	Total
Consultants	36800	0	7000	21200	65000
Administration	3200	400	0	2240	5840
Legal	0	2600	0	0	2600
Outreach	0	2000	0	4560	6560
Development	0	0	0	0	0
	40000	5000	7000	28000	80000

Sunstone Housing Collaborative

February 23, 2024

Affordable Housing Trust Fund
City of Ashland

To Whom it May Concern:

Ashland is not alone in its need to find solutions to the housing crisis, yet we are the first to establish a state mandated Housing Production Strategy which outlines pathways to provide for affordable, accessible and workforce housing. The development of these pathways will involve the cooperation and coordination of a multitude of organizations to break down the barriers to homeownership and affordable rent for a diverse spectrum of incomes and family sizes.

Sunstone Housing Collaborative fully supports the Ashland Community Land Trust Organizing Committee in their request for funding the creation of a community land trust which will hold land in perpetuity and sell or lease the housing on the land at below-market rate prices.

Sincerely,

Sunstone Housing Collaborative
Krista Palmer, President
Daniel Ruby, Incorporator
Jill Franko, Incorporator



1390 SE 122nd Avenue | Portland, Oregon 97233 | (503) 287-4117 | www.uniteoregon.org

February 23, 2024

Subject: Letter of Support for Stable and Affordable Housing

Dear Ashland Housing and Human Services Advisory Committee,

I am writing on behalf of Unite Oregon Rogue Valley Chapter, led by people of color, immigrants, refugees, rural communities, and low-income Oregonians. We address racial and economic disparities to improve quality of life in our state. A committed advocate and longtime supporter for stable and affordable housing for all.

Unite Oregon Rogue Valley supports the Ashland Community Land Trust Organizing Committee Housing Trust Fund application for starting a permanent Community Land Trust in Ashland that will provide stable and affordable housing for all who are left out of the market rate housing.

Unite Oregon believes that providing stable and affordable housing is essential for fostering strong communities and improving overall well-being.

Thank you for your dedication to affordable housing initiatives. Together, we can create a stronger, more inclusive community where everyone has access to stable and affordable housing.

If you require any additional information or have questions, please feel free to reach out.

Virginia Camberos
Rogue Valley Regional Director



Phone: (541) 772-4029

Email: virginia@uniteoregon.org

Pronouns: (She, Her, Ella)

Languages: English, Spanish

www.uniteoregon.org

Kathryn & Barry Thalden

February 21, 2021

Leigh Madsen
Ashland Community Land Trust Organizing Committee
lmc@ccountry.net

Re: Community Land Trusts

Dear Leigh,

Kathryn and I are the developers of New Spirit Village, a new community of 87 homes in Medford, using a Land Trust model. By utilizing the Land Trust, homeowners will own their own home, but not the land under it, which is held in perpetuity. The Land Trust contract allows homeowners to keep their home for as long as they like, and pass it on to their children, but they cannot rent it to others. If they choose to sell, it must be re-sold at a formulated affordable price. The Land Trust model allows working families to achieve the “American Dream” of home ownership while maintaining home affordability for future generations.

In New Spirit Village, we are partnered with Proud Ground, a not-for-profit corporation that will manage the Land Trust permanently.

We support this model for developing affordable housing as a way to create a permanently affordable new home community.

Good luck in your endeavors to build affordable housing in Ashland.

Sincerely,



Barry Thalden



February 20, 2024

Affordable Housing Trust Fund

OHRA BOARD

President

Dennis Slattery

Vice President

Cathy Gerbracht

Secretary

Jodi Rasor

Treasurer

Eileen Piker

Board Members

Jackie Bachman

Ben Bellinson

Sachta Card

Diane de Ryss

Libby Gill

Catherine Greenspan

Jordan Pease

Meiwen Richards

Diego Rojas

Rev. Brett Strobel

Jeffrey Tatum

Deneice Zeve

To Whom It May Concern:

Opportunities for Housing, Resources and Assistance (OHRA) is an organization based in Ashland that works with people throughout our Southern Oregon Region to assist them in finding suitable affordable housing. We operate a shelter with 52 rooms and a Resource Center that helps people with a wide range of services, including eviction prevention. We are very successful in helping people from crisis to stability, from unhoused to being housed. We work from a housing first process, working alongside our guests to move from the shelter to permanent housing. The need is great, supply is challenged. Our success has a high dependency on available housing. When there is not an adequate supply of affordable housing our efforts are severely limited. It has been projected on a state level and at a local level that the need for housing will only continue to increase over the next decade.

It is primarily for these reasons we, the Board of Directors of OHRA, are in full support of the Ashland Community Land Trust Organizing Committee request for funding. Housing, in general, in our community, as in many communities, has reached the crisis point and needs urgent and definitive solutions. We request your strong consideration and approval of the Ashland Community Land Trust Organizing Committee's request for funding. We believe this to be a solid investment in our community. We would encourage the Ashland Community Land Trust Organizing Committee to include low income and poverty provisions in their strategic planning. We also want to disclose that we have requested support from the same funding pool in the past and will again in the future. However, we believe in supporting our community partners in the effort of improving housing.

We would be happy to discuss our support further. Thank you for the work you do for our community. It is vitally important.

Sincerely,

OHRA LEADERSHIP

Executive Director

Cass Sinclair

Director of

Administration

Julie Carr

Development Director

Jackie Agee

Director of Program

Services

Lisa Smith

Grants Specialist

David Stoebel

Assistant Development

Director

Zoë Templeton

OHRA Center Supervisor

Katie Blomgren

Facilities Supervisor

Peter McBennett



Dennis Slattery
President



Cass Sinclair
Executive Director



ROGUE VALLEY HABITAT FOR HUMANITY
P.O. BOX 688 • MEDFORD, OREGON 97501 • (541) 779-1983 • WWW.ROGUEVALLEYHABITAT.ORG

Linda Reid
Housing Program Specialist
City of Ashland
51 Windburn Way St.
Ashland, OR 97501

February 7, 2024

Dear Linda:

Attached please find the proposal to the City of Ashland in request for funds from the City of Ashland's Affordable Housing Trust Fund from the Rogue Valley affiliate of Habitat for Humanity. The request is in the amount of \$100,000 which will be used to purchase land located at 452 Williamson Way in Ashland. Habitat has the ability to convert the zoning from commercial and employment use to affordable housing, based on recent legislature changes encouraging affordable housing. The land has an estimated value of over \$500,000 and has been significantly discounted by owner, Alan DeBoer for the specific use of building affordable housing.

Four homes will be built on the property, and the city planning department has provided preliminary approval of the site plan to accommodate the four-house project. The property will be developed for zero lot lines, and two groups of two attached homes will be built. A purchase agreement has been developed although a closing date has not been determined which is dependent on funding opportunities. Mr. DeBoer is comfortable with a verbal agreement. Habitat will rely on the Ashland's Affordable Housing program for the deed restriction of a 30-year period as well as monitoring and administration of future sales throughout that restricted period.

