

## **Community Development Block Grant Program 2016-2017 Needs and Priorities - Summary of Input**

### **April 14, 2016 Open House and Workshop (See Exhibit 1)**

#### *Attendees:*

- Royal Standley, Board President, Maslow Project
- Karen Phillips, Development Director, Maslow Project
- Keith Heck (representing UCAN)
- Greg Holmes, 1000 Friends of Oregon
- Shonna Bouteller (representing UCAN and Gospel Rescue Mission)
- Teresa Santucci, Josephine Housing Council

#### *Staff:*

- Tom Schauer
- Scott Lindberg
- Anne Ingalls
- Susan Seereiter

### **E-Mail/Other (See Exhibits 2-8)**

- Karen Phillips, Maslow Project
- Ellen Johnson, Options for Southern Oregon
- Michael Cavallaro, RVCOG
- Kelly Wessels, UCAN
- Jessica King, Boys & Girls Club
- Bill Lovelace
- Ben Carleton
- Ron Goss, SBDC: (There would be continued demand for tuition waivers/scholarships for use of funds for microenterprise training assistance at least at the level funded for 2015-2016).

### **April 20, 2016 Public Hearing (summary of verbal testimony)**

- Rycka Brown – comments re: code enforcement
- Bruce Cox, Hearts with a Mission – comments re: transitional and homeless youth shelter
- Dave Corsi – comments re: City housing advocate to bring other housing programs to Grants Pass, use of City and County surplus land, planning process/fee waivers, ordinances/inclusionary zoning/density bonuses

### **Surveys (summary)**

Total: 65 surveys

- 14 submitted together: “Food and Friends”
- 46 submitted together by Evelyn Kinsella:
  - 41 exclusively Food and Friends
  - 5 Food and Friends plus one or more of: beautifying and staging downtown buildings, safe sidewalks, public safety, jail, homeless, senior assistance
- 1-Harry Nuessle: Food and Friends
- 1-Donna Harold: social contact, regular balanced meals, Food and Friends
- 1-Doug Rasmussen: wheelchair accessibility at sidewalk/parking lot (1309 NE 6<sup>th</sup> Street), rain puddling in ADA parking spaces in public parking lot at corner across from Safeway on ‘G’ Street, uneven or broken sidewalk along 6<sup>th</sup>/7<sup>th</sup> and on G Street – Booth to 9<sup>th</sup>, etc.
- 1-(no name): affordable housing/homeless prevention, more rental housing, clean-up & beautify shadier areas to make more attractive to tourists, assist UCAN with housing projects and low income assistance
- 1-Marcia and Bob Nelson: eliminate city homeless blight which is a serious health and safety problem to all of Grants Pass. Give one-way to tickets to homeless, druggies, and felons out of town.



# CDBG Needs and Priorities:

## Summary of Input from April 14, 2016 Public Workshop & Open House

### Ease of Implementation (specific policies & actions ready for implementation, resources)

<b>Harder</b>	<b>Easier</b>
<p style="text-align: center;"><i>Start Planning Now and Implement in Future Action Plans (Unless Critical Window of Opportunity or Accelerated Problem by Waiting)</i></p> <p><b><u>Affordable &amp; Decent Housing</u></b></p> <ul style="list-style-type: none"> <li>• Convert city property into housing for homeless</li> <li>• Convert foreclosures into livable homes</li> <li>• Affordable, subsidized housing</li> <li>• Increase stock of permanently affordable housing, dispersed</li> </ul> <p><b><u>Homelessness</u></b></p> <ul style="list-style-type: none"> <li>• Emergency housing funds for homeless</li> <li>• Transient issues, homeless solutions for transient population</li> <li>• Mobile services and housing for short-term transitional housing for homeless</li> </ul>	<p style="text-align: center;"><i>Include in 2016-2017 Action Plan</i></p> <p><b><u>Affordable &amp; Decent Housing</u></b></p> <ul style="list-style-type: none"> <li>• Reach out to seniors for cost-saving home needs</li> <li>• Barrier removal funds-scholarship, one-time help, help with credit issues, etc.</li> <li>• Preserve/improve existing housing:               <ul style="list-style-type: none"> <li>○ weatherization,</li> <li>○ rehab (including remediation of dangerous conditions)</li> <li>○ blight control</li> </ul> </li> </ul> <p><b><u>Homelessness</u></b></p> <ul style="list-style-type: none"> <li>• Homelessness prevention: short-term rental assistance</li> <li>• Homelessness prevention: At risk- intervention with people at risk of losing housing (funding, case management)</li> <li>• Funding for homeless shelters</li> <li>• Homeless youth and families safety-net support services and intervention</li> </ul>
<p style="text-align: center;"><i>Don't Include in 2016-2017 Action Plan</i></p>	<p style="text-align: center;"><i>Consider Doing These if Enough Time and Resources (Fill-In Tasks)</i></p>

**Higher Impact**

**Impact**

**Lower Impact**

**Not Eligible:**

- Related to Food Bank facilities outside city limits

**New Needs/Challenges or Windows of Opportunity**

- Opportunity: New Hearts with a Mission Shelter in Grants Pass (homeless youth shelter and services)
- Opportunity: Maslow Project expanding services into Grants Pass (homeless youth services)

## Tom Schauer

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**From:** Karen Phillips <karen@maslowproject.com>  
**Sent:** Wednesday, May 04, 2016 3:41 PM  
**To:** Tom Schauer  
**Subject:** Re: Contact Information

Hi Tom,

Here's some more information from Maslow Project, both about what our program in Josephine County will look like, and what sorts of CDBG funds we would likely be applying for.

