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Memorandum Date: October 25, 2006
Board Order Date: November 8, 2006

TO: Board of County Commissioners

DEPARTMENT: CAO/Economic Development Standing Committee

PRESENTED BY: Mike McKenzie-Bahr, Community and Economic Development Coordinator

AGENDA ITEM TITLE: IN THE MATTER OF HOLDING A SECOND PUBLIC HEARING TO TAKE COMMENTS ON THE REGIONAL HOUSING CENTER GRANT (HCS#509 & RHCA#609).

I. MOTION

Move to accept the final grant report and incorporate any public comments received into the close out documents submitted to the Oregon Department of Housing and Community Services for Housing Grant number 509 and Regional Housing Center Agreement #609.

II. AGENDA ITEM SUMMARY

The purpose of this grant close out hearing is to receive a final report on the Regional Housing Center project and to obtain citizen comments about the project and the local government's performance and performance of the subgrantee (NEDCO).

The Regional Housing Center project, was funded by a \$70,000 Community Development Block Grant (HC#509 CBBG) received by the County. The grant was contracted to NEDCO for (a) operation of the Lane County Housing Center, b) grant/project administration, c) monitoring and reporting on performance measures, and d) final report and project closeout.

The grant term was November 1, 2005 to October 31, 2006.

Sandy Halonen, Executive Director of the Neighborhood Economic Development Corporation (NEDCO) will address the Board to give a final report on the grant achievements as part of the closeout report.

The location of the projects is NEDCO, 783 Grant Street, Eugene OR 97402. It is estimated that the project has benefited at least 1150 persons whom 83% are

low are moderate income.

III. **BACKGROUND/IMPLICATIONS OF ACTION**

A. **Board Action and Other History**

The County applied for \$70,000 in mid - 2005 in order to undertake a regional housing center project that addressed the needs of low and moderate income residents of the county.

The County contracted the project to NEDCO. The grant term was November 1, 2005 to October 31, 2006. During that time NEDCO has undertaken a variety of efforts to help assist local residents with home ownership. Attached to this Board report is a the final closeout report from NEDCO that details their activities.

During the grant process, NEDCO has kept County staff informed on the variety of activities occurring on the project.

In addition, NEDCO has been responsible for the administration of the grant.

The Oregon Community Development Block grant program regulations require that grant projects be monitored periodically to review performance and to assure that federal fund are being managed properly. On June 21, 2006 the grant was monitored and reviewed. The state found that the grant was in compliance with all 9 areas that were reviewed.

B. **Policy Issues**

The State of Oregon Community Development Block Grant program requires that grant recipients hold a public hearing at the end of their grant contract. The holding of this hearing will meet that state requirement.

C. **Board Goals**

This project met the County Strategic Plan goals of "Ensuring the provision of *basic* social support in the areas of health care, disease prevention, protection, poverty reduction and independent living" and "Contribute to appropriate community development in the areas of transportation and telecommunications infrastructure, housing, growth management, and land development."

D. Financial and/or Resource Considerations

The public hearing is the last step in the grant close out process. The minutes from the hearing will be included in the grant close out report. Acceptance of that report by the State will official close the grant, ending all financial involvement the County had in the grant administration and the project itself.

E. Analysis

The review of the program by the State found that NEDCO and the County were in compliance with all areas of the grant.

A review by the County of the final report filed by NEDCO shows that they met the goals of the grant.

F. Alternatives/Options

The Board may:

- 1) Accept the final report from NEDCO as given; or
- 2) Request more information from NEDCO to be provided to the County at a later date.

IV. TIMING/IMPLEMENTATION

If the Board accepts the final report, County staff will submit the grant close out documents to the state, officially ending this grant.

V. RECOMMENDATION

Staff recommends accepting the report from NEDCO and submitting the grant close out documents.

VI. FOLLOW-UP

Staff will report back if for any reason any additional action is required by the Board of Commissioners.

VII. ATTACHMENTS

- 1) NEDCO Regional Housing Center Final Report
- 2) Notice of Public Hearing

**NEIGHBORHOOD ECONOMIC DEVELOPMENT CORPORATION
HOMEOWNERSHIP CENTER OF LANE COUNTY**

OHCS AGREEMENT #509/609

REGIONAL HOUSING CENTER FINAL REPORT, Nov. 1, 2005 – October 15, 2006

1. **Advisory Committee, partners, policies and procedures:**
 - Discussions related to program and referral procedures and policies held with frequent partners (Housing and Community Services Agency of Lane County, St. Vincent de Paul of Lane County, Catholic Community Services, Habitat for Humanity, several lenders and realtors, Rural Development, Cities of Eugene and Springfield)
 - Operating policies and procedures adopted; referral agreements signed with St. Vincent de Paul, HACSA, and Metropolitan Affordable Housing.