The project will have perfect timing for community volunteerism as the Beach Creek project of two homes should be complete. In addition, a national partnership with Thrivent Financial has been facilitating traveling groups of volunteers to assist Habitat with house building projects. Groups from around the nation will visit Ashland, participate in cultural activities and recreation while in the area.

Thank you for all your support, and please reach out to me if I can add information or answer questions.

Sincerely,

Denise James

Denise James
Executive Director



Introduction

Habitat for Humanity/Rogue Valley is a non-profit volunteer organization dedicated to building affordable homes in partnership with those in need serving all of Jackson County. The organization is an independent affiliate of the parent company, Habitat for Humanity International located in Atlanta, Georgia. The primary activities include the construction of new homes built to a simple and decent standard and then sold to low-income people in need of housing. Community volunteers provide the necessary labor for each project, and when complete the home is sold to a qualified selected applicant with an affordable mortgage. Habitat carries the note for each project and the monthly repayment income is used for future projects. Since inception in 1987 the affiliate has completed and sold 80 homes providing an affordable and stable to over 400 people. Additionally, a small repair program helps low-income homeowners with a variety of repair needs, with and focus on seniors, veterans and more recently, fire survivors. Over 100 projects have been completed including ramps, porch repair as well as more critical issues.

The qualifications for the Habitat program include several requirements such as an income level between 40-70% of the federal median income, a substantial need for housing and applicants must be willing to commit to and complete a minimum of 500 hours of sweat equity towards the completion of their home. A variety of volunteers participate in the construction of each program and are the backbone of the organization. Volunteers participate as a group within their faith community and church, business, and social service agencies as well as women eager to learn valuable skills. Students from local high schools and vocational programs participate in Habitat projects as an opportunity for skills building and career training. Over 50 students have participated annually in various ways with the Habitat for Humanity program.

Habitat for Humanity/Rogue Valley's overall project goals and objectives are: 1) to move families out of substandard housing and assist them in becoming new homeowners in the Rogue Valley; 2) to form relationships with individuals and groups who will be committed to providing labor to achieve our goals; and 3) to increase awareness of the housing needs of low-income people in our community, and ways the community can support the mission.

Project Description

The need for affordable housing in Ashland is critical, including the very low-income population as well as workforce housing. The organization continually seeks opportunities of partnership within the community to provide affordable housing. To build homes, land is either purchased at market value, or at times donated or discounted. Funds necessary for the purchase of building material for each project must be secured. Funds are received from individuals, businesses, churches, foundations, and various fundraising activities.

The project is the purchase of land on which four homes will be built located on Williamson Way in Ashland. The property is currently zoned for commercial use and employment and is within a residential neighborhood. Due to a state housing affordability ruling, zoning for the land can easily be converted to use for affordable housing. Four homes will be constructed and sold to qualifying households with incomes between 40-80% of the median income. The homes will be built with a zero-lot line, allowing each homeowner to own the land under the house, and constructed in two groups of two townhouse style homes. The project will also comply with the city of Ashland's affordable housing program, maintaining affordability for a restricted 30-year period.

The land is currently privately owned with an agreement to purchase at a significant discount. The house design and plans have been developed with site approval from the Ashland planning department. Infrastructure required for the project includes an alley for entry, streetlights, and sidewalks.

The application period will open in May 2024 seeking interested and qualified applicants. Construction is expected to begin in the fall of 2024 and be completed by summer of 2025. An estimated twenty people will receive direct benefit from the housing project becoming homeowners, including those living in the households. There is a ripple effect of benefit as the project moves forward. Habitat for Humanity will hire additional construction staff to oversee the construction work. Material for the project will be purchased locally as much as possible, as well as subcontractor work. Children within the homes will go to school in Ashland, increasing the diversity and stability of low-income

residents. All four homes will be built to exceedingly high energy efficiency standards, allowing for a reduced carbon footprint as well as substantial cash savings for the homeowner.

Project Experience

Habitat for Humanity/Rogue Valley (HfH/RV) has completed the construction and sold 80 homes since 1986, providing affordable housing to over 400 people. Applicants are qualified through a rigorous application process facilitated by an all-volunteer committee. Applicants must qualify by their income level, willingness to “partner” as well as show a strong need for housing. Houses are built using volunteer labor, and donated materials and services as available and sold for the cost of construction with a no-interest 30-year mortgage. In addition, Habitat facilitates a program for low-income people in need of ramps, fencing, and other home improvement repairs. Over 100 repairs have been completed for people in need of a variety of services. This has included several in Ashland in the past utilizing the CDBG program.

Currently the HfHRV organization is building two homes within the Beach Creek Subdivision in partnership with KDA homes and the city of Ashland. Following Ashland policy of inclusionary zoning, two homes within the subdivision will comply with the Ashland affordable housing program, providing safe, decent housing to qualified households. House construction within the Beach Creek project is estimated to be complete by fall of 2024 allowing for an easy transition to another location in Ashland.

The HfHRV organization developed a strategic plan with the intent to grow capacity serving more households in need each year. Growth of the organization includes building and selling more homes, a commitment to complete more critical home repairs, serve more veterans and others in need, as well as increase the number of ramps for accessibility. Often after a hospital stay people aren't able to return to their homes without adequate access; a ramp is an easy and inexpensive method of assistance. Specific funding awarded for home repair in Ashland has led to a continued effort of seeking applicants for small projects. Within the service area of Jackson County, over twenty-five small home improvement projects have been completed in the last year.

The Habitat affiliate is currently building homes in Ashland, completing two in Rogue River and in the process of developing a subdivision in Medford. Three staff members oversee the construction of homes, repair, and renovation projects. Each member of the team of construction staff has over 30 years of experience in construction and are all licensed contractors as well. Over one thousand individuals volunteer their time each year assisting the organization with construction projects as well as administrative support, fundraising, program administration as well as time spent helping in the ReStore. There is significant tenure with Habitat staff, all department managers have been with the organization between five and twenty years.

Applicants are selected through an application process which is compliance with all federal and state mortgage laws. Sweat equity is a requirement of each selected applicant and includes house construction and a pre-homeowner education program. This prepares homeowners for the unexpected and the bond developed throughout the process is beneficial after the home is sold if the homeowner needs assistance or can provide support to future applicants. Homeowners learn to take care of their homes, inside and outdoors, as well as learning how to be a good neighbor, the nuances of homeowners insurance as well as budgeting and are directed to other community resources if needed.

Funding Request

Funds are requested in the amount of \$100,000 which will be used for the purchase of the property located at 452 Williamson Way. Based on the Jackson County tax assessment, the property is valued at \$506,700. The opportunity to buy land in Ashland to build affordable housing is extremely difficult and rare. A verbal agreement with Ashland resident, Alan DeBoer to sell the land to Habitat has been established. A purchase agreement is in process, waiting for the appropriate timeline to complete the sale.

Each home within the project will cost approximately \$120,000 to build, utilizing minimal labor costs due to volunteerism, and with donated and discounted products and services. Funds to build each home will be developed and pledged from a variety of resources. The homes will all be sold to qualified applicants with an affordable monthly mortgage payment; the note is held by HfHRV and repayment income is used to build future projects.