This year, Maslow Project would be interested in applying for a public services CDBG grant from the City of Grants Pass. We would likely ask for approximately \$10,000: Roughly \$7,000 of this amount would help support our **Grants Pass Case Manager/Outreach Worker** (partial funding for this position has already been secured) and \$3,000 would provide some **Client Assistance** funds for the homeless Grants Pass youth and families we will serve. These client assistance funds will cover basic needs and emergency items – e.g.: clothing, hygiene supplies, food, school supplies, bus passes, health-related fees, etc. – that can help bring stability into the lives of our clients, so youth have the ability to focus on their long-term success and self-sufficiency - with an emphasis on education completion - rather than on their immediate or short-term basic survival needs and safety. At some point in a year or so, we may determine a need for a resource center/drop-in center in Grants Pass – we'll know more when our program is up and running this summer – and if so, we would be interested in applying for CDBG capital funds at that point.

**About Maslow Project:** Maslow Project is a nonprofit advocacy organization providing goal-oriented, wrap-around support services to homeless children and teens, ages 0-21, and their parents/guardians. Our mission is to offer every homeless child and youth the probability of success and the opportunity for a better life. We do this by providing resources for basic needs, removing barriers to education and employment, and fostering self-sufficiency in a collaborative and empowering environment. Our program provides services to homeless children and families throughout the Rogue Valley, with a goal of bringing enough stability into their lives so that youth are able to remain in school, complete their secondary educations, and transition safely and successfully into adulthood.

Beginning Summer 2016, Maslow Project will have a FTE Case Manager/Outreach Worker in Grants Pass. This staff person will have three primary focuses:

- Providing School-based Advocacy and Case Management for the Grants Pass School District – These duties will include: (1) Helping school staff identify homeless students; assist with enrollment, transportation, assessments & provision of basic needs & supplies necessary to promote school enrollment and retention, (2) Provide consultations, referrals, and connections to school and community-based positive supports/counseling, (3) Create safety plans, assist with referrals for emergency shelter

and/or housing, (4) Assist with post-secondary goals (college/employment), (5) Utilize a variety of evidence-based and evidence-informed case management practices (Positive Youth Development, Trauma Informed Care) to ensure services have maximum impact on the youth and families we work with, (6) Establish a plan to provide outreach and support to youth & families during summer and other school breaks (possibly space sharing with other community or faith-based agencies).

- Build a Network of Community Partnerships - Maslow staff will help coordinate & establish a referral network with local social & health services (medical clinics, food share/pantry programs, mental health, shelter/housing), civic groups, churches & businesses to help generate comprehensive wrap-around support services for homeless Grants Pass youth and their families.
- ○ Conduct Community and Street Outreach Activities – Our outreach activities will be conducted with the intention of establishing visibility and awareness of Maslow’s program in Grants Pass - both to get the word out to homeless Grants Pass youth who might not currently be enrolled in school, and to let community organizations and faith-based groups know how they can help support the services Maslow Project is providing in the community.

Hope this helps. Please don’t hesitate to contact me if you have any further questions.

Thank you!

Karen

Karen Phillips

Development Director, Maslow Project

(541) 608-6868

On Tue, May 3, 2016 at 2:30 PM, Tom Schauer <[tschauer@grantspassoregon.gov](mailto:tschauer@grantspassoregon.gov)> wrote:

Hi Karen,

Below is my contact information.

Sincerely,

## **Additional Maslow Project Data**

### **July 2014-June 2015 Maslow Project Data:**

- 2,319 clients served in Jackson County: 438 were aged 0-5
- Average client age: 11 years old; most were homeless with their entire family
- 2,116 emergency food boxes and almost 80,000 basic needs items were distributed
- 92% of our case managed youth remained enrolled in school all year
- 63% of case managed high school seniors graduated; compared to a national graduation rate for homeless high school seniors of 25%, and a statewide graduation rate of just 12%

## Homeless Youth: A Hidden Population

You wouldn't know it by looking into a classroom—homeless youth do their best to blend in with their peers—but there are roughly 2,000 homeless, school-aged kids in Jackson County. They're in every community and every grade. Who they are might surprise you.

### Most are not runaways.

Most homeless children are homeless along with their entire family—staying in shelters or motels, camping, or doubling up with friends or family.

### Most are not teens.

The average age of a Maslow Kid is 11 years old. Every year we work with over 400 children aged five and younger.

### This is not just a big-city problem.

Medford has one of the highest populations of homeless youth in Oregon. Based on national statistics, if these children aren't cared for only one in four will complete high school.

Maslow Project helps keep our community's homeless youth safe, in school, and working toward life and educational goals.



## MASLOW PROJECT

[maslowproject.com](http://maslowproject.com)

500 Monroe Street  
Medford, OR 97501  
(541) 608-6868

Monday-Friday 10AM to 5PM

Extended hours during summer  
break 10AM to 6PM

 Follow us on Facebook

 THIS GOOD-DEED WAS DONOR-SUPPORTED

Maslow Project is registered as a 501(c)(3) charity under the US Internal Revenue Code. Our operations are tax-deductible to the extent permitted by law.

## MASLOW PROJECT

Where being a  
homeless child  
no longer means  
being cold,  
hungry,  
or left behind.

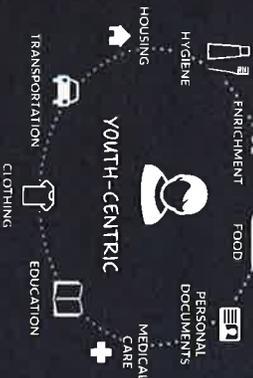
1 in 10  
school-aged kids  
in Jackson County  
is homeless.

## Meeting kids WHERE THEY ARE



Imagine trying to stay in school when you are cold and hungry? when you don't have school supplies or clean clothes; when even basics like toothpaste are often out of reach.

Maslow Project provides goal-oriented, wrap-around support services to homeless children (ages 0-21) and their families throughout Jackson County with a goal of bringing enough stability into their lives so that kids are able to stay in school and complete their educations. We're here to meet their immediate needs, and we stay involved — to help them plan for a brighter future.



