

# Housing Stability Council

## MEETING MATERIALS PACKET



Bascom Village II  
Eugene Oregon

November 4, 2016  
9:00 a.m. – 1:00 p.m.  
Oregon Housing & Community Services  
Conference Room 124  
Salem, Oregon 97301





# Oregon

Governor Kate Brown

## Housing Stability Council

Oregon Housing and Community Services  
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Council Members:

Aubre L. Dickson, Chair  
Mayra Arreola  
Tammy Baney  
Michael C. Fieldman  
Anna Geller  
Zee D. Koza  
Marissa Madrigal  
Adolph "Val" Valfre, Jr.

### AGENDA

November 4, 2016

9:00 a.m.-1:00 p.m.

Oregon Housing and Community Services, Room 124 A&B  
725 Summer St NE, Salem OR 97301

Call-In: 1-877-273-4202; Participant Code: 4978330

	TIME	TOPIC	MOTION	ACTION
1.	9:00	<b>Meeting Called to Order</b> Roll Call		Call Roll
2.		<b>Introduction of New Director</b> <i>Val Valfre, Acting Chair, Housing Stability Council</i>		
3.		<b>Public Comment</b>		Comment
4.		<b>Draft Meeting Minutes</b> October 7, 2016		Approval
5.		<b>Consent Calendar for the Residential Loan Program</b> <i>Kim Freeman, Single Family Section Manager</i>	Page 14	Approval
6.		<b>Mental Health Housing NOFA Award Approvals</b> <i>Julie Cody, Assistant Director, Housing Finance</i> <i>Jackson Crisis Resolution Center, Medford / Columbia Care Services, Inc.</i> <i>Swing Lane Supportive Housing, Medford / Columbia Care Services, Inc.</i> <i>Eastside Campus Condo A, Portland / Central City Concern</i> <i>Douglas Fir Apartments, Tigard / Luke-Dorf Inc.</i> <i>Arthur Street Duplexes, Salem / Shangri-La</i>	Page 22 Page 24 Page 26 Page 28 Page 30	Approval
7.		<b>Report of the Director</b>		Report
8.		<b>Report of the Chair</b>		Report
9.	1:00	<b>Meeting Adjourned</b>		







October 7, 2016

### Oregon Housing Stability Council Meeting Minutes

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*Acting Chair Valfre called the meeting to order at 9:05 a.m.*

He then asked for the roll call.

Council member	Present	Excused	By Phone
Tammy Baney	X		
Aubre Dickson			X
Mike Fieldman			X
Anna Geller	X*		
Zee Koza	X		
Marissa Madrigal		X	
Acting Chair, Adolph "Val" Valfre	X		

*\*Joined the meeting in person at approximately 9:12 a.m.*

### **Public Comment**

Acting Chair Valfre opened the public comment period with a thank you to the region for inviting the Council to come and have their meeting in La Grande. He then asked Councilmember Koza to give introductions of those regional partners in attendance at the meeting. She called out two people individually: Jack Howard, Union County Commissioner and Pastor Colleen Nelson, from Zion Lutheran Church. She also mentioned several others: Andi Walsh, Debbie Votaw. Councilmember Koza then encouraged her fellow Councilmembers to find out why the pioneers turned around and came back to La Grande.

Acting Chair Valfre then opened the meeting for public comment. Councilmember Baney requested that those in attendance introduce themselves as part of the public comment period.

Andi Walsh and Jo Pedro-Frye, Center for Human Development (CHD) stepped up to provide comment. Ms. Walsh provided an overview of the individuals being served by CHD (mental health clients, county residents needing crisis services and those utilizing their respite facility). She then asked Ms. Pedro-Frye to give an overview of her work with their agency. Ms. Pedro-Frye is the jail diversion specialist and she shared that the biggest barrier they find is that the newly released people have nowhere to go and they often reoffend. Parole and probation can help with a few hotel nights but nothing long term. Another issue is that those with felonies do not qualify for HUD housing.

Amber Shuler then stepped forward to talk about her clients (mental health clients). Most of the available housing properties are managed by only one company, so when a client messes up they

are often not welcomed back to any apartments managed by that one company. She then told the Council that she would like to see more housing options available in the area for her clients.

Acting Chair Valfre asked if transitional housing or permanent housing would be helpful. Ms. Pedro-Frye said that yes both options would be helpful to their clients. She also told the Council that the communities were hesitant to welcome transitional housing for re-entry clients.

Councilmember Koza said that the different groups in the area are looking at trying to get the cities to condemn properties as options for new transitional and permanent housing.

Councilmember Baney asked if there was an emergency shelter in the area. The CHD staff told the Council that there was no emergency shelter in La Grande. She then asked if the local city or county had looked at their property rolls to determine if there was anything that could be developed for housing (partnering with Habitat for Humanity and looking at any tax foreclosed properties that were available, etc.). She then asked what the rental market was like in La Grande. The CHD staff told the Council that currently a 1 bedroom apartment averages about \$550/month and a 3 bedroom apartment averages about \$900-\$1000/month and availability varies depending on the time of year. CHD also provides some wrap-around services to their clients to help them find housing.

Union County Commissioner Jack Howard and Norm Cimon then came forward to address the Council. He asked the Council to remember that Union county is a full part of Oregon and that the problems in Portland are also problems here in Eastern Oregon. Mr. Howard shared with the Council that he believes that one big challenge he sees is that as a society we do not do enough to get people with disabilities in the room for discussions on services. Another challenge he sees is getting people to understand that affordable housing benefits everyone. Addressing economic development is also another key challenge. Addressing foreclosures before they happen to help mitigate the negative outcomes is another key challenge. Having a discussion about what it means to be caring and compassionate leaders in our country.

Norm Cimon then talked to the Council about the energy equity project he is currently working on. With the changes occurring in the power grids in our nation, he believes it would be a good idea to incorporate equitable energy (solar) into new affordable housing projects. The long-term result is that people are more likely to have lower energy costs from the day they move in.

Councilmember Geller asked how much money is going into the pockets of the people living in the homes with solar. Mr. Howard told the Council that the dollar amount was somewhere between \$56-60 (6-8% of their income) and was often dependent upon the time of year. The local utilities are very interested in participating in the project. Councilmember Baney asked how they could get more information about his project. Mr. Cimon will give his address to OHCS staff for distribution to the Councilmembers.

**Draft Meeting Minutes for Approval**

The meeting minutes from the September 9, 2016 meeting were distributed to Council members prior to the October 7, 2016 meeting and edits received were incorporated into the document presented with the corrections highlighted to the members present at the La Grande meeting. Acting Chair Valfre asked Council members if they had any additional edits or questions about the draft meeting minutes. Receiving none, he then called for a motion to approve the meeting minutes as presented. Councilmember Koza moved to approve and Councilmember Baney seconded the motion. Acting Chair Valfre called for a vote:

**September 9, 2016 Meeting Minutes:**

Council member	Motion	Yes	No	Abstain	Excused
Tammy Baney	2 <sup>nd</sup>	X			
Aubre Dickson		X			
Mike Fieldman		X			
Anna Geller		X			
Zee Koza	✓	X			
Marissa Madrigal					X
Acting Chair, Adolph “Val” Valfre		X			

**Vote: 6:0:0:1 | PASS**

**Consent Calendar** – for Approval

Residential Loans – **Kim Freeman**, *Single Family Section Manager*

Ms. Freeman provided the Council with an overview of the request for approval which can be found on pages 11-12 in the [meeting materials packet](#). Councilmember Baney said the consent calendar looked to be in order and she asked if any of the loans had anything out of the ordinary that Ms. Freeman wanted to point out. Ms. Freeman told the Council that the three loans all fell within the agency guidelines.