Habitat for Humanity/Rogue Valley

Project Budget

452 Williamson Way, Ashland Oregon

Land	506,700	Land Donation	406,700
Development Costs	25,000	Architect/Developer Fees	15,000
Infrastructure	80,000	Ashland Housing Trust	100,000
 House Construction		 <u>Foundations:</u>	
120,000 x four	480,000	Oregon Community Foundati	20,000
		Community Based	45,000
		Government Grant Programs	100,000
		 <u>Gift in Kind:</u>	
		Various Corporations	80,000
		Individuals	50,000
		Church/Faith Collaborations	75,000
		Corporate Support	100,000
		Special Event	50,000
		Mortgage Repayment	25,000
		ReStore	25,000
 <hr style="border: 0.5px solid black;"/>		<hr style="border: 0.5px solid black;"/>	
Total Costs	1,091,700		1,091,700

Assessment Info for Account 1-092910-8 Map 391E04DC Taxlot 3630
 Report For Assessment Purposes Only Created February 08, 2024

Account Info		Tax Year 2023 Info		Land Info	
Account	1-092910-8	Pay Taxes Online		Tax Code	5-01
Map Taxlot	391E04DC 3630	Tax Report	Details	Acreage	0.30
Owner	REBAL FAMILY TRUST	Tax Statement	Details	Zoning	
	DEBOER ALAN W TRUSTEE	Tax History	Details	Land Class	
	DEBOER REBECCA S TRUSTEE	Tax Details	Details	UNK 0.30 Ac	
Situs Address	452 WILLIAMSON WAY ASHLAND R	Tax Rates	Details	Property Class	100
Mailing Address	DEBOER ALAN W TRUSTEE ET AL 2260 MORADA LN ASHLAND OR, 975203639			Stat Class	000
Appraiser	83			Unit ID	195796-1
				Maintenance Area	2
				Neighborhood	000
				Study Area	02
				Account Status	ACTIVE
				Tax Status	Assessable
				Sub Type	NORMAL

Sales Data (ORCATS)

Last Sale (consideration > 0)	Sale Date	Instrument Number	Sales History
\$ 175,000	Jul 21, 2005	2005-43772	Details

⊕ **Value Summary Detail (For Assessment Year 2023)**

⊖ **Market Value Summary (For Assessment Year 2023)**

Code Area	Type	Acreage	RMV	M5	MAV	AV
5-01	LAND	0.30	\$ 506,700	\$ 506,700	\$ 202,000	\$ 202,000
Value History Details			Total:	\$ 506,700	\$ 506,700	\$ 202,000

Photos and Scanned Documents

SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	Portal
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Appraisal Maintenance

2004 - R.T. (A-SINGLE FAMILY DWELLING)

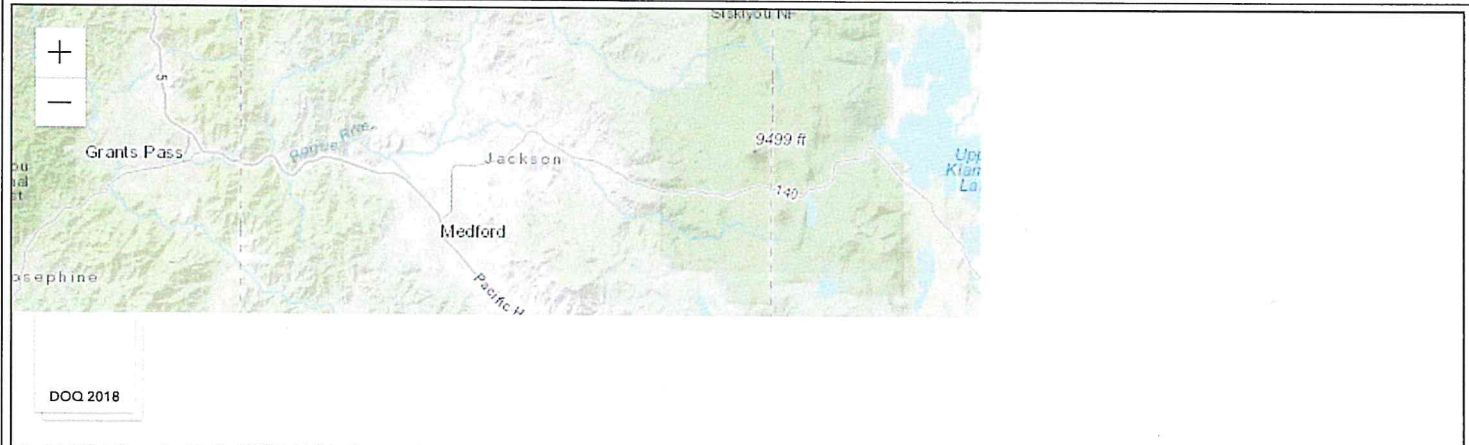
⊖ **Account Comments**

11/10/99: POTENTIAL FOR TWO HOUSES OR COM'L SITE ?
 11/10/99: PARK RIDGE SUBDIVISION #1 JV 00-343A-M, 00-344A-M, 00-345A-E
 01/06/00: RT 2001 CHECK FOR NEW CONSTRUCTION, PER #69
 01/29/01: RT-02 CHECK FOR NEW CONSTRUCTION PER #69 >>>>>
 02/18/04: NO CHANGE, REMOVE RED TAG PER #83

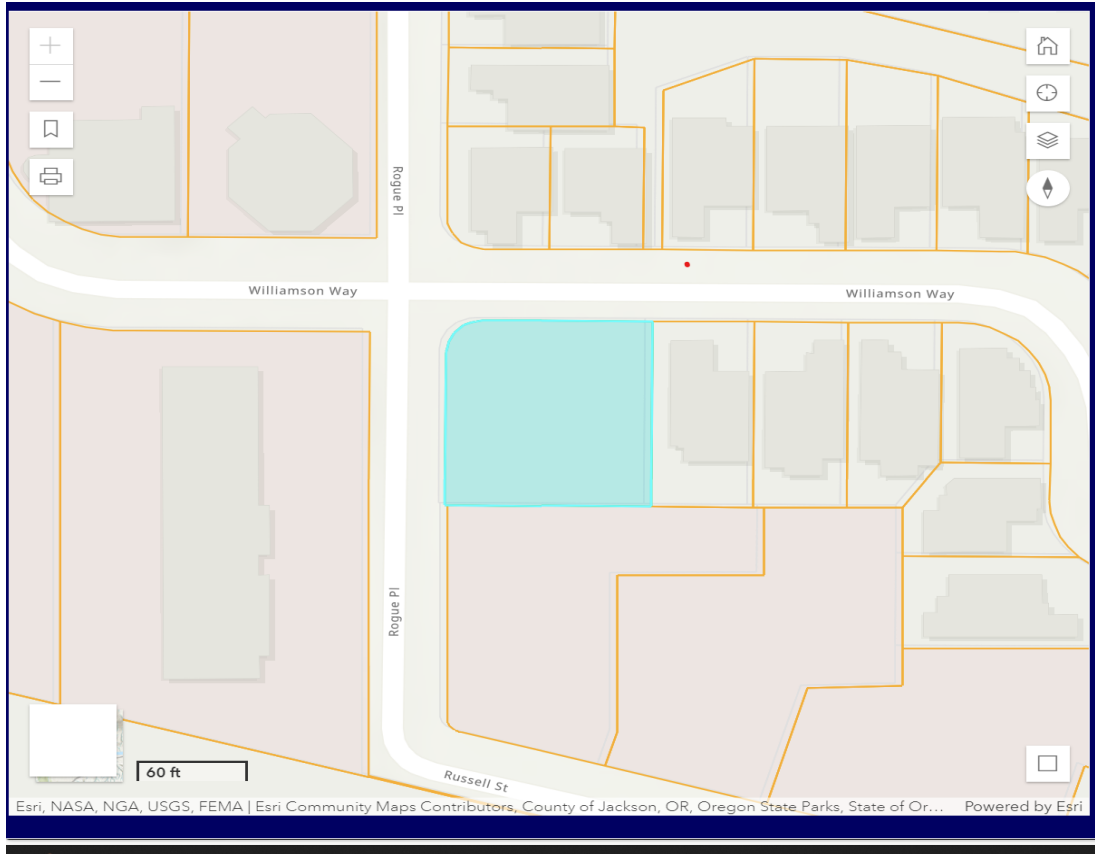
⊖ **Exemptions / Special Assessments / Notations / Potential Liability**