Maslow Project's youth-centric approach surrounds youth with supportive services. We are in their lives for the long run so they can gain stability, engage in school, and transition to a thriving adulthood.

[maslowproject.com](http://maslowproject.com)

*"Finding Maslow Project was a turning point in my life. The community I found was like a family and I felt a new sense of hope and future."*

-Serina, Former Maslow Youth

**88% of Maslow students** remained in school all year

**96% of case-managed youth** made progress on goals

**3 THRIVE**  
OPPORTUNITIES ENRICHMENT

**75% of case-managed youth** connected to community activities and supports

**51% of homeless seniors graduated** (lower twice the national average)

**25% enrolled** in college after graduation

**2 ENGAGE**  
SCHOOL SUPPORT CASE MANAGEMENT GOAL PLANNING

**1 STABILIZE**  
STREET OUTREACH ADVOCACY SAFETY/NET SERVICES

**7,648 meals** to hungry kids and teens

**72,000 critical supplies** distributed

**2,028 people served** (youth and parents)

Contact us today  
**541-608-6868**

Maslow Project uniquely serves the full spectrum of homeless youth and families — infants and toddlers, school-aged students, and out-of-school youth through age 21.

**Our community problem has A COMMUNITY SOLUTION**

You can help Maslow Project make an immediate difference in the lives of the kids we serve. When you give, you send a powerful message to the kids we work with: there are people in our community who care about them, believe in them, and want to help them succeed.

### Become a Maslow Ambassador

Tell your friends about us, share our Facebook page, or invite us to speak to your business, church, organization or club.

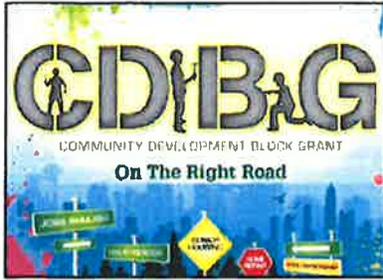
### Host a donation drive

Donations of food, new or gently-used clothing, hygiene supplies, diapers and school supplies are always appreciated. Check our website for a current list of our biggest needs.

### Make a financial donation

Your financial donations give us the ability to respond quickly and effectively to the needs of the kids and families we serve.

**MASLOW PROJECT**



# Survey

City of Grants Pass  
 Community Development Block Grant  
 2016-2017 Action Plan – Needs and Priorities

**Please help us identify the most important needs and priorities for CDBG grant funds in Grants Pass for the 2016-2017 program year.**

**1. What are the most critical needs in the community that might be assisted with Community Development Block Grant (CDBG) funds in 2016-2017?**

Please list in order of need. Please include location(s) if applicable.

1. Housing for low income individuals
2. Options Adult service building expansion on Harbeck
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**2. What projects to address those needs might be assisted with Community Development Block Grant (CDBG) funds in 2016-2017?**

Project Description and Estimated Cost (if known) <i>Please include location(s) if applicable.</i>	(If Known)	
	>50% LMI Benefit?	Funding to PSA?
1. <u>Crisis Resolution Center - remodel to expand capacity</u>	<input type="checkbox"/>	<input type="checkbox"/>
2. <u>Sobering Center - finish interior</u>	<input type="checkbox"/>	<input type="checkbox"/>
3. <u>Options Adult Outpatient Expansion (1545 Harbeck)</u>	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>

**Thank you for completing this survey. Please return your completed survey by April 29, 2016 to:**

Tom Schauer, Senior Planner  
 City of Grants Pass  
 101 NW 'A' Street  
 Grants Pass, OR 97526  
[tschauer@grantspassoregon.gov](mailto:tschauer@grantspassoregon.gov)  
 Fax: 541-476-9218

If you need more information or have questions regarding this survey, please contact Tom Schauer at 541-450-6072 or [tschauer@grantspassoregon.gov](mailto:tschauer@grantspassoregon.gov).

Please provide your name and e-mail address if you would like to receive notifications:

Name: Ellen Johnson  
 Email: ejohnson@optionsonline.org

## Tom Schauer

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**From:** Michael Cavallaro <mcavallaro@rvcog.org>  
**Sent:** Thursday, April 28, 2016 9:42 AM  
**To:** Scott Lindberg  
**Cc:** 'Pat Foley'; Jay Meredith; Tom Schauer; Anne Ingalls  
**Subject:** RE: RVCOG request for CDBG  
**Attachments:** Grants Pass narrative.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red Category

Scott

Thank you Scott. I believe the attached will answer those questions adequately, but, if not, I can give you more or do a better job of explaining.

As you might imagine, the Grants Pass funding is critical for our capital campaign – it isn't just the amount, which would of course be a considerable shot in the arm for us, but it's also the resulting ability it would give us to show local commitment from such a major partner and beneficiary (through its citizens) of the program. Without the City's participation it might well be difficult for us to make the case to businesses and individuals that this is an important program in the region that has widespread support. The fact that we still have a considerable amount of money we need to raise within Josephine County, even with the requested Grants Pass contribution, makes the visible support from the City a true game changer.

Thanks.

Michael

**Michael Cavallaro** - Executive Director  
Rogue Valley Council of Governments - [www.rvcog.org](http://www.rvcog.org)  
Ph (541) 423-1335 - Fax (541) 664-7927 - [mcavallaro@rvcog.org](mailto:mcavallaro@rvcog.org)

***RVCOG VALUES....***

**SERVICE COLLABORATION PROFESSIONALISM STEWARDSHIP INTEGRITY RESPECT**

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**From:** Scott Lindberg [mailto:slindberg@grantspassoregon.gov]  
**Sent:** Wednesday, April 27, 2016 5:17 PM  
**To:** 'Michael Cavallaro'  
**Cc:** 'Pat Foley'; Jay Meredith; Tom Schauer; Anne Ingalls  
**Subject:** RE: RVCOG request for CDBG

Michael,

I think that in order for us to best address your request we need some additional information on the Food and Friends project, such as the overall plan for obtaining and renovating the facility, estimated project budget, current and planned funding sources, and details on how the facility might be used on a daily basis. An email response is fine, or if you'd like to get together and chat that works well, too.