Acting Chair Valfre asked for a motion from the Council. Councilmember Baney moved to accept the consent calendar as presented and Councilmember Koza seconded the motion. Acting Chair Valfre called for the vote:

**Consent Calendar for Approval:**

Council member	Motion	Yes	No	Abstain	Excused
Tammy Baney	✓	X			
Aubre Dickson		X			
Mike Fieldman		X			
Anna Geller		X			
Zee Koza	2 <sup>nd</sup>	X			
Marissa Madrigal					X
Acting Chair, Adolph “Val” Valfre		X			

**Vote: 6:0:0:1 | PASS**

**Emergency Housing Assistance (EHA) & State Homeless Assistance Program (SHAP) for Real Estate Acquisition** – *Marilyn Miller, Homeless Services Section Manager*

Ms. Miller provided an overview of the proposal that can be found in the [packet](#) on pages 13-20. She identified the two main issues:

1. The funds have never been used for the acquisition of real property. The funds have always been used for services and activities.
2. The funds have never been used for permanent housing; only for emergency shelter.

Ms. Miller has been in talks with DOJ and collectively they believe a case can be made for acquisition within the parameters outlined in statute.

Interim Director Seguin told the Council that this policy change falls under the new direction of the Council as set out in legislation.

Councilmembers Koza liked the idea of immediacy that is provided in this recommendation and she is happy to see this topic come before the Council. Councilmember Geller said that this recommendation gives us a chance to directly impact people.

Councilmember Fieldman thanked Ms. Miller for all the work she put into the proposal and recommendation. He likes the idea of getting people into housing and helping them to not fall out of the bottom; to stabilize them in the housing they currently have. A few dollars on the front end can have a huge impact.

Councilmember Baney said that she worries a little bit about the strategy and the challenges. There are situational needs as well as chronic needs for housing in Oregon communities. Could this program look at purchasing existing homes with this program? How can we work better with our sister agencies to better address the issues of stability in affordable housing for Oregonians? She would like us to be conservative but not to the detriment of making good choices.

Councilmember Fieldman agreed with what Councilmember Baney said. He believes that as we go forward as a Council we need to make sure we keep things responsive and timely. It may take a while to get through the grant and approval processes. Right now for him in his region it takes up to two months to get appraisals and then you have to add in the time of the bank process. He is concerned that we will not be able to complete the process before the end of biennium on June 20, 2017. He wondered if it would be possible to move along quickly enough to meet the time line.

Acting Chair Valfre asked if passing this motion would prevent the Council from expanding the program in the future. Ms. Miller said that it would not.

Councilmember Geller wondered if this would help the agency break out of the silos of services and housing. It is a good thing to think outside the traditional box. Moving ahead will help us have a clear example to show the legislature. She thought it was good for the Council to consider

how to better house the recently released. It is good to consider what types of housing and services we should provide in the long-term.

Councilmember Koza said she wanted everyone to remember that we were the Oregon Housing “Stability” Council. She believes we need to use the stability lens on everything we do and asked that we make sure the solution we choose for today will also work tomorrow and into the future.

Councilmember Baney said she agreed with Ms. Koza. She then provided an example of an acquisition in Deschutes County. But she sees that the solutions are still missing addressing the whole spectrum. It may be worth exploring a partnership with OHA. Councilmember Geller thought it was important for the Council to address the whole spectrum from services to housing.

Acting Chair Valfre said that this solution would be acquired at the state level and then run in the local communities. Councilmember Baney asked about the restriction on the property. She thought 10 years was a bit light.

Ms. Miller then summarized the requirements and the application for the Council. The grantees want as much flexibility as possible. She would like direction from the council about the amount of flexibility and requirements.

Councilmember Geller asked about the 10-year requirement. Why was 10-years chosen? She believes that the life of the property would most likely be 25-years. Councilmember Baney said our money would not be the only funds in a facility. She thought the agency should put a timeline on the acquisition. Councilmember Geller did not want to see the properties sold too quickly and then no longer used as low income housing. Councilmember Koza said that it would be unusual for a homeless shelter to be unneeded in 10-years.

Acting Chair Valfre thought it would be a good idea to use a similar formula for affordability to keep the property available as long as possible.

Councilmember Fieldman said one of the reasons for the 10-year time frame was that the shorter term would make it easier for the developer to secure funding on the property. His agency would use the equity to reinvest in other low income projects.

Councilmember Koza asked if the agency would change the motion in any way based on the discussion. Interim Director Seguin said she thought she was hearing a few things that are important for the agency to look into. She does not think those things change the requested action for the Council. This is a new source and gives the agency a chance to do things differently. The agency will move forward conceptually and come back with updates for the Council; she does not believe the discussion changes the fundamentals of the motion.

Acting Chair Valfre asked about the timeline; when does Ms. Miller need a decision from the Council on this motion. Ms. Miller told the Council that the clock is ticking and it would help to have direction from the Council sooner rather than later. Acting Chair Valfre asked what would be done about permanent housing, would it be in a future recommendation? Interim Director

Seguin told the Council that the second paragraph of the motion addressed the issue of permanent housing.

Councilmember Baney asked about the DOJ opinion. Ms. Miller thought the agency could use the definition of service from DOJ to get through the acquisition question. There is nothing that she or DOJ could find that would indicate that EHA is allowed for permanent housing.

Councilmember Geller wanted to put on the record: She believes that the legislative intent was not to choose the method to get shelters up and going and then the permanent housing was not in the discussion she heard. Councilmember Baney wondered if the statute was open enough for the Council to consider other solutions (like purchasing existing homes for group homes). Ms. Miller said that traditionally, transitional housing is for a two-year period and that timeframe could allow the Council to consider other funding options for permanent housing.

Councilmember Baney then asked how long the affordability time period should be for each property. Councilmember Geller said she thought the time frame would depend upon the type of property.

Acting Chair Valfre said he thought that the 20-year term was a good option. The other Councilmembers in attendance in the room agreed.

**MOTION:** Direct staff to proceed with making the necessary amendments/waivers to current EHA and SHAP administrative rules and Operations Manual that would enable grantees to use the new funds for acquisition of homeless shelter facilities and transitional housing.

Due to the legal uncertainty and thus level of risk in allowing acquisition of permanent housing, I believe it would be prudent to ask for further DOJ statutory review and guidance (assuming the Council supports this direction) before determining whether or not it should be an allowable use of EHA funding. Ms. Miller told the Council that whatever limit was put on the property would help keep the money working for Oregonians.

Councilmember Koza made the motion found on page 16 of the meeting materials packet and Councilmember Baney seconded the motion. Acting Chair Valfre called for a vote.