Notations			
Description	Tax Amount	Year Added	Value Amount
RECALCULATION		2008	

⊖ **Location Map**



Esri, HERE, Garmin, FAO, USGS, NGA, EPA, NPS Powered by Esri



Opportunities for Housing, Resources and Assistance

Ashland AHTF 23-34 Application

1. Introduction

Describe organization and what is unique about the firm, its goals, and objectives.

Opportunities for Housing, Resources and Assistance (OHRA) is an Ashland organization with the mission of “helping low-income people build better lives. By offering hope and access to social service resources, we encourage those in need on the path to self-sufficiency. By helping people move from crisis to stability, OHRA builds more capable individuals, stronger families and a better community”.

To accomplish this mission OHRA operates the OHRA Center, a social services hub that houses the only walk-in resource center in Jackson County co-located with a 52-room low barrier non-congregate shelter and a laundry/shower trailer that serves our community. These facilities are staffed by resource navigators who work with unhoused, housing threatened and other economically challenged people assisting them to identify and surmount barriers to stability. The OHRA Center also houses a Federally Qualified Health Center operated by La Clinca and space where other community partners serve our guests.

Given its history and its services described below, OHRA is ideally situated to help homeless families and individuals transition toward stability.

OHRA has 3 programs:

- a. The OHRA Community Resource Center**, the only drop-in resource center in Jackson County where unhoused and other economically stressed people can meet acute needs and/or find resources for long-term sustainability. At the Resource Center, guests can receive immediate assistance including but not limited to access to bathrooms, telephones or computers; laundry vouchers; or referrals to community resources. The Center also receives mail for people without an address. For more complex issues including but not limited to assistance finding housing, financial assistance to avoid eviction or utilities shutoff, or help obtaining birth certificates, IDs or other important documents, guests can meet with resource navigators.
- b. The OHRA Shelter**, is a low-barrier, 52 room non-congregate facility open 24 hours per day, 365 days per year with resource navigation designed to promote stability. Guests are admitted based upon their vulnerability and can stay up to 6 months. While staying at the shelter, they receive a hot evening meal and, if needed, help obtaining SNAP benefits which they can use to prepare other meals using an in-room microwave and refrigerator.

Shelter staff are on-site around the clock and resource navigators are present during the day. The navigators and other staff help guests plan for permanent housing after they leave the shelter, including finding the resources to be sustainable. Many guests use the opportunity provided by free, stable housing to become employed and build their savings.

As a low-barrier facility, the OHRA Shelter accepts any adult regardless of current or past substance use or justice system involvement. The shelter provides a safe, substance-free, weapons free environment for both men and women. Since opening on April 1, 2021, it has housed over 540 individuals with more than 100 of these moving from the shelter directly into permanent housing.

- c. **The OHRA Shower Trailer**, where unhoused people can access basic hygiene service. The trailer is deployed in the community and currently operates 4 days per week. In addition to volunteers who manage the shower program, the trailer is staffed by an Outreach Navigator who can help guests obtain other services.

In addition to these core OHRA programs, in 2023-24, the City of Ashland has contracted with OHRA to staff the city's winter shelter and severe weather shelter.

2. Project Description

Describe the program/activity for which the respondent organization is seeking funding.

OHRA is requesting funds for its resource navigation service that supports homeless individuals and families move toward self-sufficiency. Resource navigators are trauma-informed professionals who work with guests to identify and resolve barriers to stability so that guests can move forward. Navigators work by building a trusting relationship with the guest and helping the guest identify the most pressing problems the guest needs to work on. With that relationship as a basis, the guest and navigator make a plan for the guest to move forward. The service is available to anyone for as long as they wish to use it.

The core components of our approach are:

- a. **Relationship**: Our work is based on building trusting relationships with the guests so they know they can count on the navigator. At its base that trust comes from respecting the guest's definition of what they need. We also build relationships with landlords, other organizations that serve our guests. In a tight housing market having a personal connection with a landlord allows navigators to find housing opportunities that may not be available through a computer search. Relationships with other service providers allow our navigators to advocate for each guest and collaborate on providing the best service.
- b. **No Time Limit**: We will work with a person for as long as they want to work with us. We may help a person get into housing and then continue to work with them to build life skills such as budgeting and bill paying so they can stay housed. We also do not require a person to maintain a continuous relationship with us. A person might come in to request a voucher to buy a pair of shoes and a year later for help with housing.
- c. **Trauma Informed**: Most of the people we serve have had severe trauma in their lives: Family violence/substance abuse/mental illness; their own substance abuse or mental illness; severe injury; long-term poverty. We understand that these experiences impact a person's ability to navigate in the world and operate accordingly. One of the things this means is that we do not give up on a person simply because they do not succeed immediately. We also stress diversity equity and inclusion recognizing that

people of color, LGBTQ+ people or others who have experienced discrimination and exclusion have particular trauma that we must understand.

- d. **Strengths Based Approach:** All OHRA programs start with the assumption that each guest is capable of improving their life. Our navigation process starts by asking the guest what issue they want to work on. The guest and navigator together explore resources and possible solutions on which the guest can follow-up.
- e. **Barrier Reduction:** Our resource navigation includes financial assistance for things like birth certificates and ID cards or work permits, purchase of items needed for employment, emergency car repairs or other goods or services a guest needs to move toward sustainability.

Describe the target population expected to benefit from the program/activity.

The target populations for this program are unhoused and housing threatened community members who need assistance overcoming their barriers to stability. Each guest comes to OHRA with a unique history and set of circumstances. Some may have been living comfortably when an acute situation such as illness, injury or loss of a job undermined their stability. At the other extreme are people who have been living unhoused for years. In all cases, our guests are under stress but a common finding among chronically unhoused people is a history of trauma, particularly in childhood. While “bad things” happen to many people, multiple studies have shown that up to 85% of women and 77% of men experiencing homelessness have a history of at least one of these adverse childhood events (ACEs) compared to 50% of the general population.