## **Executive Summary**

The Food & Friends program of the Rogue Valley Council of Governments is requesting \$100,000 from the City of Grants Pass to assist in establishing a permanent central facility for the Food & Friends Senior Meals program in Josephine County, Oregon. Total project cost is \$1.4 million, with a probable completion date of December 2018. Although the Food & Friends central site has been housed in various Josephine County buildings for decades as a means of maximizing available funding for service delivery, the county notified RVCOG in the summer of 2015 that it would no longer be able to host the program. As a result, Food & Friends must relocate. We have been given a deadline of December, 2016 to vacate our current location, with a month-to-month extension thereafter contingent on demonstrated progress in relocating to an alternate site.

During fiscal year 15/16, Food & Friends, with the assistance of 650 volunteers, served nearly 240,000 meals to seniors in Jackson and Josephine counties in southern Oregon. Of these, 90,000 were served in Josephine County, the majority to vulnerable homebound seniors. As an integral part of meal delivery, trained volunteers also performed approximately 26,000 safety checks on homebound seniors. These safety checks have become particularly important in recent years, as Josephine County's ability to fund adequate public safety services in rural areas has all but collapsed.

Our target population is seniors 60 years and older, with an emphasis on those who are homebound and in danger of being institutionalized due to an inability to ensure their adequate nutrition.

Proposed outcomes for Josephine County are

- 1) A new efficient and welcoming Food & Friends central meal site and distribution center, and
- 2) An uninterrupted delivery of meals and safety checks to vulnerable seniors.

## **Proposal Narrative**

### Brief overview of the applicant organization and its mission and history.

The Rogue Valley Council of Governments (RVCOG) is a tax-exempt, voluntary association of member entities in southern Oregon established in 1968 under ORS 190. RVCOG provides programs in senior and disability services, transportation and land use planning, natural resources, and community development. Our mission is to promote the quality of life in southern Oregon by exhibiting leadership in regional cooperation and by providing efficient and effective services to our member jurisdictions and their citizens. Our FY15/16 operating budget is \$8.61 million, and we have 59 full and part-time employees (48 FTE equivalents) and a 23-member Board of Directors.

As the Area Agency on Aging (AAA) for Josephine and Jackson Counties, RVCOG has been administratively responsible for the senior nutrition program (Food & Friends) for the last 43 years, and has been the implementing entity in both Jackson and Josephine counties for the last 16 years. Food & Friends is RVCOG's single largest program and a fundamental part of our long-standing organizational goal to enhance the social safety net of the region's seniors. The FY15/16 Food & Friends budget is \$1.824 million, 1/3 of which is composed of local dollars from multiple sources. Food & Friends has 15 full and part-time employees (9 FTE equivalents).

### Description of the project/program.

Food & Friends, operating in Jackson and Josephine counties, is southern Oregon's Meals on Wheels and Senior Meals program. Last year, Food & Friends, with the assistance of 650 volunteers, served nearly 240,000 meals to seniors in Jackson and Josephine counties in southern Oregon. Of these, 90,000 were served in Josephine County, the majority to vulnerable homebound seniors. As an integral part of meal delivery, trained volunteers also performed approximately 26,000 safety checks on vulnerable, homebound meal recipients.

The Food & Friends central site in Josephine County has been housed in various County buildings for decades as a means of maximizing available funding for service delivery. Unfortunately, we were notified last summer by the County that it would not be able to continue to host the program in any of its facilities. Due to the fact that no other entity in the Grants Pass area of Josephine County has space to donate that is both adequate and available, and because the high cost of commercial rent would force a significant reduction in service levels for the program, we have concluded that our only real option is to purchase our own facility.

After an extensive search during the fall and winter of 2015, just a single viable property was identified, a vacant church on a 1.55 acre parcel in the City of Grants Pass. Due to the considerable challenge of raising funds for the purchase and renovation of the building, plus the considerable construction work involved, we have been successful in having our original December 2016 deadline to leave our current county-owned facility modified to include a month-to-month renewal thereafter contingent on continued progress.

We are requesting assistance from the City of Grants Pass in the amount of \$100,000 to assist in purchasing the property we have identified. The cost of the building and the 1.55 acre lot is \$350,000, and the total project cost is \$1.4 million (\$1.05 million is the cost to make the necessary renovations). The building, located in Grants Pass at 1150 NE 9th street, would serve as southern Oregon's largest senior meal site, as well as the distribution point for all of Josephine County meals (individually packaged home delivered meals and bulk food for the County's other four congregate meal sites).

Our project timeline depends in large part on the schedule dictated by our largest source of grant funding, a competitive CDBG grant through Josephine County. We plan to submit this \$840,000 grant in September, with a decision expected in November 2016. Before funding is awarded, however, we will have to demonstrate that we have the remaining funding – \$560,000 – committed. The process of selecting engineering and construction services should begin by May or June 2017, with project completion no later than December of 2018.

The Food & Friends target population is adults 60 years and older. In Josephine County, this demographic is 32% of the overall population, a total of 26,663 individuals. Of these, 46.9% are male, 53.1% are female, 33% have a disability, 20% are 80 or older, 40% live alone, and 23% earn less than 150% of the federal poverty level. As has been the case for several years now, approximately 1,100 seniors participate in our program on an annual basis. When compared to their larger demographic cohort, our seniors tend to be older, poorer, less healthy, and more isolated. For example, for those who meet the criteria for eligibility for home delivered meals, 61% live alone and almost 45% are 80 and older. Our surveys also show that, for many of these seniors, the meal we deliver is the only one they will consume that day (many divide it into two portions to have something to consume in the evening), and the volunteer that delivers the meal is the only person they will interact with. This is an exceedingly vulnerable population.