2. **Private and public sector funding:** Private funding secured from Cow Creek Umpqua Indian Foundation, Washington Mutual, Spirit Mountain Community Fund, Wal-Mart, Wells Fargo, US Bank, Siuslaw Bank, SELCO Credit Union, Cascade Title, Western Title and Escrow, Oregon Housing and Community Services, Oregon Department of Business and Consumer Services, and the Federal Reserve Bank of San Francisco, Seattle Branch.

3. **ABC's of Homebuying (8 hour class):** Taught classes monthly. 12 classes in Eugene/Springfield; two classes in Cottage Grove class.

4. **Threshold Homeownership Education and Counseling Program courses (12 session, 24 hour course):** Completed courses: July-December 2005 and January-June 2006.
Two English language courses in progress: July-December 2006 and October 2006-April 2007.
One Spanish language course in progress: October 2006-April 2007.

5. **One-on-one counseling:** This is a continuing service provided by Homeownership Center staff. The counseling begins with development of an individualized strategic action plan to achieve homeownership. The counseling continues as long as the family needs mentoring and coaching (often many years).

6. **Outreach events:**
 - Springfield, Latino Family Conference, Nov. 5, 2005
 - Eugene, Metropolitan Affordable Housing Woodleaf Village, Nov. 10, 2005
 - Florence, Florence Events Center, Nov. 29, 2005
 - Creswell, Creswell City Council, Feb. 13, 2006
 - Cottage Grove, Lane Community College, Cottage Grove Branch, Feb. 25, 2006
 - Eugene, Metropolitan Affordable Housing Apple Orchard Village, March 8, 2006

- Alpine/Monroe, Alpine Community Center, April 6, 2006 (coordinated with Linn/Benton/Lincoln Regional Housing Center)
- Elmira/Veneta, Lane County College Center, Elmira Branch, May 4, 2006
- Lowell, Rural Fire District, June 14, 2006
- Eugene, NEDCO, July 17, 2006
- Oakridge, Greenwaters Park Community Building, August 1, 2006
- Eugene, NEDCO, August 14, 2006
- Eugene, NEDCO, September 11, 2006
- Florence, Florence Events Center, September 13, 2006
- Springfield, Coos, Lower Umpqua and Siuslaw Tribes, September 21, 2006
- Springfield, Latino Financial and Homebuying Fair, October 7, 2006
- Eugene, NEDCO, October 9, 2006
- Eugene, NEDCO, October 10, 2006 (Spanish)
- Junction City, Viking Sal Senior Center, October 10, 2006
- Springfield, Lane Community Colleges, Transiciones Program, October 19 and 21.
- Eugene, Oregon Electric Station, October 23, 2006 (not yet held)

7. Media coverage:

- Register Guard: multiple press releases about ABC's of Homebuying classes, community homeownership workshops, Latino Financial and Homebuying Fair, first time homebuyer programs, lender/realtor symposium
- Springfield News: multiple press releases about community homeownership workshops, first time homebuyers, ABC's of Homebuying classes
- Articles in Siuslaw News (Florence), West Lane News, The Dexter Post and Cottage Grove Sentinel about rural events and services
- LaX (Spanish language radio station); multiple public service announcements and paid advertisements about Latino Financial and Homebuying Fair; radio interviews

8. Toll free number: Established: 888-345-7106.

9. Brochure and other informational materials: Completed in Spanish and English.

10. Training and outreach to lenders, realtors, businesses and organizations:

- Trainings: Eugene Assn of Realtors (January 12, and September 14, 2006), The Lending Team (March 24, 2006), Stepping Stone Mortgage (September 26, 2006)
- 2006 Oregon Real Estate Symposium: Trends and Best Practices for Homeownership in Oregon, March 30, 2006, Downtown Athletic Center (Craig Nolte, Federal Reserve Bank of San Francisco; Scott Taylor, Commissioner, Oregon Real Estate Division; Tim Spencer, Mortgage Lender Section, Oregon Department of Revenue; Jeremy Starr, President, Oregon Association of Realtors; Sandy Halonen, NEDCO)

- Mid-Willamette Valley Mortgage Professionals, August 16, 2006
- Eugene, Relief Nursery, September 5, 2006
- Springfield, United Way Earned Income Tax Credit Asset Building Consortium, October 9, 2006

11. Fair Housing:

Staff distributed fair housing posters to the following organizations and locations:

- Oakridge, City Hall, July 20.
- HACSA, September 14.
- Habitat for Humanity (Eugene/Springfield), September 14.
- Grande Ronde Tribe, September 14.
- Catholic Community Services, September 14.
- Eugene Public Library, September 14.
- Lane County Human Services Commission, September 14.
- USDA, September 14.
- St. Vincent de Paul, September 14.
- United Way, September 14.
- Centro Latinoamericano, September 14.
- Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians, September 14.
- Junction City, City Hall, September 27.

