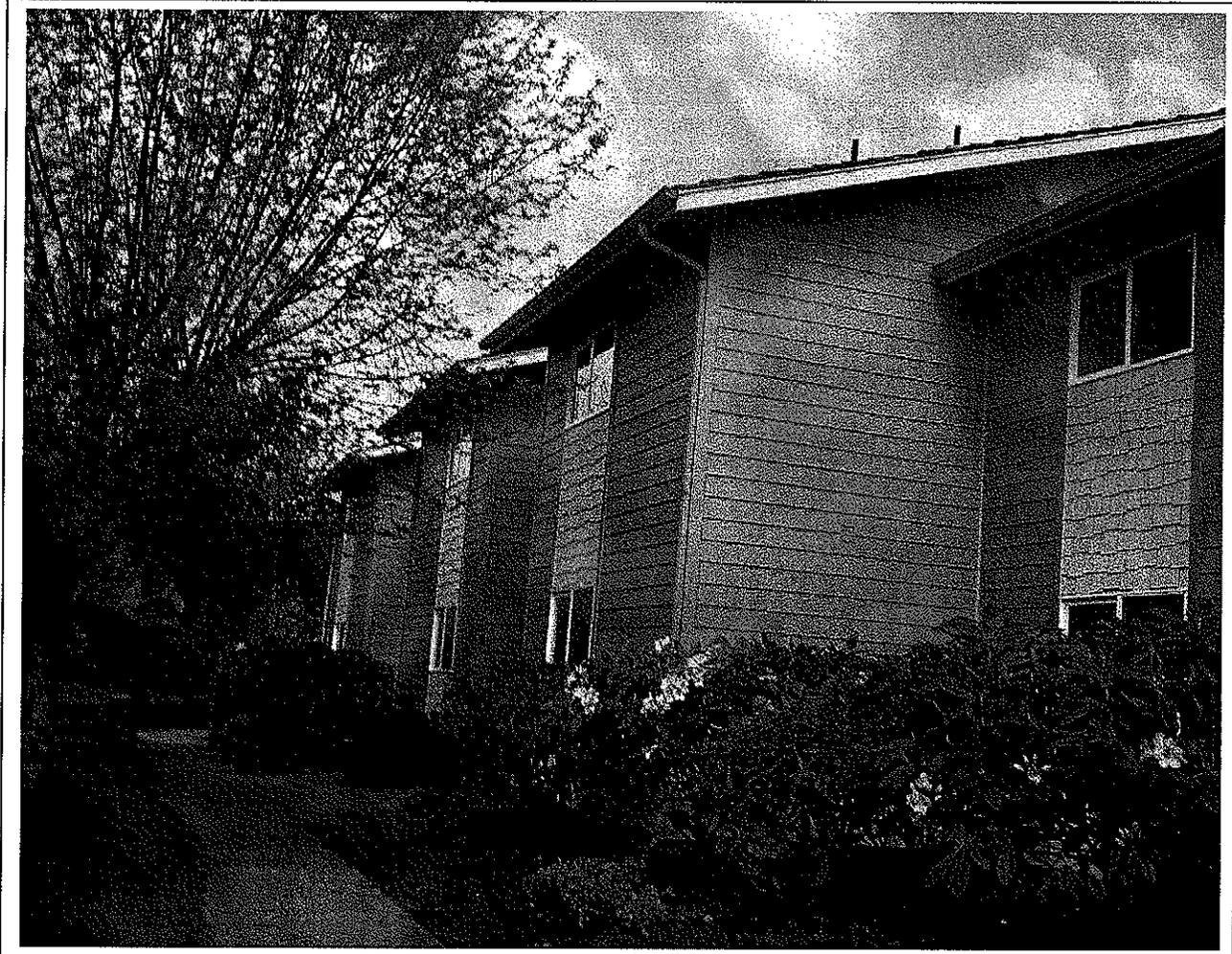


# OREGON STATE HOUSING COUNCIL

January 21, 2011



*Cedar Grove Apartments, North Bend, OR  
(42 Units, Acquisition Rehab/Preservation; Family)*