The need for maintaining the Food & Friends program undiminished in Josephine County is extreme. Not only does the County have a higher percentage of seniors than either the state of Oregon or the United States as a whole (both at 20% compared to Josephine County's 32%), it also finds itself deep within a nation-wide trend of decreasing services available to seniors, fewer multigenerational families sharing the same home, and longer life spans and a corresponding increase in multiple chronic conditions. In addition, as indicated above, our clients tend to be among the frailest and most at risk of the County's senior demographic. Finally, Josephine County finds itself in a long-standing, progressive fiscal crisis that has devastated governmental services in the rural areas, especially public safety. As a result, the Food & Friends program is the only remaining social services program in operation in Josephine County that makes regular visits to vulnerable citizens, many of them in isolated rural areas.

The consequences of these combined impacts go beyond the ability of any one organization to address. Nonetheless, the balanced meals, socialization, and regular safety checks delivered by the senior meals program are critical to the physical and mental health of seniors and to their ability to live independently in their own homes rather than in an institutional setting. The additional benefit to the community is reduced hospital, health care, public safety, and institutionalized care costs (AARP, for example, has determined that, on average, the cost of

providing a senior with a year's worth of meals is equivalent to a single day in the hospital or 6 days in a nursing home). Investing in senior meals is wise public policy.

Unfortunately, should we not be able to obtain the necessary funding to purchase and renovate this property our options are few, all resulting in a significant curtailment of services. In the event that we are forced to locate in a site that could only serve as a distribution center and not a meal site, a very real probability based on the results of our recent city-wide search, not only would some clients no longer receive meals, but the reduction in meal counts would raise our per meal cost in both counties. This would in turn result in a decrease in the number of meals we can serve, a probable reduction in local support, and for the first time ever for us, the creation of wait lists.

The two project goals we will need to meet are

- 1) The purchase and renovation of the identified property, and
- 2) The preservation of the functionality of the senior meals program at or exceeding current levels.

The two corresponding outcomes to these goals are

- 1) A new efficient and welcoming Food & Friends central meal site and distribution center, and
- 2) An uninterrupted delivery of meals and safety checks.

Our proposed activities to meet the goals are

- 1) Fully exercise our fundraising plan, resulting in \$1.4 million in committed funding by November 2016.
- 2) Have the new building operational by December 2018 at the latest.

Our measures of success are

- 1) Food & Friends (RVCOG) will be the owner of record of the renovated and fully functional meals facility by December 2018 at the latest.
- 2) At least 1,000 clients in Josephine County will receive at least 90,000 meals the first 12 months of operation of the new facility. Those who are homebound will also receive at least 26,000 safety checks performed by volunteers during the same time period.

**Project/Program Budget**

**Expenses**

<b>General</b>	
Insurance, permits, professional consultants, construction administration, quality control, temporary facilities, other.	\$98,800
<b>Site</b>	
Parking & landscape, lighting, clearing, earthwork, paving, curbs, concrete, water/sanitary/storm water systems, electrical	\$90,000
<b>Interior Renovation</b>	
Kitchen, storage, dining room, restrooms, office, lighting	\$661,200
<b>Exterior Renovation</b>	
Awning, doors, windows, roof, siding, gutters/downspouts, painting, loading dock, ramp(s)	\$200,000
<b>Property Purchase</b>	
1.55 acre taxlot, 8,000 sq. ft. building	\$350,000
<b>Total Expenses</b>	<b>\$1,400,000</b>

**Revenue (Current and Projected)**

Sources	Committed	Pending	Planned	Total
<b>Government</b>				
Josephine County CDBG Grant			\$840,000	\$840,000
City of Grants Pass			\$100,000	\$100,000
Rogue Valley Council of Governments	\$100,000			\$100,000
<b>Subtotal</b>	<b>\$100,000</b>		<b>\$940,000</b>	<b>\$1,040,000</b>
<b>Foundation Grants</b>				
Cow Creek		\$12,765		\$12,765
West Family Foundation	\$7,946			\$7,946
Four Way Community Foundation		\$8,210		\$8,210
Carpenter Foundation		\$12,500		\$12,500
Chaney Family Foundation		\$6,266		\$6,266
Collins Foundation		\$145,000		\$145,000
Oregon Community Foundation			45,000	45,000
<b>Subtotal</b>	<b>\$7,946</b>	<b>\$184,741</b>	<b>45,000</b>	<b>\$237,687</b>
<b>Businesses</b>				
AllCare Health	\$100,000			\$100,000
To Be Determined			\$55,000	\$55,000
<b>Subtotal</b>	<b>\$100,000</b>		<b>\$55,000</b>	<b>\$155,000</b>
<b>Individuals</b>				
To Be Determined			\$31,079	\$31,079
<b>Subtotal</b>			<b>\$31,079</b>	<b>\$31,079</b>
<b>Total Contributed Revenue</b>	<b>\$207,946</b>	<b>\$184,741</b>	<b>\$1,071,079</b>	<b>\$1,463,766</b>

### Strategies to Complete the Fundraising

To meet our goal of \$1.4 million, our funding plan has five major components: Food & Friends funds, a CDBG grant, individual donations, foundation grants, and corporate giving. As indicated above, we are already in possession of \$207,946. \$100,000 of that total represents funding Food & Friends has put aside over the last 12 years into an emergency fund, another \$100,000 comes from a donation from AllCare Health, a Coordinated Care Organization, and \$7,946 (for kitchen equipment) is from the West Family Foundation, with which Food & Friends has a long relationship. We have also written four additional small grants for kitchen equipment totaling approximately \$41,000, and are in the process of approaching potential individual and corporate donors in Josephine County.

We have also been in close contact with the Infrastructure Finance Authority (IFA), which is responsible for the CDBG Program. Because the Josephine County CDBG grant is such a major part of our funding plan (60% of total project cost, a percentage based on the rural/urban split of Food & Friends clients in the County), we have been very careful to develop our approach to the project within the parameters and confines of the CDBG program. Based on this initial coordination, and on our long association with the IFA due to our extensive work administering grant programs for our member jurisdictions, we are extremely confident that we will be awarded the grant, which will be submitted in the amount of \$840,000.