This report will be updated through October 31, 2006 in early November.

**Sandy Halonen
10/16/06**

USER CERTIFICATION FORM--RURAL

EXHIBIT A

Program(s) provided by the Resource Center.	Low and Moderate Income (LMI) Limited Clientele National Objective to be met by each program/activity (Check only one for each program)	Clientele Served Grant HC# 609 Nov. 1, 2005 – October 15, 2006 Reporting Period	
		Total Number of Persons (Beneficiaries)	Total Number of LMI Persons (Beneficiaries)
First time homebuyer classes	<input checked="" type="checkbox"/> Family size and income information are collected from all clientele and at least 51% are LMI. <input type="checkbox"/> Clientele must be LMI to receive service. <input type="checkbox"/> Clientele are presumed to be LMI. Classification _____ (2)	34	24
Individual counseling	<input checked="" type="checkbox"/> Family size and income information are collected from all clientele and at least 51% are LMI. <input type="checkbox"/> Clientele must be LMI to receive service. <input type="checkbox"/> Clientele are presumed to be LMI. Classification _____ (2)	18	14
Outreach workshops and activities	<input checked="" type="checkbox"/> Family size and income information are collected from all clientele and at least 51% are LMI. <input type="checkbox"/> Clientele must be LMI to receive service. <input type="checkbox"/> Clientele are presumed to be LMI. Classification _____ (2)	25	20
Information and referrals	<input checked="" type="checkbox"/> Family size and income information are collected from all clientele and at least 51% are LMI. <input type="checkbox"/> Clientele must be LMI to receive service. <input type="checkbox"/> Clientele are presumed to be LMI. Classification _____ (2)	92	83
TOTALS -		169	141
PERCENTAGE (LMI users)/(total users) X 100 = %		83 % LMI	

Low and Moderate Income (LMI) Limited Clientele National Objective to be met by each program/activity (Check only one for each program)	Program(s) provided by the Resource Center.	Clientele Served Grant HC# 509 Nov. 1, 2005 – October 15, 2006 Reporting Period	
The HUD definition of "person" is family, not individuals.		Total Number of Persons (Beneficiaries)	Total Number of LMI Persons (Beneficiaries)
<input checked="" type="checkbox"/> Family size and income information are collected from all clientele and at least 51% are LMI. <input type="checkbox"/> Clientele must be LMI to receive service. <input type="checkbox"/> Clientele are presumed to be LMI. Classification _____ (2)	First time homebuyer classes This includes 8-hour ABCs of Homebuying classes only.	219	130
<input checked="" type="checkbox"/> Family size and income information are collected from all clientele and at least 51% are LMI. <input type="checkbox"/> Clientele must be LMI to receive service. <input type="checkbox"/> Clientele are presumed to be LMI. Classification _____ (2)	Individual counseling This includes Threshold Homeownership and Education class participants (24 hour class plus intensive one-on-one homeownership counseling).	260	220
<input checked="" type="checkbox"/> Family size and income information are collected from all clientele and at least 51% are LMI. <input type="checkbox"/> Clientele must be LMI to receive service. <input type="checkbox"/> Clientele are presumed to be LMI. Classification _____ (2)	Outreach workshops and activities This includes only those families for which we collected demographic and economic information; another estimated 150 families attended the Latino Homeownership and Financial Fair in October 2006	124	109
<input checked="" type="checkbox"/> Family size and income information are collected from all clientele and at least 51% are LMI. <input type="checkbox"/> Clientele must be LMI to receive service. <input type="checkbox"/> Clientele are presumed to be LMI. Classification _____ (2)	Information and referrals	527	512
TOTALS -	1156 total		954
PERCENTAGE (LMI users)/(total users) X 100 = %	83 % LMI		