Provide the number of individuals, or households, expected to benefit from the program/activity.

Based on our experience in FY 2022-23 we anticipate that at least 1,600 people will use the OHRA Resource Center and at least 190 individuals will be housed in the OHRA Shelter during the project period.

If applicable provide the number and type of housing units to be created or made habitable.

Not applicable

Provide a detailed timeline leading to the completion of the proposed program/activity.

OHRA’s programs are ongoing. All staff are hired and trained. Services will begin as soon as funds are awarded. The project will last for one year.

Provide a map showing the project's location. If the project will serve a specific area, proposed project boundaries should be shown.

See Attached

3. Project Experience

Describe the respondent’s organizational framework, special resources, and any other information to demonstrate that the respondent can effectively and efficiently complete the proposed program/activity.

As described in the introduction, OHRA has three programs that directly serve unhoused people. All three are staffed by Resource Navigators. Having these multiple means of contacting unhoused people, combined with our extensive history and established processes for helping people move from crisis to stability make OHRA uniquely qualified to perform this work.

From OHRA’s founding in 2014 through July of 2023 OHRA navigators helped 692 unhoused families move into housing and prevented 1,186 families from being evicted. During that time, they saved more than 600 children from homelessness. Between July 1 and October 1 of 2023, navigators, using funds from the Governor’s Homeless Emergency Order, OHRA Navigators prevented 288 individuals from being evicted and moved 175 unhoused individuals into housing. Children accounted for 204 of those served.

Describe the respondent’s organizational experience in completing programs or activities similar to the proposal outlined in the RFP.

OHRA has operated continuously since 2014 providing navigation and other services to unhoused, housing threatened and other economically challenged community members. In 2020, the COVID pandemic created unprecedented demand for OHRA’s services. In response, we dramatically expanded our staff which now include 9 resource navigators serving guests in the Resource Center, Emergency Shelter, Laundry/Shower Trailer, and beginning this year, the City of Ashland Winter Shelter and Severe Weather Shelter.

In its 10-year history the Resource Center has received more than 75,000 visits and served more than 8,000 unique individuals.

List other organizations involved with this project and their level of involvement.

OHRA recognizes that each guest has a unique set of barriers that have made them homeless. Our job is to help guests identify and overcome those barriers. Our staff have some of the necessary skills but often need to work with others to help our guests stabilize their lives. To do that we collaborate with more than 60 partners. We make referrals to others and, where possible, invite partners to serve guests at our site so that guests do not need to travel to obtain assistance (a list of our primary service delivery partners is attached). One of our main partners is La Clinica Health Center which provides medical and behavioral health services to all OHRA guests at our on-site clinic.

4. Funding Request

Provide the requested amount of Ashland Housing Trust Funds.

\$200,000

Provide the amount of any Community Development Block Grants requested under a separate application (if applicable).

Not Applicable

Provide a detailed project budget that includes all other funding sources anticipated to support the program/activity.

See Attached

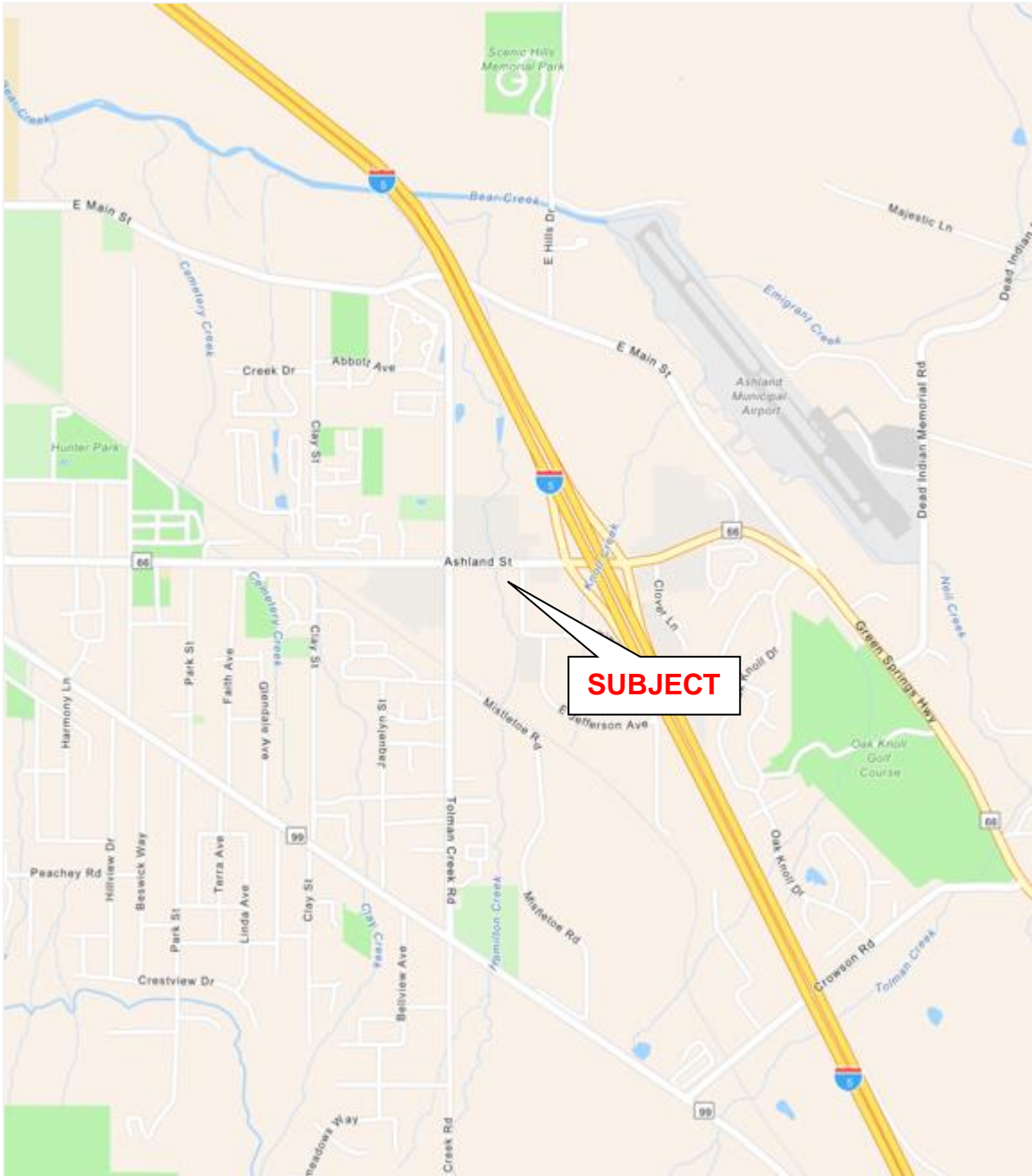
Provide the proposed percentage of matching funds, including the estimated value of donated land or labor, demonstrating that the Affordable Housing Trust Fund contribution shall not exceed more than 50% of the total project, or program, cost.