Anticipating that we will be successful with the CDBG grant, and assuming we will receive at least three of the five pending grants for kitchen equipment, combined with the committed funding we already have on hand, we have a remaining fund raising target of \$322,054. In the event that we are successful with the \$145,000 we have requested from the Collins Foundation, that remaining need would be reduced to 177,054. The \$100,000 from Grants Pass would reduce that remaining need to \$77,054, which is a manageable amount to raise in Josephine County between now and the end of November when we are required to have the non-Josephine County CDBG in hand or committed. Should our application to the Collins Foundation not be approved, the \$100,000 from Grants Pass is even more critical, as without it we might well be forced to abandon the project. With the possibility that we might not receive all or some of the Collins grant we are in the process of scheduling an appointment with the regional representative of the Oregon Community Foundation to discuss our opportunities for funding. Even if we could be successful with OCF, however, we have already been informed that our potential maximum award would not exceed \$45,000, which would only make up for approximately a third of the Collins grant. In that case, and without the Grants Pass \$100,000, we could have an unmet need of \$277,054, which is almost certainly an insurmountable goal for us to meet before the end of November. A positive result from Grants Pass would reduce that to \$177,054, which, although extremely difficult, is at least possible.

### **VI. Sustainability**

Having been the implementing body for the senior meals program for the last 16 years, we have proven our ability to meet demand in the two-county area with a mixture of federal and local funding without ever having to resort to wait lists. The only potential financial challenge the new building will bring is some increased utility costs beyond what we currently pay

Josephine County, and the need to create an ongoing fund to meet building maintenance needs. To help offset those increased costs, we will set aside approximately 3,000 sq. ft. of the 8,000 sq. ft. building to rent as office space to one or more social service partners. To reduce the costs of building operations overall, we will make the building solar ready and incorporate as much energy efficiency as possible into the renovation, such as new windows and doors, increased insulation, and energy saving appliances. Once we are able to install a photovoltaic solar array (a separate process), we anticipate this relocation will be budgetarily neutral for the program, while at the same time enhancing our functionality and our ability to attract and retain volunteers.

## Tom Schauer

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**From:** Kelly Wessels <Kelly.Wessels@ucancap.org>  
**Sent:** Tuesday, April 12, 2016 12:16 PM  
**To:** Tom Schauer  
**Cc:** Randy Magnuson; Andrea Romine; Dan McCue  
**Subject:** Re: Information re Activities Funded in Grants Pass Action Plan with CDBG Funds

Tom,  
I would like to have this also available in 16/17 year for emergency housing assistance. All funds (once received and contract is approved) will be expended and we see this need being consistent with housing trends and economics in our community future. This is a eviction prevention source and unique in flexibility and population served and we have significant numbers waiting to be served (proposed contract estimates 5 households and we encounter several hundred per month in need)

Respectfully request consideration to continue this into next funding cycle.

Thanks!  
Kelly Wessels  
Sent from my iPhone

On Apr 12, 2016, at 3:09 PM, Tom Schauer <[tschauer@grantspassoregon.gov](mailto:tschauer@grantspassoregon.gov)> wrote:

Hi,  
We recently sent out a survey and information about upcoming meetings for input on the City's 2016-2017 Action Plan for use of CDBG funds. In addition, I wanted to e-mail you since you have activities funded in the 2015-2016 action plan.

Whether as part of the survey or through separate response, could you please help identify whether you would request/support funding for these activities again in the 2016-2017 program year?

UCAN: Emergency Housing Assistance and Homeowner Weatherization/Energy Efficiency  
B&G Club: Teen Training Program and Fee Waivers/Scholarships  
SBDC: Microenterprise Tuition Waivers/Scholarships

In each program, do you anticipate all of the allocated funds will be used – are you finding there are enough qualified candidates using the programs and associated funds for those programs where funds offset costs to individual service recipients? And conversely, is there significantly more demand than is being met? Do you expect these trends to continue in 2016-2107?

Thank you,  
Tom

Tom Schauer, AICP  
Senior Planner  
City of Grants Pass  
101 NW 'A' Street  
Grants Pass, OR 97526  
[tschauer@grantspassoregon.gov](mailto:tschauer@grantspassoregon.gov)

## Tom Schauer

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**From:** Kelly Wessels <Kelly.Wessels@ucancap.org>  
**Sent:** Wednesday, April 20, 2016 3:12 PM  
**To:** Tom Schauer  
**Cc:** Kelly Wessels; Scott Lindberg; Anne Ingalls  
**Subject:** CDBG Comments  
**Attachments:** DOC042016-04202016134925.pdf

Tom,

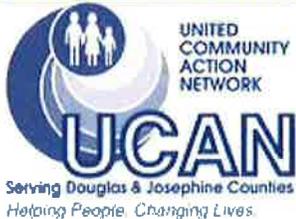
I have attached the commentary I wish to have on record on behalf of UCAN regarding potential use of CDBG funds for 2016/17. UCAN is unique in that it has experience with CDBG in a multiplicity of ways, and currently are very pleased to be addressing community needs through CDBG with weatherization supports and eviction prevention program. If you have any further questions please feel free to contact me.

*Kelly Diana Wessels, Chief Operating Officer  
United Community Action Network*

541-956-4050 (Grants Pass) PO Box 2830 Grants Pass 97528  
541-492-3918 (Roseburg) 280 Kenneth Ford Dr Roseburg 97470

***The ultimate measure of a man is not where he stands in moments of comfort and convenience, but where he stands at times of challenge and controversy. – MLK Jr.***

[Kelly.wessels@ucancap.org](mailto:Kelly.wessels@ucancap.org)



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## UNITED COMMUNITY ACTION NETWORK

### COMMENTS ON USE OF CDBG FUNDS FOR PY 2016-2017

United Community Action Network (UCAN) thanks the City of Grants Pass (the City) for this opportunity to comment on uses of CDBG funds for Program Year 2016-2017. We believe that there are two particular areas of need that the City should focus its use of CDBG funds in the upcoming program year.