**Use of new EHA and SHAP funding for acquisition:**

Council member	Motion	Yes	No	Abstain	Excused
Tammy Baney	2 <sup>nd</sup>	X			
Aubre Dickson		X			
Mike Fieldman			X		
Anna Geller		X			
Zee Koza	✓	X			
Marissa Madrigal					X
Acting Chair, Adolph "Val" Valfre		X			

**Vote: 5:1:0:1 | PASS**

*The council adjourned for a 5-minute break.*

*Acting Chair Valfre reconvened the meeting at 10:30 a.m.*

**Integrator Update** – *Kim Travis, Housing Integrator*

Ms. Travis provided an update on the work of the integrators to the Council. The three areas where she is concentrating her work are:

1. Re-entry: from incarceration or another institutional setting. Her work has been to partner with DOC and the Criminal Justice Commission. She is working on cataloging existing justice reinvestment programs by county and she plans to have the program cataloging completed within the next six months. You can access the Criminal Justice Commission website by clicking [here](#).
2. [Regional Solutions](#): there are two main projects. 1) Oregon solutions manufactured home park project (just completed); focus on distressed parks in Springfield in Lane County and mitigating homelessness from parks at risk of closing. You can access the Manufactured Communities Resource Center by clicking [here](#). 2) The Lents Stabilization and Job Creation Collaborative in Portland. The web page can be accessed by clicking [here](#). Two main goals are: floodplain mitigation and neighborhood stability. Ms. Travis is working to find out the best way for the state to engage in this project. 3) Housing planning by city and county; engaging with the communities and sharing data with the local community efforts.
3. Tribal Liaison and Relationships: She has been interacting with one of the clusters commissioned with addressing Community and Economic Development. She is working to get more housing and employment data from the tribes for the Statewide Housing Plan to assist with forming the plan. She will be attending quarterly meetings with the Northwest Indian Housing Association going forward. You may access their website by clicking [here](#). She also produces an annual Government to Government report which is due in December 2016.

Kenny LaPoint has been working with our OHA partners and plans to come and update the Council in the next few months.

She then opened the floor for questions from the Council.

Acting Chair Valfre said it sounds very exciting and important work. He is pleased to have Ms. Travis and Mr. LaPoint working for the agency. He asked how the counties could get the Justice Reinvestment dollars. Ms. Travis told the Council that every county is allocated an amount from the Criminal Justice Commission. He then asked where the toolkit was located. Ms. Travis told the Council that the toolkit could be accessed on the [website](#).

Councilmember Baney then said that using the Justice Reinvestment dollars was a great opportunity to align different state agencies. The savings are there but it is hard to get the savings back to the counties. She sees Kim as the hub where the different agencies can come together and share their objectives and goals and gain alignment. If we are not aligned, then there is a risk

of missed opportunities and waste of funds. Ms. Travis said that it is good to see how the different counties are working and how the agency can support that work. Councilmember Geller added that she appreciates the ways in which Ms. Travis and Mr. LaPoint are reaching out to the regions and counties. Councilmember Koza said that she appreciates her service.

**Partner Presentations** –

*Dale Inslee, Executive Director, Northeast Oregon Housing Authority (NEOHA)*

Thank you for inviting me to speak today. First he wanted to let the Council know that NEOHA provides services to four counties and that his team is full of people with very big hearts, who reach out to everyone they can.

He also shared with the Council some of the housing concerns that he and his staff address every day. The communities they serve are all unique and have their own set of obstacles to address, but the issues being faced in Portland are the same issues being faced by Oregonians in La Grande and the surrounding towns and counties.

- Missing out on funding when they do not meet ethnic diversity requirements (which cannot currently be met, due to the demographics in the area).
- Resources are at the limit: Affordable housing stock, the community and the housing support agencies are teetering on the edge; they are just one industry closure away from being pushed over the brink.
- Wearing many hats at the same time: delivering services and applying for grants and other funding. Working as advocates for those they serve.
- A single shoe does not fit every county.
- Often times their hands are tied by regulation complicating efforts to assist clients.
- Poverty concentration in neighborhoods which are old and well established. The building we are in today is a “break-out” development.
- Preconceived notions of community members about the clients served by his agency.
- Building support for low income housing in the community. Building empathy in the community to gain support. Subsidies and grants are a much needed and useful tool for his agency and other housing providers.
- Competing for available housing with established landlords and the college student population.

Mr. Inslee told the Council that he believes:

- The communities they serve are important.
- Their hearts for service drive their priorities.
- They are stifled by the large area they service and they are small in number.
- They are not as noticed given the location and size of the community.

He has a theory that people are migrating Eastward in the state because resources are tapped out in the Western part of the state. He believes it would be wise to make plans for this migration.

Councilmember Koza said that NEOHA are simply heroes. What they are doing is great. They have heart and integrity. The work done here at this location clearly was money well spent.

Councilmember Baney asked if there was anything Mr. Inslee wanted the Council to consider or do for them. Mr. Inslee said he would like the Council to not paint all small housing authorities with the same wide brush. For example, do not assume that construction costs are less in Eastern Oregon, the construction workers and equipment come from the Western part of the state.

If an application comes in it cannot always be “stamped” with a 9% Low-Income Housing Tax Credit (LIHTC). Just don’t assume that a developer or a community has to go big or not go at all.

Take an opportunity to consider something other than 4% or 9% LIHTC for developments in smaller communities.

Look for a concession for small agencies applying for grants that would sell their concept. Councilmember Geller told Mr. Inslee that it is hard for the Council and the agency to make concessions. Maybe the agency and the Council can consider “context” for an area when applications are made for funding, especially in the rural regions of Oregon.

Acting Chair Valfre told Mr. Inslee that he appreciates all the work he does in his large service area and that he is a credit to his community and clients. Councilmember Geller asked Mr. Inslee who the general contractor was for the construction of Blue Springs Crossing. Mr. Inslee told the Council that LMC was the general contractor and the partner developer was Guardian.

*Margaret Davidson, Executive Director, Community Connections of Northeast Oregon (CCNO) & Debbie Votaw, Manager, Housing Resource Center and HUD Housing Counseling Center*

Ms. Davidson began her time by outlining some key features of her agency and the services they provide, calling out a few to illustrate:

- They are a CAP (Community Action Partnership Agency); helping clients find the services they need.
- They are the Area agency on aging: providing non-Medicaid programs that serve seniors.
- They are one of the special needs transportation providers in the region.

Ms. Davidson told the Council that her agency is a multi-faceted agency, serving a broad cross-section of the community. She views the work they do as “three legs of the stool”. It takes all the legs to support rural communities and maximize the impact. Solid infrastructure and field staff in all of the areas they serve, preventing and minimizing silos. She told the Council that her agency serves four counties in Northeastern Oregon (Baker, Grant, Union and Wallowa) and was established in 1969. She has found people don’t recognize them unless and until they need services. Currently their focus is on services, but they have participated in housing projects in the past which provided a solid financial foundation for the agency.

She reviewed with the Council the broad spectrum of services they provide to the communities they serve.