Meeting held at:  
Oregon Housing and Community Services  
725 Summer Street NE, Room 124 A/B  
Salem, OR 97301  
503.986.2005

# OREGON STATE HOUSING COUNCIL

January 21, 2011

## TABLE OF CONTENTS

<b><u>AGENDA</u></b>	<b>1</b>
<b><u>APPROVAL OF MINUTES</u></b>	
A. Minutes of December 3, 2010 Meeting	<b>3</b>
<b><u>NEW BUSINESS</u></b>	
A. NSP – 2 Funding Policy	<b>11</b>
<b><u>SPECIAL REPORTS</u></b>	
A. Hunger Relief Task Force Update	
B. Period of Housing Affordability	
C. CFC Priority Rating Update	
D. Update on SB 150, Expanding Access to Housing in Rural Oregon	<b>17</b>
<b><u>OLD BUSINESS</u></b>	
A. OHCS Charges and Fees Update	<b>21</b>



# Oregon State Housing Council

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**Council Members**  
Maggie LaMont, Chair  
Tammy Baney  
John Epstein  
Michael C. Fieldman  
Francisco López  
Nancy McLaughlin  
Jeana Woolley

## STATE HOUSING COUNCIL MEETING

January 21, 2011

9:00 a.m.

Meeting Location:

Oregon Housing and Community Services  
725 Summer Street NE, Room 124A/B  
Salem, OR 97301  
(503.986.2005)

### AGENDA

- I. CALL TO ORDER M. LaMont
- II. ROLL CALL M. LaMont
- III. PUBLIC COMMENTS M. LaMont
- IV. APPROVAL OF MINUTES M. LaMont
  - A. Minutes of December 3, 2010 Meeting
- V. RESIDENTIAL CONSENT CALENDAR -- None
- VI. NEW BUSINESS
  - A. NSP-2 Funding Policy Rich Malloy
- VII. SPECIAL REPORTS
  - A. Hunger Relief Task Force Update, Patti Whitney-Wise
  - B. Period of Housing Affordability, Janet Byrd, Housing Alliance
  - C. CFC Priority Rating Update Bill Carpenter
  - D. Update on LC 632, Expanding Access to  
Housing in Rural Oregon (Handout attached) Bill Carpenter, Betty Markey
- VIII. OLD BUSINESS
  - A. OHCS Charges (Memo from OHCS attached) John Fletcher

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**IX. REPORTS**

- A. Legislative Update **Lisa Joyce**
- B. Oregon Homeownership Stabilization Initiative (OHSI) Update **Mike Kaplan**
- C. Report of the Chief Financial Officer **N. Cain**
- D. Report of the Deputy Director **R. Crager**
- E. Report of the Director **V. Merced**
- F. Report of the Chair **M. LaMont**

**X. FUTURE AGENDA ITEMS** **V. Merced**

**OREGON STATE HOUSING COUNCIL**  
**Minutes of Meeting**

Meeting Location:  
Oregon Housing and Community Services  
725 Summer Street NE, Room 124 A/B  
Salem, OR 97301

**9:00 a.m.**  
**December 3, 2010**

**MEMBERS PRESENT**

Maggie LaMont, Chair  
John Epstein  
Mike Fieldman  
Francisco López  
Nancy McLaughlin  
Jeana Woolley

**STAFF PRESENT**

Victor Merced, Director  
Rick Crager, Deputy Director  
Nancy Cain, Chief Financial Officer  
Bob Gillespie, Housing Division Administrator  
Bill Carpenter, Chief Information Officer  
Shelly Cullin, Senior Loan Officer  
Lisa Joyce, Policy and Communication Unit Manager  
David Summers, MultiFamily Section Manager  
Betty Markey, Senior Policy Advisor  
Roberto Franco, Single Family Section Manager  
John Fletcher, Financial Management Division Policy Advisor  
Karen Chase, Regional Advisor to the Department  
Vince Chiotti, Regional Advisor to the Department  
Karen Clearwater, Regional Advisor to the Department  
Jo Rawlins, Recorder