#### 1. The first area is to address the City's housing inventory deficiency.

According to the Robert Wood Johnson Foundation (RWJF), residents of Josephine County face the most severe housing problems of residents of any Oregon county. This is particularly true for those seeking or living in rental properties. Though there are no exact statistics available for vacancy rates by county, the Grants Pass Daily Courier recently reported that area realtors have not seen such low vacancy rates in over 35 years. Such historically low vacancy rates indicate that renters are having extreme difficulty finding places to rent, and when they do, rents are extremely high. Oregon's Healthy People Initiative reports that more than 1 in 3 Josephine County renters are spending over 50% of their household income on rent. More troubling, despite being just the 12th most populous county in Oregon, Josephine County has the third highest number of residents who are homeless, and the highest number of unsheltered homeless family members. Lack of affordable housing, or of any housing, has a major impact on people's health. As reported by the Centers for Disease Control, people of all ages who are homeless have a mortality rate four to nine times higher than those who are not homeless. The Robert Wood Johnson Foundation reports that those paying a high percentage of their income for rent "don't have enough left over to pay for critical expenses such as medicine."

The City can allocate CDBG funds in a number of ways to address this severe problem.

- Funds can be made available to help pay for the development of new affordable housing rental units. The City currently has an extremely low stock of such units. Rather than have current multi-family units converted to affordable housing, which places existing

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tenants at risk of losing housing if they cannot meet income requirements, the City can help create new units that would otherwise not have existed.

- The City is encouraged to continue the use of CDBG funds to provide rental/mortgage assistance to moderate, low- and very-low income families and individuals to prevent evictions. Helping residents with their rental payments in homeless prevention will reduce the number of households and provide stabilization for target populations.
- The City could create and/or refurbish emergency/transitional housing developments to rapidly-rehouse households with children or unaccompanied youth. This would reduce the number of homeless camps that are zoned illegal in the city limits and reduce criminalization of homelessness, an important factor as the community stands to lose valuable housing resources if these laws continue to affect the homeless when no alternative for shelter or transitional housing exist (Richard Cho, US Interagency Council on Homelessness comment on Continuum of Care Competition NOFA criteria).
- Last, as the City is doing this year, it can make funds available for weatherization/rehab of existing housing. Part of the reason that RWJF concluded that local residents have such severe housing problems is that the City has a high number of housing units that are substandard. Weatherizing homes so that they are more energy efficient and safer reduces not only residents' costs to live in their homes, but reduces the demand on local utility systems.

**2. The second area of need is adequate facilities that perform as multi-service centers, delivering necessary services in a collaborative, cost-effective setting .**

The City presently lacks large, modern facilities in which residents can have multiple social service needs met. UCAN itself has recently moved from one leased facility to another, but neither of these facilities have the infrastructure or amenities needed to best meet resident needs. CDBG allows for the enhancement, construction or refurbishing to create multi-service centers that house multiple providers and streamline direct service delivery.

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- The City could address this need by supporting the construction of a new facility that would have adequate space and features so that residents could have multiple social service needs met in an integrated manner.
- Alternatively, the City could make funding available to rehabilitate the facility that UCAN currently occupies. This facility could benefit greatly from numerous improvements to its infrastructure.

**In addressing either of these issues in this manner, the City will also benefit its local economy.** Local construction contractors would benefit from funds made available to build, rehabilitate or weatherize affordable housing. Similarly, these contractors would benefit from funds made available to either rehabilitate or construct a social service center. Moreover, new affordable housing and service centers would be designed as attractive amenities, improving surrounding neighborhoods so that nearby residents and retail centers benefit. Money that residents save as a result of development/rehabilitation/weatherization of their housing would be spent to support local businesses. Based on these multiple benefits, UCAN urges the City to strongly consider using CDBG funds to address the need for affordable, quality housing and/or a modern social service center. UCAN would like to utilize our resources in combination with CDBG to develop long-term sustainable projects that enhance our community and meet the goals outlined in the Consolidated Plan.

Respectfully, In the Spirit of Service,

Kelly Diana Wessels, Chief Operating Officer

United Community Action Network

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## Tom Schauer

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**From:** Jessica King <jessica@begreat4kids.com>  
**Sent:** Thursday, April 14, 2016 10:39 AM  
**To:** Tom Schauer  
**Cc:** Diann Gilbertson  
**Subject:** Fwd: FW: Information re Activities Funded in Grants Pass Action Plan with CDBG Funds

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Tom!

I am following up on behalf of The Boys & Girls Clubs of the Rogue Valley. Diann is in Portland with a few of our teen Club Members as part of the state-wide celebration for Youth of the Year.

We were unable to attend the workshop last night due to intense preparation of our big fundraiser this Saturday.

Our Club would like to be part of the 2016-17 program year for the same purposes, Teen Training Program and Fee Waivers/Scholarships. With the new Teen Center scheduled to be complete this summer, we anticipate growth in the teen programming. We do project all currently allocated funds to be used this year, and anticipate the same for the following year.

We will be at the meeting next Wednesday and will bring the completed survey as requested. Please let me know if you have any questions prior to the meeting.

Thanks for all you do for our community!