The total projected cost of resource navigation in the attached budget is \$642,400. This grant, if fully funded, will provide 31.1% of that amount. Thus, **the match for this grant will provide 68.9% of the total project.**

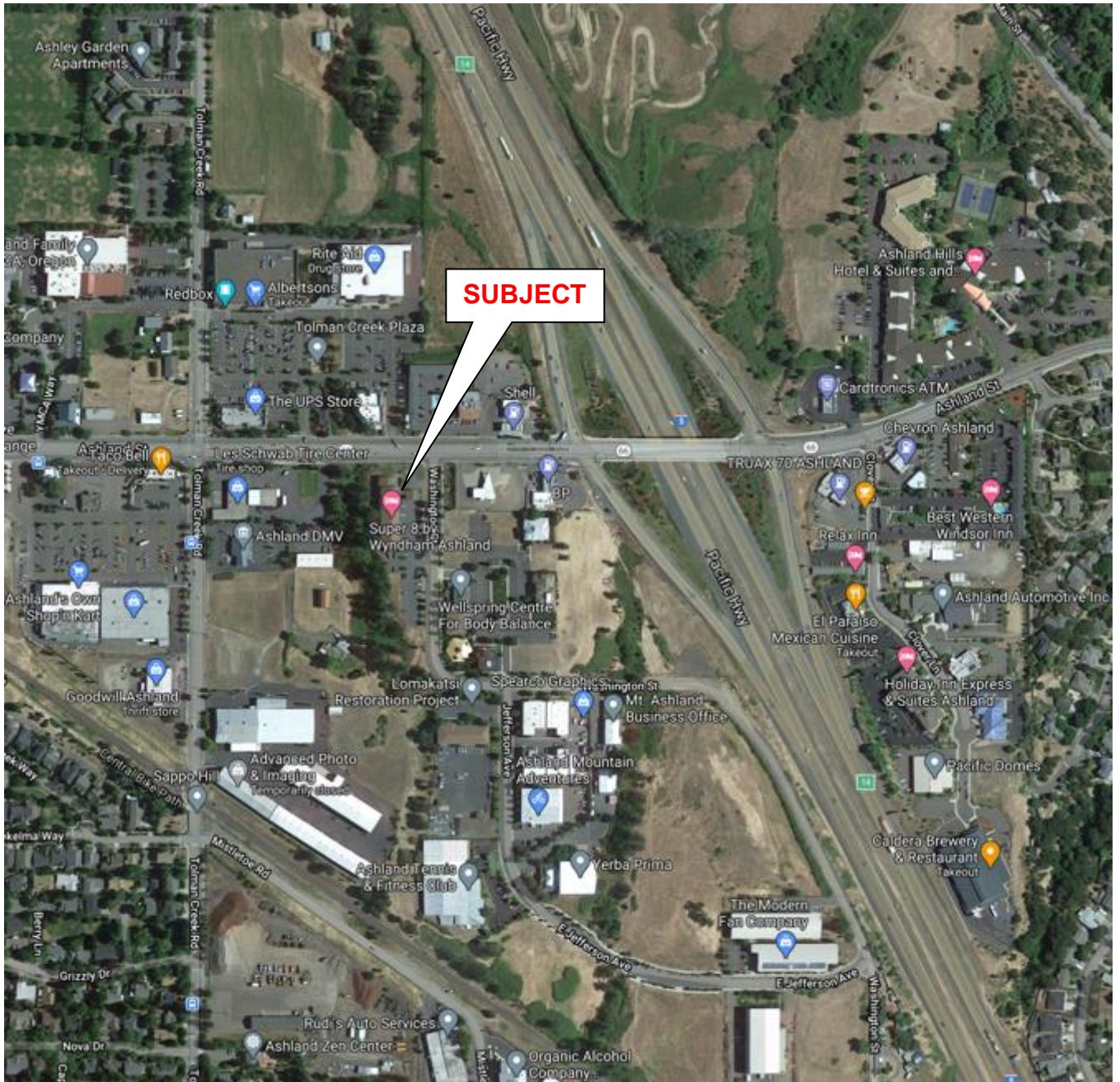
Provide a detailed budget including but not limited to: land acquisition costs, materials, building permit costs, predevelopment costs, professional services, and any other administrative costs.

Not Applicable

NEIGHBORHOOD MAP



AERIAL MAP OF SUBJECT NEIGHBORHOOD



OHRA Resource Navigation Budget

FY 24-25

INCOME

	Pending	Secured
City of Medford Funds	\$51,964	\$0
City of Ashland Funds	\$200,000	\$34,333
State Funds	\$0	\$46,190
Foundation Funds	\$122,500	\$87,900
Federal Funds	\$0	\$0
Community/Corporate Funds	\$0	\$171,190
Private Donations	\$98,323	\$30,000
Total Pending and Secured Income	\$472,787	\$369,613

EXPENSES

Resource Center

Resource Center Operations	\$72,647
Resource Center Personnel	
Resource Navigators	\$400,100
Office Staff	\$64,231
Supervision	\$123,638
Total Resource Center Personnel	\$587,969
Total Resource Center Cost	\$660,616

Shelter

Shelter Operations	\$315,132
Shelter Personnel	
Resource Navigators	\$242,300
Shelter Staff	\$624,394
Housekeeping	\$96,014
Supervision	\$39,367
Total Shelter Personnel	\$1,002,075
Total Shelter Cost	\$1,317,207

Total Resource Center+Shelter Cost **\$1,977,823**

NOTES:

This project budget presents the cost of resource navigation in the context of the total cost of the Resource Center and the OHRA Shelter.

Numbers presented are estimates based on FY 23-24 budget with cost of living adjustments. They have not been vetted through OHRA's budget development process.

Costs of Laundry Shower/Trailer are included in Resource Center budget.

OHRA Service Delivery Partners

2023-24

Partner	Service	Role	Onsite/Remote
1. Columbia Care	Behavioral healthcare	Reciprocal referrals. Meet clients on site.	Currently onsite
2. Jackson County Public Health	HIV and HCV testing, vaccinations and harm reduction services	Referrals	Currently onsite
3. La Clinica Health Center	Primary and behavioral healthcare	Mobile clinic 2 days/wk. Will begin 5 day per/week in September 2023.	Currently onsite
4. Max's Mission	Naloxone and harm reduction services	Provide service on site and in community	Currently onsite
5. OHSU School of Nursing	Foot clinic and street medical and mental health outreach, telehealth	Reciprocal referrals.	Currently onsite
6. Options for Southern Oregon	Dual diagnosis treatment	Meet with clients on site.	Currently onsite
7. Oregon Department of Human Services	OHP/SNAP, domestic violence services, childcare, other services.	Enroll guests, reciprocal referrals	Currently onsite
8. Oregon Senior and Disability Services	Aging and disability resources	Referrals	Currently onsite
9. Southern Oregon Disability Consulting	Help applying for SSI/SSDI	Reciprocal referrals	Currently onsite
10. US Veterans Administration	Housing, healthcare substance use disorder treatment	Enroll veterans in services. Meet with vets about housing.	Currently onsite
11. Addictions Recovery Center	Substance abuse disorder care	Reciprocal referrals.	Negotiating to bring on site.
12. OnTrack	Addiction and behavioral health treatment/recovery services.	Reciprocal referrals.	Remote
13. Recovery Café	Addiction recovery planning and long-term support	Reciprocal referrals	Remote