**MEMBERS ABSENT**

Tammy Baney

**GUESTS**

Tom Cusack  
Ryan Fisher  
Cathey Briggs, Oregon ON  
Chuck Fisher, SKCDC  
Kenny LaPoint, Housing Works/Oregon ON

**I. CALL TO ORDER: Chair LaMont calls the December 3, 2010 meeting to order at 9:05 a.m.**

**II. ROLL CALL: Chair LaMont asks for roll call. Present: John Epstein, Mike Fieldman, Francisco López, Nancy McLaughlin and Chair LaMont. Absent: Tammy Baney and Jeana Woolley (arrived at 9:10 a.m.).**

**III. PUBLIC COMMENT: Cathey Briggs, Executive Director of Oregon Opportunity Network (Oregon ON), says she wanted to introduce herself and the organization. Oregon ON has 38 members that have developed 50,000 units of housing. She says they appreciate the part of Council's strategic plan that involves a strategy of getting partner and stakeholder input in important policy decisions.**

**IV. APPROVAL OF MINUTES**

**A. Chair LaMont asks if there are any corrections to the November 5, 2010 Minutes. There being no corrections, the Motion was read:**

1 **MOTION: López moves that the Housing Council approve the Minutes of the November 5, 2010 Council meeting.**

2 **VOTE: In a roll call vote the motion passes. Members Present: John Epstein, Mike Fieldman, Francisco López, Nancy McLaughlin and Chair LaMont. Absent: Tammy Baney and Jeana Woolley.**

3  
4 Following the Motion, **Epstein** asks for an amendment to paragraph C, Chaucer Court, on page 4 of Council's packet, to include the name of the sponsor, Union Labor Retirement Assn.

5 **AMENDED MOTION: Epstein moves that the Housing Council approve the Minutes of the November 5, 2010 Council meeting, as amended.**

6  
7 **VOTE: In a roll call vote the motion passes. Members Present: John Epstein, Mike Fieldman, Francisco López, Nancy McLaughlin, Jeana Woolley and Chair LaMont. Absent: Tammy Baney.**

8  
9 **V. RESIDENTIAL CONSENT CALENDAR: None.**

10 **VI. NEW BUSINESS:**

11 **A. *Housing PLUS Subsidies and Services Funding Award Increase Request.* Mike Fieldman** declares a conflict. **Roberto Franco**, Single Family Section Manager, states that he is  
12 requesting an increase in funding awards for rental subsidies and supportive services from Housing PLUS funds for Housing PLUS units and projects. In 2007, the Legislature approved nearly \$16M  
13 in lottery-backed bonds to create permanent supportive housing. There were two series of bonds: one was for development and the other for rental subsidies and services. In order to reach the  
14 expectations of the Legislature, other funding programs within the department were used to target 150 units. At that time, the department decided it would provide \$90,000 per unit for construction  
15 or development. Supportive service funding came out to be \$6,500 per unit, per year. It was believed that would only carry for four years. In 2008, several sponsors applied for development  
16 funding, and had other means of providing services and other assistance, particularly in the Portland Metro area, which meant that there is now additional money to distribute. Of those that  
17 requested funds, the department currently has ten signed contracts for services, using the \$6,500 per unit, per year for up to four years. Twenty-two projects were funded for development. With  
18 the money that is still available, the four years can be increased for many of the projects, and there are 16 projects described in Council's packet.

19 **Epstein** asks if this is excess money. **Franco** says yes. **Epstein** asks if the department went back with an RFP process. **Franco** says a request for information was sent to owners/operators about  
20 their need, along with a budget. **Epstein** asks if there are restrictions with this program since the years can be increased. **Franco** responds that the department is giving them more funds in order to  
21 provide housing for homeless people for longer than four years. **Epstein** asks if Central City Concern and Human Solutions are the two organizations that have used these funds for the first  
22 time. **Franco** says that is correct. **Crager** states that the affordability requirements for these projects are at forty years. **LaMont** asks if the target was an additional four years. **Franco** states  
23 that for those that had received funds before, they can get two to four additional years; those that

1 had not applied before would get between four and eight years, and those have additional funds  
2 that can supplement their programs.