USER CERTIFICATION FORM--TOTAL

EXHIBIT A

Low and Moderate Income (LMI) Limited Clientele National Objective to be met by each program/activity (Check only one for each program)	Program(s) provided by the Resource Center.	Clientele Served Grant HC# 509 Nov. 1, 2005 – October 15, 2006 Reporting Period	
The HUD definition of "person" is family, not individuals.		Total Number of Persons (Beneficiaries)	Total Number of LMI Persons (Beneficiaries)
<input checked="" type="checkbox"/> Family size and income information are collected from all clientele and at least 51% are LMI. <input type="checkbox"/> Clientele must be LMI to receive service. <input type="checkbox"/> Clientele are presumed to be LMI. Classification _____ (2)	First time homebuyer classes This includes 8-hour ABCs of Homebuying classes only.	202	119
<input checked="" type="checkbox"/> Family size and income information are collected from all clientele and at least 51% are LMI. <input type="checkbox"/> Clientele must be LMI to receive service. <input type="checkbox"/> Clientele are presumed to be LMI. Classification _____ (2)	Individual counseling This includes Threshold Homeownership and Education class participants (24 hour class plus intensive one-on-one homeownership counseling).	260	220
<input checked="" type="checkbox"/> Family size and income information are collected from all clientele and at least 51% are LMI. <input type="checkbox"/> Clientele must be LMI to receive service. <input type="checkbox"/> Clientele are presumed to be LMI. Classification _____ (2)	Outreach workshops and activities This includes only those families for which we collected demographic and economic information; another estimated 150 families attended the Latino Homeownership and Financial Fair in October 2006	124	109
<input checked="" type="checkbox"/> Family size and income information are collected from all clientele and at least 51% are LMI. <input type="checkbox"/> Clientele must be LMI to receive service. <input type="checkbox"/> Clientele are presumed to be LMI. Classification _____ (2)	Information and referrals	556	495
TOTALS -	1139 total		943
PERCENTAGE (LMI users)/(total users) X 100 = %	83 % LMI		

USER CERTIFICATION FORM--URBAN

EXHIBIT A

Program(s) provided by the Resource Center.	Low and Moderate Income (LMI) Limited Clientele National Objective to be met by each program/activity (Check only one for each program)	Clientele Served Grant HC# 609 Nov. 1, 2005 – Oct. 15, 2006 Reporting Period	
		Total Number of Persons (Beneficiaries)	Total Number of LMI Persons (Beneficiaries)
First time homebuyer classes	<input checked="" type="checkbox"/> Family size and income information are collected from all clientele and at least 51% are LMI. <input type="checkbox"/> Clientele must be LMI to receive service. <input type="checkbox"/> Clientele are presumed to be LMI. Classification _____ (2)	185	106
Individual counseling	<input checked="" type="checkbox"/> Family size and income information are collected from all clientele and at least 51% are LMI. <input type="checkbox"/> Clientele must be LMI to receive service. <input type="checkbox"/> Clientele are presumed to be LMI. Classification _____ (2)	242	206
Outreach workshops and activities	<input checked="" type="checkbox"/> Family size and income information are collected from all clientele and at least 51% are LMI. <input type="checkbox"/> Clientele must be LMI to receive service. <input type="checkbox"/> Clientele are presumed to be LMI. Classification _____ (2)	99	89
Information and referrals	<input checked="" type="checkbox"/> Family size and income information are collected from all clientele and at least 51% are LMI. <input type="checkbox"/> Clientele must be LMI to receive service. <input type="checkbox"/> Clientele are presumed to be LMI. Classification _____ (2)	464	412
TOTALS -		990	813
PERCENTAGE (LMI users)/(total users) X 100 = %		82 % LMI	

NOTICE OF PUBLIC HEARING

Lane County is completing a Regional Housing Center project (HCS#509 & RHCA#609) CBBG) funded with Community Development Block Grant funds from the Oregon Economic and Community Development Department. The location of the projects is NEDCO, 783 Grant Street, Eugene OR 97402. It is estimated that the project has benefited at least 1150 persons whom 83% are low or moderate income.

This notice is to announce a second public hearing on this project will be held by the Lane County Board of Commissioners at (TIME) on November 8, 2006 in (LOCATION), 125 E 8th Avenue in Eugene.

The purpose of this hearing is for the Board of Commissioners to obtain citizen views about the project and to take comments about the local government's performance and performance of the subgrantee (NEDCO) as part of the grant close out process. Written comments are also welcome and must be received by (TIME) on November 8 at County Administration Office, 125 E 8th Avenue, Eugene OR 97401. Both oral and written comments will be reviewed by the Board of Commissioners.

The location of the hearing is accessible to persons with disabilities. Please contact the Human Resources Office at 541-682-3665 if you will need any special accommodations to attend or participate in the meeting.

More information about Oregon Community Development Block Grant Program and the project is available for public review at the County Administration Office during regular office hours. Advance notice is requested. If special accommodations are needed, please notify Mike McKenzie-Bahr at 541-682-4118 so the appropriate assistance can be provided.