- Manage a \$2.5 million loan portfolio
- Distributed 1 million pounds of food to low-income, seniors and others
- Made and delivered 130,000 meals to seniors, children in the summer lunch program and through their catering operation
- Provided 80,000 rides with a fleet of 30 busses
- Provided 30,000 hours of child care with before and after school programs
- Answered 28,000 phone calls per year looking for services and information
- Provided 15,000 hours of in-home care for seniors
- Assisted 5,000 people with rent and utilities
- Assisted 775 people with homeownership issues
- Provided Health Promotion Programs (workshops on: Diabetes, Chronic Pain, Chronic conditions, etc.)
- Provide “Rides to Wellness” in Partnership with the local Coordinated Care Organization (CCO): same-day rides to health appointments

Ms. Davidson then outlined the challenges the CCNO is facing:

- Never enough money
- Lack of housing
- Client poor rental history
- Seeing more people and seniors with mental health issues
- Finding they have to walk away from some needs in mobile home parks (no funding currently)

Councilmember Geller shared that she believes the reason Ms. Davidson is so successful is that she has expectations and she shares those with her partners and she plans ahead.

Ms. Votaw then provided a briefing on some of the work she does for CCNO. She works with clients to help them purchase a home for the first time. She works the entire spectrum in this area from pre-purchase to foreclosure avoidance and believes the key to success is budgeting education and training. She teaches a foundational budgeting class in the community and has had great success with it. Ms. Votaw told the Council that if she listens closely enough to her clients a solution can usually be found.

### **Report of the Interim Director –**

Ms. Seguin officially informed the Council that Margaret Salazar would be coming to the agency as the new Director effective November 1, 2016. Ms. Seguin then thanked the Council for their support during her tenure as the Interim Director.

Calendar updates for the remainder of 2016. The agency will be hosting the following meetings to bring the various recommendations for approval to the Council.

- November 4, 2016 – this meeting is for the Mental Health Housing NOFA
- November 18, 2016 – this meeting is for the 9% LIHTC and HOME NOFAs
- November 30, 2016 – this is a special teleconference for 1-2 4% LIHTC deals
- December 16, 2016 – Regular meeting moved to mid-December
- January 6, 2017 – this meeting is for the LIFT NOFAs

Councilmember Baney told Ms. Seguin that she has multiple other commitments on November 18 and she will not be able to participate in person. She would like to explore ways in which she could participate in the NOFA approval process and will work with agency staff to facilitate her participation on 11/18/16.

The agency recognized that we were not able to get weatherization dollars out to those who need it using our current NOFA process, so we are moving forward with a new process for dispersing weatherization dollars for MF low-income housing. The agency has issued an RFP and will be choosing a 3<sup>rd</sup> party to disperse the dollars for us and the plan is to bring the selected contractor before the Council for an introduction at the December meeting.

**Report of the Acting Chair –**

Acting Chair Valfre offered thanks and appreciation for her work during this interim time on behalf of the entire Council. The other Councilmembers agreed with his comments. He also offered his thoughts and best wishes to Aubre Dickson who was on the phone. He then thanked all of those in attendance for coming to the meeting today. He also thanked, Dale Inslee for hosting the Council meeting today.

*Chair Valfre adjourned the meeting at 12:10pm.*

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Val Valfre, Acting Chair  
Housing Stability Council

11/04/2016

Date

\_\_\_\_\_  
Margaret Solle Salazar, Director  
Oregon Housing and Community Services

11/04/2016

Date





# Oregon

Governor Kate Brown

## Housing and Community Services

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**Date:** 10/25/2016

**To:** Housing Stability Council

**From:** Kim Freeman, Single Family  
Section Manager

**Re:** Residential Loan Program

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### **Recommended Motion:**      **Housing Stability Council approves the Consent Calendar**

**Background:** State statutes require the Housing Stability Council to establish a single family loan threshold for loans to be review and approved prior to purchase. The current threshold for single family loans includes all loans equal to or greater than 75% of the applicable area program purchase price limit, or \$190,000, whichever is greater.

**Considerations:**

1. The loan(s) under consideration is greater than or equal to 75% of the applicable area program purchase or \$190,000, whichever is greater.
2. Staff has reviewed all of the following loan files and concluded that the borrowers and properties meet all relevant program guidelines for the Residential Loan Program. All required documents have been properly executed, received, and the loans have been approved for purchase. In addition to being approved by staff, the loan files have been underwritten by the applicable lenders and are insured by either FHA (FB), Rural Development (RG), or Uninsured (U) with a loan-to-value of 80% or less.

	Loan Amount	Purchase Price Limit	75% of Purchase Price Limit or Max	Monthly Mortgage Payment
Loan #1	\$245,373.00	\$312,368.00 Targeted Josephine County	\$234,276.00	\$1,317.43
Loan #2	\$261,515.00	\$312,368.00 Targeted Josephine County	\$234,276.00	\$1,275.46
Loan #3	\$328,932.00	\$346,987.00 Non-Targeted Multnomah County	\$260,240.00	\$2,002.68
Loan #4	\$262,897.00	\$346,987.00 Non-Targeted Washington County	\$260,240.00	\$1,600.76



1

			<u>Lender</u>	GUILD MORTGAGE COMPANY	
			<u>Purchase Price</u>	249,900.00	<u>Note Amount</u> 245,373.00
			<u>Cost Limit</u>	312,368.00	<u>Principal Balance</u> \$ 245,373
<u>Property City</u>	GRANTS PASS	OR 97526	<u>Appr. Value</u>	\$ 251,000	
			<u>Year Built</u>	1976	
<u>Hshld. Income</u>	\$ 37,440		<u>Living Area (Sq. Ft.)</u>	2,000	<u>Loan-to-Value</u> 97%
<u>Income Limit</u>	\$ 87,640		<u>Lot Size (Sq. Ft.)</u>	217,800	<u>Insurance Type</u> FB
<u>% of Income Limit</u>	42.72%		<u>Cost per Sq. Ft.</u>	\$ 124.95	<u>Rate</u> 2.875%
<u>Prior Ownership Yes (Y) or No (N)</u>	N		<u>New (N) or Existing (E)</u>	E	
			<u>Construction Style</u>	One Story	

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			<u>Lender</u>	GUILD MORTGAGE COMPANY	
			<u>Purchase Price</u>	258,900.00	<u>Note Amount</u> 261,515.00
			<u>Cost Limit</u>	312,368.00	<u>Principal Balance</u> \$ 261,515
<u>Property City</u>	GRANTS PASS	OR 97527	<u>Appr. Value</u>	\$ 262,000	
			<u>Year Built</u>	1966	
<u>Hshld. Income</u>	\$ 66,122		<u>Living Area (Sq. Ft.)</u>	1,554	<u>Loan-to-Value</u> 103%
<u>Income Limit</u>	\$ 75,120		<u>Lot Size (Sq. Ft.)</u>	71,874	<u>Insurance Type</u> RG
<u>% of Income Limit</u>	88.02%		<u>Cost per Sq. Ft.</u>	\$ 166.60	<u>Rate</u> 2.875%
<u>Prior Ownership Yes (Y) or No (N)</u>	N		<u>New (N) or Existing (E)</u>	E	
			<u>Construction Style</u>	One Story	