3 **MOTION:** Epstein moves that the Housing Council approve an  
4 increase of Housing PLUS funds for rental assistance and supportive  
5 services to: Esperanza Circle (\$52,000), Tern House (\$64,800),  
6 VetLift III (\$73,500), Willard Street Duplex (\$52,000), Tilikum  
7 (\$78,000), Manzanita Place (\$68,000), Celilo Garden Apts. (\$49,000),  
8 Rogue Retreat (\$88,000), 310 Columbia Blvd. (\$52,000), Grape Street  
9 (\$64,000), The Lamb Building (\$64,024), Madrona Studios (\$184,500),  
10 Barbara's Place (\$119,000), Trail's View Apts. (\$105,600), The  
11 Rockwood Building (\$167,843), and Partners Place (\$182,000). This  
12 approval for funding is contingent upon all and each sponsor meeting  
13 conditions of a new or amended contract award.

14 **VOTE:** In a roll call vote the motion passes. Members Present: John  
15 Epstein, Francisco López, Nancy McLaughlin, Jeana Woolley and  
16 Chair LaMont. Abstain: Mike Fieldman. Absent: Tammy Baney.

17 **B. OHCS Charges.** John Fletcher, Financial Management Division Policy Advisor  
18 and OHCS Budget Manager, distributes a copy of proposed OHCS Multi-Family Housing  
19 Charges, and explains that the department needs to make sure revenues cover the cost of  
20 programs. Beginning last February, the department began educating partners about the  
21 department and its budget and revenues. He said the department intends to have ongoing  
22 discussions with its partners about charges and he will report back to Council with the benefit of  
23 that partner input. Following an overview of the proposed charges, Council posed the following  
questions/comments:

#### 24 **Grants, Tax Credits and Loan Programs:**

25 • *Consolidated Funding Cycle (CFC) Application Charge.* Fieldman asks for clarification  
26 on the application fees. Fletcher explains that the charge would be an allowable expense and  
27 our funding would cover the costs in most cases. Some charges would not be paid by the  
28 department, such as late fees and things that are outside the normal project approval. Shelly  
29 Cullin adds that currently on the CFC application there are application charges that cannot be  
30 reimbursed with some federal resources. Fletcher says that in the partner letter he will try to  
31 clarify the situations where charges are allowable. LaMont states that on some of the smaller  
32 projects some of the charges are substantial and she suggests having charges and fees be a part of  
33 the operating budget and allowable expenses.

34 • *Farmworker Housing Application Charge:* McLaughlin asks if there is a current charge.  
35 Fletcher says there is no current charge.

36 • *Charges for Construction Inspector:* Epstein asks if this is a flat fee, so that if someone  
37 is building a four-plex and someone is building 100 units, they are charged the same fee.  
38 Fletcher says yes, that although there are differences in the work, there is a lot of the same time  
39 and review involved. Epstein suggests having a sliding scale.

#### 40 **Asset Management and Compliance:**

41 • *Risk Sharing 4% Monitoring Charge:* Fletcher explains that in 2006 there was a four  
42 percent monitoring charge approved by Council, but the increase was not implemented due to  
43

1 market conditions. Circumstances have changed for many of these projects and there are  
2 ongoing and increasing expenditures for monitoring that need to be covered. Implementing the  
3 previously approved \$10 increase is being proposed. **Epstein** asks if the increase is for all  
4 existing projects or any new projects that are funded going forward. **Fletcher** states that it is for  
5 all current projects beginning with the November 2011 billing cycle for the 2012 monitoring  
6 year. **Epstein** comments that there will be some discussion on that.

• *Charge for late submission of Asset and Property Management Monitoring Charges:*  
7 **Fletcher** says that currently there is no fee or penalty for late submission; however, there are  
8 costs involved. The proposed charge would be \$5 per unit for monitoring fees. The department  
9 is also looking at possible ways to incentivize people to pay early. **Crager** adds that in  
10 discussions with select partners, if there is a consistent late charge there is an opportunity to  
11 examine the causes. **Woolley** suggests that it might be helpful to create a list of all the due dates  
12 for all the fees, or to send out a calendar each year with the due dates. **Epstein** suggests charging  
13 a minimum of \$50 per unit, and charging double if past 90 days.