Partner	Service	Role	Onsite/Remote
14. ACCESS (Community Action Agency)	Housing and utilities assistance. Emergency food	Reciprocal Referrals	Remote
15. Ashland and Medford Asante Hospitals	Discharge planning	Collaboration on discharge planning for OHRA guests.	Remote
16. Ashland Emergency Food Bank	Emergency food. Funding for OHRA Shelter nutrition program	Reciprocal referrals	Remote
17. Ashland Goodwill	Business selling used clothing, shoes and other items.	Provide vouchers for OHRA to distribute to guests	Remote
18. Ashland Police Department	Gas cards for people passing through Ashland. Refer to OHRA for services.	Reciprocal referrals	Remote
19. Ashland Senior Center	Tax services, food services, bus passes for seniors	Reciprocal	Remote
20. Center for Non-profit Legal Services	Legal aid	Reciprocal referrals	Remote
21. City of Ashland	Utility assistance	Referrals	Remote
22. Commercial Property Management	Collaborate to find housing for OHRA guests	Reciprocal referrals and collaboration	Remote
23. Community Works	Crisis support, safe housing and other services to people affected by domestic violence	Reciprocal Referrals	Remote
24. Crickit Wireless	Free cell phones for low-income people	Referrals	Remote
25. Department of Motor Vehicles	Provide drivers licenses and state ID cards.	Referrals	Remote
26. Earth Friendly Kids	Clothing for children in need	Referral	Remote
27. Easter Seals	Housing and employment services	Referrals	Remote

Partner	Service	Role	Onsite/Remote
28. Get N Gear	Business selling used clothing, shoes and outdoor gear.	Low-cost supply of items to OHRA guests.	Remote
29. Golden Rule Reentry	Help people involved in CCJS reenter society	Reciprocal referrals	Remote
30. Hearts With A Mission	Homeless shelter and services for youth	Referrals	Remote
31. Henry's Laundromat	Accept vouchers for guests to wash clothes	Referrals	Remote
32. Help Now Legal Services	Legal aid	Referrals	Remote
33. Housing Authority of Jackson County	Subsidized housing, Section 8, emergency housing vouchers.	Reciprocal referrals	Remote
34. Jackson County Library Services	Mobile computers. Social worker services	Reciprocal referrals	Remote
35. Jackson County Fuel Committee	Assistance with utility bills, firewood	Reciprocal referrals	Remote
36. Jackson County Mental Health	Mental health crisis line	Referral	Remote
37. Jackson County Sexual Assault Response Team	Immediate and long-term care for sexual assault survivors.	Reciprocal referrals	Remote
38. Lions Sight and Hearing	Eye glasses	Referrals	Remote
39. Maslow Project	Comprehensive support for unhoused children and families with children.	Reciprocal referrals	Remote
40. Medford Gospel Mission	Emergency Housing (men, women and children)	Referrals	Remote
41. Medford Livability Team	Outreach to unhoused people. Bring to shelter.	Referrals	Remote
42. Pacific Properties	Collaborate to find housing for OHRA guests	Reciprocal referrals and collaboration	Remote

Partner	Service	Role	Onsite/Remote
43. Parker House	Supportive housing for women and children	Reciprocal referrals	Remote
44. Providence Hospital	Discharge planning	Collaboration on discharge planning for OHRA guests.	Remote
45. Rogue Community Health	Primary healthcare	Reciprocal referrals.	Remote
46. Rogue Retreat	Emergency shelter and transitional housing	Reciprocal referrals	Remote
47. Rogue Valley Consumer Credit Counseling	Consumer Credit Counseling	Referrals	Remote
48. Rogue Valley Veteran Services	Supportive services to veterans and their families	Reciprocal Referrals	Remote
49. Salvation Army Hope House	Emergency and transitional housing for families	Referrals	Remote
50. Service Corps of Retired Executives (SCORE)	Small business owner mentoring	Referrals	Remote
51. Senior Health Insurance Benefits Assistance (SHIBA)	Help applying for prescription assistance. Assistance with all aspects of Medicare	Referrals	Remote
52. Street Dogs	Food, veterinary care and other services for pets of unhoused people.	Reciprocal referrals	Remote
53. United Way of Jackson County	Emergency funding for guests	Reciprocal referrals	Remote
54. WorkSource Oregon	Employment Services	Reciprocal	Remote

Ashland Housing Trust Fund Application

Sunstone Housing Collaborative

1. Introduction: Describe organization and what is unique about the firm, its goals, and objectives.

Sunstone Housing Collaborative was established in December 2023 to support the educational mission of Ashland School District and the associated Housing Production Strategy of Ashland by facilitating the transfer and sale of district owned land to develop affordable housing intended for district staff and low to moderate income families with children in order to increase long term sustained enrollment and retain staff members. To achieve this goal, Ashland School District has identified a parcel of land within city limits and approved that land to be sold to one or more nonprofit low income housing developers. A working agreement will be made with ASD for Sunstone Housing to facilitate the sale of the land with the expectation that market value will be received by the district upon transfer. It is highly likely that a nonprofit housing developer will seek to purchase the land BELOW market value, therefore it is the focus of this application that Sunstone Housing Collaborative seeks funding through the Ashland Housing Trust Fund to offset a lower sale price and ensure that Ashland School District receives expected revenue for the land.

2. Project Description

- **Describe the program/activity for the respondent organization is seeking funding.**

This initial project of Sunstone Housing Collaborative is focused on partnering with Ashland School District in facilitating the sale and development of district owned land in order to build affordable multifamily housing. This project serves ASD in creating accessible housing for families to live in as their children attend Ashland public schools and it also meets the needs for affordable housing stated in the City of Ashland's Housing Production Strategy. As the number of households with children declines, the need for creative solutions to ensure Ashland remains a community of all ages, becomes more imperative.

- **Describe the target population expected to benefit from the program/activity.**

Families with children, and individuals earning between 50-120% AMI

- **Provide the number of individuals, or households, expected to benefit from the program/activity.**

An estimated 100 households will benefit from the development of housing on the determined 4 acres of land.

- **If applicable provide the number and type of housing units to be created or made habitable.**

Exact data to be provided in response to RFP, however we will require that the RFP respondents include approximately 100 units of housing that may include a combination of apartments, townhomes, manufactured homes or cottages.