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3

			<u>Lender</u>	GUILD MORTGAGE COMPANY	
			<u>Purchase Price</u>	335,000.00	<u>Note Amount</u> 328,932.00
			<u>Cost Limit</u>	346,987.00	<u>Principal Balance</u> \$ 328,932
<u>Property City</u>	GRESHAM	OR 97080	<u>Appr. Value</u>	\$ 335,000	
			<u>Year Built</u>	2008	
<u>Hshld. Income</u>	\$ 52,896		<u>Living Area (Sq. Ft.)</u>	2,234	<u>Loan-to-Value</u> 97%
<u>Income Limit</u>	\$ 96,954		<u>Lot Size (Sq. Ft.)</u>	5,088	<u>Insurance Type</u> FB
<u>% of Income Limit</u>	54.56%		<u>Cost per Sq. Ft.</u>	\$ 149.96	<u>Rate</u> 3.375%
<u>Prior Ownership Yes (Y) or No (N)</u>	N		<u>New (N) or Existing (E)</u>	E	
			<u>Construction Style</u>	Two Story	

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4

			<u>Lender</u>	HOMESTREET BANK	
			<u>Purchase Price</u>	267,748.00	<u>Note Amount</u> 262,897.00
			<u>Cost Limit</u>	346,987.00	<u>Principal Balance</u> \$ 262,897
<u>Property City</u>	HILLSBORO	OR 97123	<u>Appr. Value</u>	\$ 270,000	
			<u>Year Built</u>	1955	
<u>Hshld. Income</u>	\$ 77,123		<u>Living Area (Sq. Ft.)</u>	1,092	<u>Loan-to-Value</u> 97%
<u>Income Limit</u>	\$ 96,954		<u>Lot Size (Sq. Ft.)</u>	6,970	<u>Insurance Type</u> FB
<u>% of Income Limit</u>	79.55%		<u>Cost per Sq. Ft.</u>	\$ 245.19	<u>Rate</u> 3.375%
<u>Prior Ownership Yes (Y) or No (N)</u>	N		<u>New (N) or Existing (E)</u>	E	
			<u>Construction Style</u>	One Story	

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# Oregon

Governor Kate Brown

## Housing and Community Services

North Mall Office Building  
725 Summer St NE, Suite B  
Salem, OR 97301-1266

PHONE: (503) 986-2000

FAX: (503) 986-2020

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[www.ohcs.oregon.gov](http://www.ohcs.oregon.gov)

Date: November 4, 2016

To: Housing Stability Council Members  
Margaret Solle Salazar, Director

From: Heather Pate, Multifamily Finance Section Manager

Re: Mental Health Housing Funds

### **Background**

The 2015 Legislature added a note to Oregon Housing and Community Services (OHCS) budget for \$20 million in proceeds from lottery-backed bonds to be used for housing development. The budget note directed OHCS and the Oregon Health Authority (OHA) to partner in awarding these funds to projects that will target individuals with Serious Mental Illness or Addiction disorders.

The note directed OHA to hold a stakeholder workgroup that would be responsible for providing OHCS with recommendations on project priorities that would be used in the NOFA development. The workgroup met in September 2015 and OHA provided OHCS with a list of recommendations regarding the funding process, eligible activities and priorities in November 2015.

The Mental Health Housing NOFA was published, in June 2016 with applications due at the end of August 2016.

### **Mental Health Housing Parameters**

Eligible activities as recommended by the stakeholder group included:

1. Housing for individuals with a Serious Mental Illness (SMI) who are able to live independently in supported and/or supportive housing with appropriate and available supportive services. Support housing for SMI can only have a set aside of up to 25% of the total units in a project for this population.
2. Housing for individuals with a Substance Use Disorder (SUD)
3. Crisis Respite housing for individuals with an SMI.

Project sponsors or applicants could request mental health funds of up to 25% of the total development costs of their proposed project.

Services for these populations vary in need and type:

- Residents in supported housing for SMI can enjoy services that are provided but these services are not mandatory to the housing.
- Supportive housing for individuals with SMI requires certain service participation to help these residents manage successfully in their housing.
- Crisis Respite is a residential setting that provides a bed and associated services to individuals for up to 30 days, crisis respite also does not require a lease as it's not housing provided for a permanent situation.

Costs for the services in these properties are either a collaboration of entities or the housing provider is also the mental health provider offering the services.



Funding allocations for each type of housing, as set by the recommendations of the stakeholder group:

1. Supported Housing (mental health)
  - a. Metro \$5 million
  - b. Non-metro \$5 million
2. Supported Housing (addictions disorders) \$5 million
3. Supportive Housing/Transitional \$2.5 million
4. Crisis Respite Housing \$2.5 million

The recommendations total \$3,761,579. That leaves a balance of \$16,238,421 to allocate. Oregon Health Authority (OHA) has reconvened the stakeholder group. A meeting is scheduled for Thursday November 3<sup>rd</sup> to have a discussion around next steps for the available funds.

**2016 MENTAL HEALTH HOUSING NOFA  
APPLICANT LIST**

PROJECT NAME	PROJ CITY	SET ASIDE	PROJ CITY	COUNTY	SPON/OWNER NAME	MHHF \$	TOTAL PROJECT COST	TEST <25% TOTAL DEV COST	TYPE	SERVICES	TOTAL UNITS
Arthur Street Duplexes	Eugene	SMI	Eugene	Lane	Shangri-La	\$41,125	\$172,500	43,125	A	SPMI	2
Douglas Fir Apts	Portland	SMI	Portland	Multnomah	Luke-Dorf Inc	\$417,531	\$1,670,126	417,532	NC	SPMI	15
Eastside Campus Condo A	Portland	SMI/SUD	Portland	Multnomah	Central City Concern	\$2,500,000	\$17,628,792	4,407,198	NC		123
Eastside Campus Condo B	Portland	CR/SMI	Portland	Multnomah	Central City Concern	\$2,500,000	\$2,823,250	705,813	NC	SPMI	52
Jackson Crisis Resolution Center	Medford	CR	Medford	Jackson	Columbia Care Services Inc	\$550,084	\$2,200,635	550,159	NC	SPMI	12
Swing Lane Supportive Housing	Medford	SMI	Medford	Jackson	Columbia Care Services Inc	\$252,839	\$1,011,356	252,839	NC	SPMI	8
Willamette Family Treatment Hsg	TBD	SUD			Willamette Family Inc			0	A		1
						<b>\$6,261,579</b>	<b>\$25,506,659</b>				<b>213</b>

# Mental Health Housing Funds Recommendations

## Supported Housing (Mental Health)

<b>Metro</b>	<b>Request</b>
Douglas Fir	\$417,531
Eastside Campus Condo A	<u>\$2,500,000</u>
Total Request	\$2,917,531
Set Aside	<u>\$5,000,000</u>
<b>Available</b>	<b><u>\$2,082,469</u></b>

## Non-Metro

Arthur Street Duplexes	<u>\$41,125</u>
Total Request	\$41,125
Set Aside	<u>\$5,000,000</u>
<b>Available</b>	<b><u>\$4,958,875</u></b>

SMI Supported Housing	
Metro	Non-Metro
\$2,082,469	\$4,958,875

<b>Supported Housing (Addiction Disorders)</b>	<u>\$0</u>
Total Request	\$0
Set Aside	<u>\$5,000,000</u>
<b>Available</b>	<b><u>\$5,000,000</u></b>

SUD Supported Housing
\$5,000,000

## Supportive/Transitional (both)

Swing Lane Supportive Housing	<u>\$252,839</u>
Total Request	\$252,839
Set Aside	<u>\$2,500,000</u>
<b>Available</b>	<b><u>\$2,247,161</u></b>

SMI/SUD Supportive Housing
\$2,247,161

## Crisis Respite

Jackson Crisis Resolution Center	\$550,084
Total Request	\$550,084
Set Aside	<u>\$2,500,000</u>
<b>Available</b>	<b><u>\$1,949,916</u></b>

Crisis Respite
\$1,949,916

1. Willamette Valley Treatment Housing did not meet threshold and did not move to scoring.
2. Eastside Condo B did not meet minimum scoring criteria to be recommended for funding.