• *Charge for Customized Reports:* **Fletcher** states that there are some reports the  
14 department provides without charge as part of the compliance monitoring and review and work  
15 the department does with its partners. This charge is for specialized reports that take a lot of  
16 research and preparation time. **Betty Markey** adds that an example would be if someone  
17 requested a special report from the Annual Income and Expenses System (AIES) software that  
18 the department doesn't currently track. Perhaps a specific housing expense that a certain type of  
19 sponsor is doing. Anything that is not currently in the standard annual AIES report. **Woolley**  
20 advises that the department will need to have specific examples of the types of reports that will  
21 be chargeable.

• *Charge for Late Submittal of Certification of Continuing Compliance.* **Fletcher** says that  
22 this is another late charge and the department could include the ideas that were discussed about  
23 incentives for paying early. **Epstein** comments that businesses give discounts to those that pay  
early because they have to borrow money if people do not pay. As an agency, we do not borrow  
money and have to pay a cost, so we do not gain anything.

• *Charges for Restructuring of Debt / Changes to Agreements.* **Fletcher** explains that  
24 charges may not apply for minor changes, but a charge of \$40 per hour, plus Department of  
25 Justice attorney charges may apply when charges are incurred of a more substantial nature.  
26 **McLaughlin** suggests that this may be the most difficult to implement, track and bill for, and  
27 there will be more controversy over this proposed charge. **Epstein** says he thinks it is fair and  
prevents people from continuously negotiating with you. **Woolley** comments that they may want  
to look at a flat fee for certain types of restructuring.

28 **Crager** says the department is going to create an annual process of fee and charge review,  
29 targeting August, September and October, so there is a standing process for public input prior to  
30 the CFC application going out the first of the year. This would give the department a chance to  
31 reevaluate its charges to see if they are adequate or need to be reduced. The streamlining  
32 expenditures are something we take very seriously and that is something the department has  
33 discussed with its partners in the budget committee. When you look at the overall impact of this  
it is only a small portion of what we need to do. We have some LEAN processing exercises  
planned to make sure we are doing this as efficiently as we can.

1 **VII. SPECIAL REPORTS:**

2 **A. *Sustainability Initiative Update.*** **Karen Chase**, Regional Advisor to the  
3 Department, provides Council with an update on the Sustainability Initiative, which included the  
4 following highlights:

- 5 • At the federal level, global policies are still moving forward. We are in a bit of an ongoing  
6 perfect storm with climate change affecting parts of the world in ways different than what  
7 we currently experience in the U.S. Peak oil gets very little press, but is considered to be a  
8 more significant issue facing us on the global scale because it is an obvious economic issue.  
9 Peak oil means that we are at, or soon will be at, the point that we will not produce any more  
10 oil than has been produced in the past. The evidence is pretty clear that annual productions  
11 will decline.
- 12 • HUD, DOT and the EPA have developed a partnership called Sustainable Communities  
13 Partnership. This group put out \$150M worth of grants for sustainable communities. There  
14 were three different modes; one of which was planning for sustainability, and another was a  
15 combination of grants that linked with transportation. A number of Oregon communities  
16 applied for these grants and one was a recipient. Eugene and Springfield were granted  
17 \$1.45M around zoning and transportation. The reason there is such a strong push around  
18 sustainable communities is that at the federal level they are starting to see overall livability  
19 in our communities as a priority.
- 20 • Traditionally, sustainability is thought of in three parts -- the environment, the economy and  
21 social equity. Over the last ten years the focus has been on the environment and economics  
22 of sustainability. This last year the focus on social equity has been extraordinary, which is  
23 great for housing and for OHCS. One of the pieces of equity has been a new way of looking  
at what it costs in the affordable housing community to actually live sustainably. There is a  
transportation overlay that we have not seen as much in the past. The idea is that if you are  
living in affordable housing, but cannot get to work because you do not have transportation  
and cannot get to services, how affordable is it? When you add the transportation piece, the  
benchmark changes. Where we have used 30 percent of income to be affordable, we are  
now looking at 45 percent. If you are spending more than 45 percent of your income on  
housing and transportation, you are spending too much.
- OHCS has a robust weatherization program, and it is also introducing the tenant and  
occupant education piece. We have also adopted a green building process, which will now  
be mandatory, and we continue to look at innovative and cost-effective options.