Jessica King  
Resource Development Director  
Boys & Girls Clubs of the Rogue Valley  
admin office: 541-479-5258  
cell: 541-218-6975

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**From:** Tom Schauer [mailto:[tschauer@grantspassoregon.gov](mailto:tschauer@grantspassoregon.gov)]  
**Sent:** Tuesday, April 12, 2016 12:09 PM  
**To:** [diann@begreat4kids.com](mailto:diann@begreat4kids.com); [rgoss@roquecc.edu](mailto:rgoss@roquecc.edu); 'Kelly Wessels'; [justina.fyfe@ucanecap.org](mailto:justina.fyfe@ucanecap.org)  
**Cc:** Scott Lindberg; Anne Ingalls; Lora Glover  
**Subject:** Information re Activities Funded in Grants Pass Action Plan with CDBG Funds

Hi,

We recently sent out a survey and information about upcoming meetings for input on the City's 2016-2017 Action Plan for use of CDBG funds. In addition, I wanted to e-mail you since you have activities funded in the 2015-2016 action plan.

## Tom Schauer

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**From:** Bill Lovelace <bill@lovelacedevelopment.com>  
**Sent:** Thursday, April 07, 2016 4:10 PM  
**To:** Tom Schauer  
**Subject:** CDBG Block grant funds

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Schauer:

In your solicitation for comment on use of CDBG block grant funds you do not mention what funds can be used for or the dollar amount Grants Pass will be getting for this coming fiscal year. Being the largest single provider of low income housing currently in Josephine County and the City of Grants Pass I have several suggestions I would like to see you use the funds for. I am sure you and most of the Council are totally unaware of how low income housing is funded in our community. There are basically 4 providers, myself, Lovelace Properties LLC who provides 60 units at OakView Gardens on Anderson Street, Jasmine Park on Anderson Street 43 units, Grants Pass Housing on NE 10<sup>th</sup> Street, these project are all senior complexes with the exception of some HC units which may be occupied by those under 62 years of age. We also have Rogue View Gardens' which is 60 units, and manage Harbeck Village on W. Harbeck the is owned by Josephine County Housing Council. You then have Jackson County Housing Authority that is building new project in Fruitdale area and smaller project on Rogue River Ave and Jade East on D Street. And then you have Holiday Park on East Park Street and several Mental Health projects I built with Options of Southern Oregon spread around town.

My biggest concern is Council as a whole not understanding how these projects are funded on a yearly basis by different agencies. Rural Development projects budgets are submitted in the fall of every year for approval by the agency and rents change in January. So if the city adds on a cost midyear, we have no way to pass on in that fiscal year. Your current Jail utility fee is a two dollar a month add on to Seniors who may get only 700.00 dollars a month in income. Some tenants do get rental assistance but once again that is a yearly set amount not changeable midyear. The other fee I think is outrageous on senior low income housing projects is Street Utility Charge of about 2.31 a unit. Oakview Gardens as 60 unit and whopping 9 residents have a car. At Jasmine Park next door, you have 25 cars out of 43 residents. At Grants Pass Housing you have 30 cars out of 60 units, so transportation fee is crazy to be charged on senior housing.

So one of my suggestions would be to offset these fees at low income Senior projects, would not take a whole lot of money, maybe \$5,000.00 dollars for the every subsidized senior unit in town. But I cannot tell you how much \$4.50 A MONTH means to someone getting and living on \$700.00 month.

I also know that currently Harbeck Village owes a couple of notes to the City from when projects were originally built, maybe you could pay one or both of them off to help them get to a point they can start having monies to remodel some of these older buildings and update them to new standards inside and out.

I look at what State lawmakers have done and our local City over the last couple of years, and I do not believe that they have any knowledge to the impact they are having on Senior's in our community. The minimum wage is going to have a very large impact on senior housing, as is mandatory sick leave for employees, as does the Jail Service fee, and Street Utility fee, the city impact may only be \$4.50 a month but when that is coming out of \$700.00 dollar a month income it is a lot. As is the raise for the food server, the housekeeper, the landscape worker, the maintenance person along with added 40 hours a year in sick time paid, as is overhead on wage increases. If city council thinks for a minute the housing subsidy is going to make up for all of this, think again, not going to happen, Oregon is one of 50 States, just like Grants Pass, is one of many Oregon City's. Social Security is not going to give Grants Pass or Oregon senior's any more that they do anyone else nationwide.

I have heard Councilman Hannum has stated that Federal subsidies will just make up the any charges added on, is simply just not true, in a few cases that may be the case but nowhere near across the board, so most tenants will end up paying the bill.

Thanks for your request to the public for input.

William R. Lovelace  
Lovelace Properties, LLC

In a nutshell, I am attempting to put together a program for appointment of receivership in Grants Pass under ORS 105.420-455. Under this program, vacant houses which are not being cared for by their owners or the banks would be targeted. The city and a non-profit developer would petition the district court for appointment of receivership of the property, and then if the owner/bank did not refute the petition or remedy the issue, the non-profit developer would then receive appointment of receivership over the property. After the appointment the developer would not 'own' the property, but they would have full control over the property. The developer would then be able to either renovate or demolish the property, and then the bank would be given a redemption period where they could pay off the liens applied to the property by the developer and regain control of the property, or the developer would then go through the district court and retrieve the deed and take ownership of the property. The developer would then either sell the property or rent it to low income citizens.

I have been in contact with some folks in Portland who used this back in the 1990s. They conducted this process for approximately 40-50 properties. In approximately 50% of those cases the bank/owner fixed the properties up before receivership was appointed, approximately 40% were appointed to the developer who renovated them and then the bank/owner paid the liens and took back possession of the property, and then the remaining 10% the receivership was appointed and the developer renovated/demolished the property and then sold it or rented it out after receiving the title. It appears the timeline of applying for receivership to the house actually be sold or rented out by the developer is approximately one year.

I am still in the research portion of this, but I believe if I could put it together correctly, it could be an outstanding and effective tool for us to use for vacant houses being neglected by the banks/owners.

Ben Carleton  
Community Service Officer  
101 NW "A" St. Grants Pass, Or. 97526  
Ph. (541) 450-6260  
Fax (541) 955-1045  
Email: [bcarleton@grantspassoregon.gov](mailto:bcarleton@grantspassoregon.gov)