## Multi-Family Development Project Summary

### OHCS 2016 Mental Health Notice of Funds Availability (NOFA)

PROJECT SUMMARY			
Project Name:	Jackson Crisis Resolution Center	Project Number:	#6
Project Address:	Juanipero Way, Parcel ID:10975358 Medford, OR 97504	County:	Jackson
Sponsor Name:	ColumbiaCare Services, Inc.	Total # of Units:	12
Target Population:	CR	Construction Type:	NC
		# of Years Affordable:	60

SOURCES & USES			
SOURCES		USES	
OHCS MHF:	\$550,084.00	Acquisition Costs:	\$800,000.00
		Construction Costs:	\$1,228,310.00
		Development Costs	\$172,325.00
Local Government Resources:	1 2	<b>TOTAL USES:</b>	<b>\$2,200,635.00</b>
Mortgage Loan(s):	\$1,650,251.00	Construction Costs Per Unit:	\$0.00
Tax Credit Equity:		Construction Cost Per SqFt:	\$179.00
Other Funds:		<b>Total Cost Per Unit:</b>	<b>\$0.00</b>
Cash:	\$300.00		
<b>TOTAL SOURCES</b>	<b>\$2,200,635.00</b>		
Other Non-Cash Contributions:			

NARRATIVE(S)	
Project Description:	<p>The JCRC is a proposed new construction, single-story Garden House style building consisting of 12 units of Subacute Crisis Respite Housing, fully licensed, Class II Residential Treatment Facility. As a Class II facility, it will have a locked periphery (doors, windows, and fence) but will not have seclusion and restraint capability. The facility will be a low stimulation, home-like environment that can serve up to 12 Individuals, and it will be designed to insure flexibility in accommodating an ever-changing mixture of gender, clinical acuity, and sociability.</p> <p>The JCRC is intended to serve as a treatment alternative to acute psychiatric hospitalization, be it serving as: An alternative to an emergency room visit or admission, Taking people directly from the hospital psychiatric unit to limit hospital bed day usage ('step down'); or Avoiding situations that create hospital risk in the first place ('respite').</p>
Sponsor/Developer Profile & History:	ColumbiaCare has designed, developed (built or remodeled), and/or operates 24 licensed residential treatment programs, two crisis respite treatment foster care home serving children and adolescents, 21 community-based Supportive Housing programs, and 7 DOJ Supported Housing programs serving more than 250 clients at any given time across the State of Oregon, Washington and Idaho.



## Multi-Family Development Project Summary

### OHCS 2016 Mental Health Notice of Funds Availability (NOFA)

	<p>The JCRC is just one, albeit currently missing, piece of the continuum of care that citizens of Oregon and OHP Enrollees deserve. It is not intended to replace existing services but rather to provide a safe and inexpensive alternative to hospitalization and Jail.</p>
<p>Resident Services and Committed Partnerships for Successful Residency:</p>	<p>Individuals at the JCRC will be provided with thorough crisis assessment, medication stabilization and 'bridge' medications while awaiting treatment in the community, as well as focused crisis treatment such as Motivational Interviewing, Solution Focused Cognitive Behavioral Therapy, and Peer Support. They will also actively plan discharges to include housing, medications, entitlements, a 'warm hand-off' to community providers, and telephone or written follow up after discharge</p> <p>Letters of support have been received from AllCare Health, Jackson Care Connection, Jackson County Health &amp; Human Services as well as the Department of Veterans Affairs.</p>
<p>Motion:</p>	<p>To approve a Mental Health Housing grant reservation in an amount up to \$550,084.00 to ColumbiaCare Services, Inc. for the New Construction of Jackson Crisis Resolution Center, located in the City of Medford, Jackson County, Oregon. Reservation is contingent on meeting all program requirements and conditions of the Reservation.</p>
<p>Conditions:</p>	<p>Meet all programmatic, reservation letter and OHCS requirements.</p>



## Multi-Family Development Project Summary

### OHCS 2016 Mental Health Notice of Funds Availability (NOFA)

PROJECT SUMMARY			
Project Name:	Swing Lane Supportive Housing	Project Number:	#7
Project Address:	766 Swing Lane Medford, OR 97501	County:	Jackson
Sponsor Name:	ColumbiaCare Services Inc	Total # of Units:	8
Target Population:	SMI	Construction Type:	New Construction
		# of Years Affordable:	60

SOURCES & USES			
SOURCES		USES	
OHCS MHF:	\$252,839.00	Acquisition Costs:	\$135,000.00
		Construction Costs:	\$814,556.00
		Development Costs	\$61,800.00
Local Government Resources:	1	<b>TOTAL USES:</b>	<b>\$1,011,356.00</b>
	2	Construction Costs Per Unit:	\$101,819.00
Mortgage Loan(s):	\$623,507.00	Construction Cost Per SqFt:	\$111.00
Tax Credit Equity:		<b>Total Cost Per Unit:</b>	<b>\$126,419.00</b>
Other Funds:			
Cash:			
Land	\$135,000.00		
<b>TOTAL SOURCES</b>	<b>\$1,011,356.00</b>		
Other Non-Cash Contributions:			

NARRATIVE(S)	
Project Description:	Swing Lane Supportive Housing is a proposed new construction, Three (3) multi-storied Townhouse style facility, consisting of 8 units (five (5) 2-bedroom and two (2) 3-bedroom and one (1) managers unit) of intensive Supportive Housing program capable of housing and supporting high needs clients independently in the community. Rents on the 2-bedroom units not exceed 30% AMI while the 3-bedroom units will not be charged rents. Funding for the 3-bedroom units will be received through service payment from Jackson Care Connect (a subsidiary of CareOregon).
Sponsor/Developer Profile & History:	<p>ColumbiaCare has designed, developed (built or remodeled), and/or operates 24 licensed residential treatment programs, two crisis respite treatment foster care home serving children and adolescents, 21 community-based Supportive Housing programs, and 7 DOJ Supported Housing programs serving more than 250 clients at any given time across the State of Oregon, Washington and Idaho.</p> <p>The JCRC is just one, albeit currently missing, piece of the continuum of care that citizens of Oregon and OHP Enrollees deserve. It is not intended to replace existing services but rather to provide a safe and inexpensive alternative to hospitalization and Jail.</p>