17 **McLaughlin** asks if best practices are being sought in other areas of Oregon. **Chase** says she wants  
18 to say yes. They know a lot about what our partners are doing and the innovative approaches that  
19 they have.

19 **B. *RAD Report (Metro Area).*** **Vince Chiotti**, Regional Advisor to the Department for  
20 Multnomah, Clackamas and Washington Counties, says his region makes up about 43 percent of the  
21 population of the state. What has changed within the Metro area is that Washington County has  
22 been growing by 10,000 people a year for the last 20 years. Even though Washington County has  
23 been growing, up to about four years ago the department was doing between 400 and 500 units a  
year on rehab projects in the county. It has not done any new construction outside the Portland area  
in the past four years because of the bond market. What that means is that there is a huge pent up  
demand, so he is hopeful that the department can begin doing bond deals again. Portland has been  
doing a fair amount of bond deals due to having a lot of money to put into the deals. The Portland

1 area gets more than 50 percent of the tax credit resources. The projects that come to the department  
2 from there have so much other subsidy that populations can be served that cannot be served in other  
3 parts of the state. In the last five years, Portland has put over \$150M of TIF and General Fund into  
4 affordable housing. Wages in the metro area are higher than the balance of the state. Ten years ago  
5 metro had 8 percent higher wages; now it's about 15 percent higher, making it difficult for others to  
6 sustain themselves. The politics of the region has changed dramatically. Clackamas County is not  
7 what it was five years ago. It has become a progressive county with a change in their  
8 commissioners. The three counties competed for one of the HUD planning grants that Karen Chase  
9 spoke about and, although they did not get the grant, it created momentum between the counties and  
10 cities in working together. We are hoping to suggest a change in the way we fund projects in the  
11 area. For the last five CFCs, Clackamas and Washington County have competed for department  
12 funds with the other urban jurisdictions -- Eugene/Springfield, Salem/Keizer and Corvallis.  
13 Multnomah County has had its own allotment. It is going to be suggested that Washington,  
14 Clackamas and Multnomah Counties compete for the same dollars. One of the limitations of our  
15 tax credit policy is the cap on the amount of tax credits that can be issued on any one project, so the  
16 idea is to take the amount of funds that those counties usually get and combine them into one  
17 competitive pool. If the application fits a situation that has been defined, they can compete for a  
18 much larger amount of tax credits so they can build an 80 – 150 unit project. The upside is that we  
19 can get the transportation and housing balance that we are looking for. The downside is that it will  
20 decrease the number of projects in the area in a year. The department hopes to be able to  
21 implement this for the 2012 cycle. We will not allocate more tax credits to the metro area than we  
22 have historically done. **Woolley** asks if he has seen sustainability incorporated in the projects in the  
23 poorer areas, such as out towards Gresham. **Chiotti** says no, because the money that is in  
Multnomah County is in the city of Portland, not the county, and the subsidy dollars do not go out  
there. **Woolley** asks if Gresham is in the process of trying to form an urban renewal. **Chiotti** says  
he believes so. He knows that Beaverton and Hillsboro are. **Woolley** asks if there is reason for the  
department to encourage those cities to try to create more resources, so we can do the projects that  
serve the population most in need. **Chiotti** suggests meeting with Commissioner Fish because he  
has been open about the need to get housing built for the entire community.

15 **VIII. OLD BUSINESS:** None.

