



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: July 23, 2025

SUBJECT: Consideration of request to amend the ARPA grant agreement with Sisters Habitat for Humanity to revise the project's AMI threshold

RECOMMENDED MOTION:

Move approval of Document No. 2025-778 amending the grant agreement with Sisters Habitat for Humanity (Document No. 2022-154) to increase the AMI threshold to 80%.

BACKGROUND AND POLICY IMPLICATIONS:

Sisters Habitat for Humanity seeks an amendment to its the grant agreement with Sisters Habitat for Humanity (Document No. 2022-154) to increase the Area Median Income (AMI) threshold requirement from 60% to 80%.

In 2021, the Deschutes County Board of Commissioners awarded Sisters Habitat for Humanity an ARPA grant of \$800,000 to purchase lots for its affordable housing project in Sisters Woodlands. At the time, the project was proposed for Sisters families under the 60% AMI threshold. They have since purchased 10 lots and construction is underway.

For the six remaining available homes in this project, Sisters Habitat distributed 131 applications, none of which were returned due to the inability to qualify with lenders at the 60% AMI rate. With their experience in other projects using the 80% rate, Sisters Habitat has not encountered anywhere near the same level of difficulty getting qualified applicants. Sisters Habitat requests increasing the AMI threshold from 60% to 80% in order to reach qualified applicants. This increase is eligible under ARPA guidelines.

BUDGET IMPACTS:

None. Amendment 2025-778, attached, applies only a language revision to Exhibit A.

ATTENDANCE:

Peter Hoover, Executive Director Sisters Habitat for Humanity
Laura Skundrick, Management Analyst