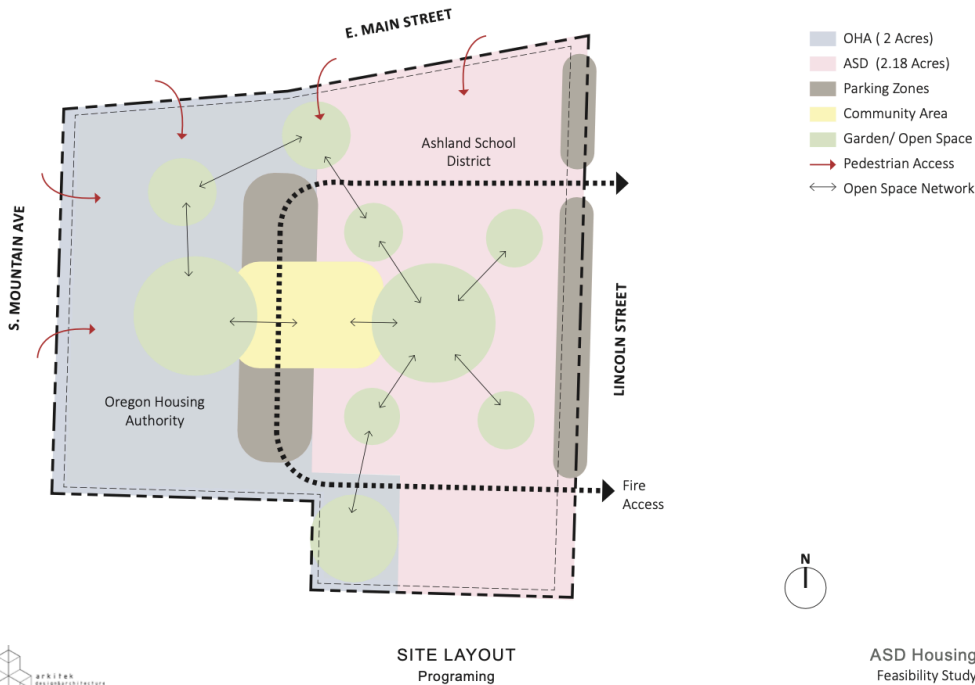
Provide a detailed timeline leading to the completion of the proposed program/activity.

March 2024: RFP Release with 60 day response window

May-June 2024: Evaluate and choose developer

July-August 2024: Community engagement initiatives
 September-December 2024: Break ground

- Provide a map showing the project's location. If the project will serve a specific area, proposed project boundaries should be shown.



3. Project Experience

- Describe the respondent’s organizational framework, special resources, and any other information to demonstrate that the City of Ashland Ashland Housing Trust Fund RFP 2024 respondent can effectively and efficiently complete the proposed program/activity.

Sunstone Housing Collaborative has built a partnership with the Ashland School District to secure an initial build site on the property currently owned by the district at E. Main and S. Mountain Ave in Ashland. This location ensures the opportunity for future residents to benefit from living in housing that is affordable, in proximity to public transportation, schools, and local employment; all factors that promote a thriving community.

While the advisory board for Sunstone Housing Collaborative is currently in process of being assembled, there remains oversight by the Ashland School District board of directors in order that their interests are being met throughout this process.

The executive director is an individual with experience in community organization working with churches and city government to streamline services for people experiencing homelessness, is trained as an Occupational Therapy practitioner, as well as having a passion to pursue partnerships which establish and

nurture housing justice.

• Describe the respondent’s organizational experience in completing programs or activities similar to the proposal outlined in the RFP.

The sale and development of this initial 4 acres of ASD land will be the inaugural project for Sunstone Housing. We will integrate and apply the experience and expertise from the consultancy and collaboration with other well established organizations who have completed similar projects with success.

• List other organizations involved with this project and their level of involvement.

Ashland school board is fully supportive of the sale and development of the land at E. Main and Mountain, as it supports the goal of potentially increasing enrollment as well as providing reliable affordable housing for ASD staff.

4. Funding Request

• Provide the requested amount of Ashland Housing Trust Funds.

\$100,000.00

• Provide the amount of any Community Development Block Grants requested under a separate application (if applicable).

Applied for but not yet approved for \$143,660 CDBG

• Provide a detailed project budget that includes all other funding sources anticipated to support the program/activity.

Estimated market value of 4 acres of land at E. Main and Mountain: \$3million

Minimum estimated purchase price by developer/ RFP respondent: \$2million

Estimated difference in revenue to be raised by grants, including CDBG, Ashland SS Grant, Allcare grant, Wells Fargo community development grant, Ford Foundation Grant and Ashland Housing Trust Fund: \$1million

• Provide the proposed percentage of matching funds, including the estimated value of donated land or labor, demonstrating that the Affordable Housing Trust Fund contribution shall not exceed more than 50% of the total project, or program, cost.

Given other sources of grant monies received and applied for, as well as volunteer/donated time to facilitate the coordination of this project, the Affordable Housing Trust Fund contribution will at most contribute 10% total required cost.

• Provide a detailed budget including but not limited to: land acquisition costs, materials, building permit costs, predevelopment costs, professional services, and any other administrative costs.

Please see attached

Sunstone Housing Collaborative			Year 1- 2024	Year 2- 2025	Year 3- 2026	
Grants	ANNUAL TOTALS:	STATUS	\$2,077,500	\$2,000,000	\$600,000	
	AllCare	APPROVED	\$177,500	\$250,000	\$250,000	
	State of Oregon	NOT YET APPLIED	\$400,000	\$300,000	\$0	
	City of Ashland	APPLIED	\$100,000	\$100,000	\$100,000	
	Community Bank Grants	NOT YET APPLIED	\$100,000	\$100,000	\$100,000	
	Private Donors/Gifts	NOT YET APPLIED	\$200,000	\$150,000	\$50,000	
	Community Grants Other	APPLIED	\$100,000	\$100,000	\$100,000	
	Sale of property to builder	PENDING RFP	\$1,000,000	\$1,000,000	\$0	
Estimated Expenses	ANNUAL TOTALS:		\$2,032,500	\$2,022,500	\$522,500	
	Real Estate FMV Purchase from ASD to ASD housing nonprofit		\$1,500,000	\$1,500,000	\$0	
	Staffing		\$225,000	\$225,000	\$225,000	
	-Executive Director		\$120,000	\$120,000	\$120,000	
	-Executive Assistant		\$70,000	\$70,000	\$70,000	
	-Operation Manager		\$35,000	\$35,000	\$35,000	
	Technology - Incl: software, subscriptions, wifi, quickbooks		\$7,000	\$7,000	\$7,000	
	Medical Benefits		\$10,000	\$10,000	\$10,000	
	Attorney Fees		\$20,000	\$10,000	\$10,000	
	Marketing/Fundraising		\$35,000	\$35,000	\$35,000	
	Printing, Office Supplies, Etc.		\$5,000	\$5,000	\$5,000	
	Professional Services, Misc. Consulting fees		\$25,000	\$25,000	\$25,000	
	Insurance		\$500	\$500	\$500	
	Travel		\$5,000	\$5,000	\$5,000	
	Contingency Fund		\$200,000	\$200,000	\$200,000	
	Total	Annual totals:		\$45,000	-\$22,500	\$77,500
		Balance Carry Over From Previous Year		N/A	\$45,000.00	\$22,500.00
	Total combined with prior year balance carry			\$22,500.00	\$100,000.00	