## Multi-Family Development Project Summary

### OHCS 2016 Mental Health Notice of Funds Availability (NOFA)

<p style="text-align: center;">Resident Services and Committed Partnerships for Successful Residency:</p>	<p>ColumbiaCare Services is proposing to serve the population classified as persons with a seriously mental illness. By partnering with Jackson Care Connect the project will be able to serve individuals that are traditionally considered “high needs” and, in general, have required residential or even state hospital levels of care. These will also be individuals who are unable to afford housing without assistance, as the rental market rates have far surpassed their income sources (such as SSI/D).</p> <p>ColumbiaCare Services intends to have staff onsite seven days a week, 16 hours a day (with overnight coverage also available in the case of emergencies or crisis). Our dedicated <b>Qualified Mental Health Professional (QMHP)</b> will be meeting with each client upon admission to help establish treatment needs, and will revisit these treatment goals with each client a minimum of every 6 months. During these reviews, progress will be evaluated, barriers identified and discussed, and adjustments made as needed (all in direct collaboration with the clients, of course). The services outlined in each treatment plan will be delivered by our <b>Qualified Mental Health Assistant (QMHA)</b> and Peer Support Staff, as well as some by the QMHP directly. These services will likely be delivered in a multitude of locations, including the client’s apartment, the staff office and in the greater community. We anticipate providing a lot of specific services around the areas of independent living, including, but not limited to, apartment maintenance, budgeting, cook and cleaning, community integration, accessing services in the community, utilizing public transportation and socialization.</p>
<p style="text-align: center;">Motion:</p>	<p>To approve a Mental Health Housing grant reservation in an amount up to \$252,839.00 to ColumbiaCare Services for the New Construction of Swing Lane Supportive Housing, located in the City of Medford, Jackson County, Oregon. Reservation is contingent on meeting all program requirements and conditions of the Reservation.</p>
<p style="text-align: center;">Conditions:</p>	<p>Meet all programmatic, reservation letter and OHCS requirements.</p>



## Multi-Family Development Project Summary

### OHCS 2016 Mental Health Notice of Funds Availability (NOFA)

PROJECT SUMMARY			
Project Name:	Eastside Campus Condo A	Project Number:	#4
Project Address:	25 NE 122 <sup>nd</sup> Ave Portland, OR 97230	County:	Multnomah
Sponsor Name:	Central City Concern	Total # of Units:	123
Target Population:	SUD	Construction Type:	NC
		# of Years Affordable:	60

SOURCES & USES			
SOURCES		USES	
OHCS MHF:	\$2,500,000.00	Acquisition Costs:	\$2,313.00
LIWX	\$150,000.00	Construction Costs:	\$13,806,704.00
		Development Costs	\$3,819,775.00
Local Government Resources:	1 2	<b>TOTAL USES:</b>	<b>\$17,628,792.00</b>
Mortgage Loan(s):		Construction Costs Per Unit:	\$112,250.00
Tax Credit Equity:	LIHTC 4% \$5,195,950.00	Construction Cost Per SqFt:	\$310.00
Deferred Dev. Fee:	\$435,328.00	<b>Total Cost Per Unit:</b>	<b>\$143,324.00</b>
Solar Tax Credits	\$250,000.00		
Private Investment	\$9,047,514.00		
Cash	\$50,000.00		
<b>TOTAL SOURCES</b>	<b>\$17,628,792.00</b>		
Other Non-Cash Contributions:			

NARRATIVE(S)	
Project Description:	Located in the heart of East Portland adjacent to the E 122nd Ave MAX light rail station, the Eastside Campus Condo A is a proposed medical facility with 123 units of special needs housing focusing on medical and mental health recuperative care and recovery oriented housing. The project will offer transitional housing to individuals discharging from higher levels of care and individuals who are newly engaged in treatment and recovery but do not have adequate housing options. This housing will be combined with intensive case management and clinical services as well as supported employment, benefits counseling, and housing placement services providing the stability and support necessary to advance stabilization and begin rebuilding lives.
Sponsor/Developer Profile & History:	Central City Concern has been developing and managing affordable housing since 1979. Over the past 12 years, CCC has overseen a diverse array of development activity amounting to over \$180M and including 1,549 units of affordable housing created or preserved, as well as over 220,000 SF of commercial and medical space constructed or rehabilitated. CCC's portfolio is very diverse and ranges from historic SRO hotels to mid-century garden-style apartments to concrete frame mid-rise apartments to in-patient and out-patient medical facilities. CCC has also overseen the adaptive conversion of both small and large hotels into affordable multi-family apartments.
Resident Services and Committed Partnerships:	Central City Concern will provide the on-site Resident Services and Property Management, along with program staffing for the Recuperative Care Program. Individuals



## Multi-Family Development Project Summary

### OHCS 2016 Mental Health Notice of Funds Availability (NOFA)

for Successful Residency:	<p>residing in housing at Eastside will also be eligible for expedited enrollment with Central City Concern health care programs offered in the on-site Eastside Health Center as well as other locations such as the Old Town Recovery Center, Old Town Clinic, Hooper Detoxification and Stabilization Center, and other locations.</p> <p>For referrals into SUD transitional housing, Central City Concern intends to develop referral agreements with SUD treatment providers in the community who provide detoxification and residential care, in order to identify individuals transitioning into outpatient services and seeking the additional support of recovery housing.</p>
Motion:	<p>To approve a Mental Health Housing grant reservation in an amount up to \$2,500,000 in Mental Health Housing Funds and \$150,000 in Weatherization funds to Central City Concern for the New Construction of Eastside Campus Condo A, located in the City of Portland, Multnomah County, Oregon. Reservation is contingent on meeting all program requirements and conditions of the Reservation.</p>
Conditions:	<p>Meet all programmatic, reservation letter, and OHCS requirements.</p>



## Multi-Family Development Project Summary

### OHCS 2016 Mental Health Notice of Funds Availability (NOFA)

PROJECT SUMMARY			
Project Name:	Douglas Fir Apartments	Project Number:	01
Project Address:	6449 SE 128th Ave Portland, OR 97236	County:	Multnomah
Sponsor Name:	Luke-Dorf Inc	Total # of Units:	15
Target Population:	SMI	Construction Type:	Non-Elevator Multi-story
		# of Years Affordable:	60

SOURCES & USES			
SOURCES		USES	
OHCS MHF:	\$417,531.00	Acquisition Costs:	\$101,750.00
OHA HSD Grant	\$275,000.00	Construction Costs:	\$1,295,250.00
		Development Costs	\$273,125.00
Local Government Resources:	1	<b>TOTAL USES:</b>	<b>\$1,670,125.00</b>
	2	Construction Costs Per Unit:	\$86,350.00
Mortgage Loan(s):	\$605,114.00	Construction Cost Per Sq Ft:	\$200.00
Tax Credit Equity:		<b>Total Cost Per Unit:</b>	<b>\$111,342.00</b>
Other Funds:			
Meyer Memorial Trust	\$250,000.00		
Land	\$98,750.00		
Applicant Cash	\$23,730.00		
<b>TOTAL SOURCES</b>	<b>\$1,670,125.00</b>		
Other Non-Cash Contributions:			