16 **IX. REPORTS:**

17 **A. *Single Family Loan Program Update.*** **Roberto Franco**, Single Family Section  
18 Manager, announces that the Residential Loan Program is ready to start back up again. He says  
19 it will be similar to what was done in the past, with two specific rate programs: the Cash  
20 Advantage Program, which is at 4.25 percent and provides 3 percent cash assistance; and the  
21 Rate Advantage Program, which is at 3-7/8 percent for a 15 or 30-year term. Last week the staff  
22 began taking reservations from the lenders that are still participating. The press release  
23 mentioned a \$55M bond issuance but, after some further calculations, the amount is being  
downsized to \$30M. The sale on the bonds will be next week and it is anticipated that the actual  
cash and revenues will be available by the end of the month to begin purchasing loans. The  
department is outreaching to its partners and groups that are in the homeownership arena. **Cain**  
adds that the rationale behind lowering the bond amount from \$55M to \$30M, is because if we  
don't purchase loans fast enough we incur debt cost and interest on the bond. It is not the best  
time to start the program up again as it is historically a slow time of the year. The reservations  
were coming in slower than had been hoped, so we downsized to \$30M with the idea that we  
may have to go out earlier and could go out with another bond sale in the spring. **Cragger** asks if

1 it hurt the program to downsize the bond issuance on the down payment premium they were able  
2 to generate. **Cain** says they generated the premium on the down payment assistance in an earlier  
3 refunding, so they were able to bank that.

4 **B. Legislative Update / Analysis of Council Bill (LC633).** **Lisa Joyce**, Policy and  
5 Communication Manager, reports that the department is pulling Legislative Concept 633 due to  
6 some discussions held yesterday at the Council retreat. She gives an overview on what she  
7 thinks will happen this session, based on a meeting she attended earlier in the week. The gap for  
8 the next biennium has increased to \$3.5B. The governor released his reset report on Wednesday,  
9 providing some framework for ideas on how to close the gap. A couple of items included are  
10 what to do with wages and PERS. The governor-elect will be releasing a budget on February 1.  
11 There is a lot of interest in the human services community and others about cigarette taxes, beer  
12 taxes, and those types of things. Most of the work will be on the side of reducing expenditures  
13 and then identifying pots of money that can be swept. The House side has not yet figured out  
14 what their leadership model will be. At this point it appears they will go to a co-leadership  
15 model, which means every committee will have a Republican chair and a Democratic chair.  
16 There are nine new members, which means there will be a fair amount of education to be done.  
17 More should be known in the coming weeks about how the House will be organized. The  
18 Legislature convenes on January 10, and then adjourns until February 1. The Legislature will be  
19 looking for creative solutions and a willingness to compromise. The Oregon Affordable Housing  
20 Tax Credit and the Farmworker Housing Tax Credit will be subject to extra scrutiny in the 2011  
21 session. The Legislature will be looking at everything possible on the tax expenditure side that  
22 can increase the revenues that are available for the General Fund programs.

23 **C. Report of the Chief Financial Officer.** **Nancy Cain** reports the following:

• The revenue forecast was announced on November 19, and for the first time in a  
long time, the revenue for this biennium was up slightly.

• The state is raising its withholding beginning January 1, 2011, which will produce  
more revenue in the early part of 2011; however, because more will be withheld, the pay-outs  
through April of 2012 will be higher. The hope is that it will eliminate the allotment reductions.

• The department's financial statements are complete and they look good as far as  
equity growth.

**D. Report of the Deputy Director.** **Rick Crager** reports the following:

• The department had introduced a legislative concept to monetize the Oregon  
Affordable Housing Tax Credit (OAHTC) issue, which is still under review by the governor and  
will be reviewed by the governor-elect. The department will not know specifics about the budget  
or the concept between now and February 1. There is resistance to the OAHTCs because we are  
hoping to broaden the investor base, and essentially create a potential increase in state liability.  
It may be up to advocates to decide if they would like to move forward with that concept.

• The Hardest Hit Fund staff have been frantically busy in the last month preparing  
for the mortgage assistance program, which will be unveiled mid-month. There is a press  
conference on Monday that will announce the website and opening of the application process.  
Our partner organizations have made great progress. The department has been working with  
Treasury on the Refinancing Program. There still is some resistance from Treasury; they  
question how it would be administered by a for-profit through a third-party entity.