NARRATIVE(S)	
Project Description:	<p>Douglas Fir Apts is a proposed One (1) non-elevator 2-storied wood/light guage metal constructed building composed of 15 Studio units (400 SqFt per unit) with common areas for laundry, community room and office. 4 units will receive project-based rental assistance through the RAP Program.</p> <p>The prospective residents for this project are adults with serious mental illness such as schizophrenia, affective disorders, and refractory depression or paranoia; whose previous living experience has been either an institutional setting such as a state hospital or residential treatment facility, or street-level homelessness.</p>
Sponsor/Developer Profile & History:	<p>Luke-Dorf has a long history of successfully working through the difficult challenges of varying needs of all stakeholders concerning the development of low income supported housing. Luke-Dorf has completed seven building projects in the past, with all work completed according to the promised timeline and within budget estimates. Luke-Dorf will partner with the architecture firm of Scott Edwards Architecture, LLC, to manage the design and technical aspects of the proposed project. Scott Edwards is the designer of the Safe Haven facility, Hartner House, and Sandy Apartments and has established an integrated vision for this project and has created a set of preliminary building plans. All plans, specifications, negotiating of contracts, change orders and payment requests will be</p>



## Multi-Family Development Project Summary

### OHCS 2016 Mental Health Notice of Funds Availability (NOFA)

	<p>coordinated in collaboration with Scott Edwards Inc.</p> <p>Since 2003 Luke-Dorf has developed a wide continuum of housing options including nine licensed residential homes and multiple Permanent Supportive Housing and Transitional Housing projects with a total of over 100 units.</p>
<p style="text-align: center;">Resident Services and Committed Partnerships for Successful Residency:</p>	<p>Services likely required for this population will include: help with access to mental and physical health services, crisis planning, access to benefits, housing and utility costs (especially move-in), food, transportation, household goods, and social supports. This population often requires assistance and skills training in the areas of budgeting, meal planning and grocery shopping, how to navigate the transportation system, medication management, household maintenance, and communications (particularly with neighbors and landlords).</p> <p>They propose to provide the assistance of Case Managers, Assistant Case Managers, and Peer Support Specialists to help residents connect with services (both internal and external to Luke-Dorf) and to learn living skills that will help them retain housing and support well-being.</p>
<p style="text-align: center;">Motion:</p>	<p>To approve a Mental Health Housing grant reservation in an amount up to \$417,531 to Luke-Dorf, Inc. for the new construction of Douglas Fir Apartments, located in the City of Portland, Multnomah County, Oregon. Reservation is contingent on meeting all program requirements and conditions of the Reservation.</p>
<p style="text-align: center;">Conditions:</p>	<p>Meet all programmatic, reservation letter, and OHCS requirements.</p>



## Multi-Family Development Project Summary

### OHCS 2016 Mental Health Notice of Funds Availability (NOFA)

PROJECT SUMMARY			
Project Name:	Arthur Street Duplexes	Project Number:	#2
Project Address:	1533/1543 Arthur Street Eugene, OR 97402	County:	Lane
Sponsor Name:	Shangri-La	Total # of Units:	2
Target Population:	SMI	Construction Type:	Acq/Rehab
		# of Years Affordable:	60

SOURCES & USES			
SOURCES		USES	
OHCS MHF:	\$41,125.00	Acquisition Costs:	\$164,500.00
		Construction Costs:	\$0.00
		Development Costs:	\$8,000.00
Local Government Resources:	1 2	<b>TOTAL USES:</b>	<b>\$172,500.00</b>
		Construction Costs Per Unit:	\$0.00
Mortgage Loan(s):	\$123,375.00	Construction Cost Per SqFt:	\$0.00
Tax Credit Equity:		<b>Total Cost Per Unit:</b>	<b>\$86,250.00</b>
Other Funds:			
Cash	\$8,000.00		
<b>TOTAL SOURCES</b>			
Other Non-Cash Contributions:			

NARRATIVE(S)	
Project Description:	<p>The Arthur Street duplex is part of a larger apartment complex called Westmoreland Village. Westmoreland Village has 456 units, which includes two duplexes owned by Shangri-La, plus the accepted offer on the 3rd duplex. The proposed duplex has two 2-bedroom units that will provide permanent supported housing to up to 4 individuals, or 2 families where a member of the household has a severe mental illness (or a combination of a family on one side and up to 2 individuals on the other). Shangri-La will work with Lane County Behavioral Health and local social services organizations to identify individuals with mental illness who are in need of housing and ready to move into a home of their own.</p>
Sponsor/Developer Profile & History:	<p>Shangri-La for the last 53 years has and continues to help disadvantaged Oregonians in over 75 locations through 7 counties in Oregon and believes that a home is more than four walls and a roof. Shangri-La Provides:</p> <ul style="list-style-type: none"> <li>• Housing for people with developmental disabilities, customized with daily living supports for each individual;</li> <li>• Mental Health Housing and Independent Living Services, providing daily living and community-based supports for adults with mental illness;</li> <li>• Permanent supported housing for individuals and families who are homeless and have a documented disability</li> <li>• Rental assistance for individuals who are homeless and have a serious mental illness; and</li> </ul>



## Multi-Family Development Project Summary

### OHCS 2016 Mental Health Notice of Funds Availability (NOFA)

	<ul style="list-style-type: none"> <li>• Low-income apartment units for families who are homeless, disabled, or elderly.</li> </ul> <p>In addition to housing and support services, Shangri-La provides employment opportunities. Services include:</p> <ul style="list-style-type: none"> <li>• Community Employment Services, providing specialized and customized community employment services for adults with disabilities;</li> <li>• Youth &amp; Family Services, providing job skills training for people with economic challenges who want to enter the workplace;</li> <li>• Shangri-La Businesses, providing employment opportunities in manufacturing, assembly, grounds care, janitorial services, and dish washing throughout the five counties in which Shangri-La provides services.</li> </ul>
<p style="text-align: center;">Resident Services and Committed Partnerships for Successful Residency:</p>	<p>At intake, each resident or family will meet with Shangri-La Independent Living Services (ILS) staff to review the ILS Purpose and Goals. These goals include person-centered planning to increase or maintain an individual’s network of friends, ensure medical and emotional well-being, help to problem solve and increase decision making skills, and assist with independence in the community.</p> <p>Shangri-La will continue to contract with Lane County Behavioral Health to provide current services to the individuals residing in the Arthur Street Duplex. Services include, but are not limited to, Independent Living Services, Service Plan development and review, and current services provided in Shangri-La’s two 5-bed Residential Treatment Homes in Lane County.</p>
<p style="text-align: center;">Motion:</p>	<p>To approve a Mental Health Housing grant reservation in an amount up to \$41,125.00 to Shangri-La for the Acquisition and Improvement of Arthur Street Duplex, located in the City of Eugene, Lane County, Oregon. Reservation is contingent on meeting all program requirements and conditions of the Reservation.</p>
<p style="text-align: center;">Conditions:</p>	<p>Meet all programmatic, reservation letter, and OHCS requirements.</p>





**Members:**

Aubre Dickson, Chair  
Mayra Arreola  
Tammy Baney  
Michael C. Fieldman  
Anna Geller  
Zee D. Koza  
Marissa Madrigal  
Adolph "Val" Valfre, Jr.

**Housing Stability Council**

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