• Interviews are being conducted for the APM Administrator position, being  
vacated by Marlys McNeill. Interviews are also being conducted for the Residential Loan  
Program Manager that Roberto Franco has been filling in the interim.

1 E. *Report of the Director.* **Victor Merced** reports the following:

2 • The press conference on Monday will include Senator Johnson and Senator  
3 Winters, who will talk about the needs in their communities, and the department will announce  
4 the Oregon Homeowner Stabilization Initiative on-line application system. Everyone who  
5 applies will have access to a one-on-one conversation with someone in their area.

6 • Next week governor-elect Kitzhaber is having a press conference that will give  
7 everyone a better perspective on the direction he wants to go with state government.

8 F. *Report of the Chair.* **Maggie LaMont** says she would find it of interest to have a  
9 presentation on the sustainability grant that Eugene/Springfield received. **Clearwater** says she  
10 will invite someone to give a report on their goal of how to better use the waterfront area in the  
11 Springfield area.

12 X. **FUTURE AGENDA ITEMS.**

- 13
- 14 • Enterprise presentation.
  - 15 • Housing Alliance to talk about the affordability housing issues.
  - 16 • Hunger Relief Task Force to give a six-month update.
  - 17 • Bill Carpenter to give an update on CFC Priority Areas.
  - 18 • Mike Kaplan to update Council on his division's progress.
  - 19 • Bill Hall, Lincoln County Commissioner, to give an update on what his county  
20 has done, showing results and strategies used on their 10-Year Plan.

21 **Chair LaMont** adjourns the meeting at 11:35 a.m.

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**Maggie LaMont, Chair**                      **DATE**  
**Oregon State Housing Council**

---

**Victor Merced, Director**                      **DATE**  
**Oregon Housing & Community Services**

1  
2 **Memorandum**

3 **To:** Housing Council

4 **From:** Rich Malloy  
5 NSP Coordinator

6 **Housing Council Meeting of:** January 21, 2011

7 **Requested Action:** Authorize the Department Director to approve funding requests  
8 submitted under the NSP2 Request for Applications to create  
9 permanent supportive housing for homeless persons in NSP2  
10 designated areas. The total funding available for the mentioned RFA,  
11 including NSP2, Trust Fund, and GHAP funds is \$3,434,655.

12 **RECOMMENDATION/MOTION:** Housing Council authorize the Department Director the  
13 approval of funding requests submitted under the NSP2 Request for Applications to create  
14 permanent supportive housing for homeless persons in NSP2 designated areas. The total funding  
15 available for the mentioned RFA, including NSP2, Trust Fund, and GHAP funds is \$3,434,655.  
16 Approval of funding requests is subject to applications meeting all the RFA requirements, and  
17 funding review criteria, and the recommendation from an OHCS Finance Committee.  
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2 **Background:**

3 In 2010, OHCS began administering \$6,829,635 in Neighborhood Stabilization Program 2 (NSP-2)  
4 funds. The program allows for down payment assistance to homebuyers, capital funding to  
5 developers purchasing homes for lease or sale to low income households, and redevelopment of  
6 foreclosed lots through the new construction of single family homes.

7 NSP-2 includes Clackamas and Washington Counties and the Cities of Bend and Medford (The City  
8 of Salem dropped from the Consortium due to minimal funding allocation). Collectively, OHCS and  
9 these four partners are known as the NSP-2 Consortium. OHCS is the lead member of the  
10 Consortium and is responsible for managing overall grant administration, distribution of funds,  
11 reporting and ensuring expenditure timelines are met and outcomes are achieved.

12 The NSP-2 Program includes a designated amount of funding to help create permanent supportive  
13 housing for homeless persons in the consortia members' area. OHCS administers this component of  
14 the program. This component of the program is intended to assist OHCS in its agency mission to  
15 provide affordable housing for homeless persons and to satisfy the HUD requirement to expend at  
16 least 25% of the NSP-2 funds on households earning less than 50% of the area median income.

17 Under a current Request for Applications (RFA), the following funding is available:

18 Neighborhood Stabilization Program 2	\$1,284,652	Capital and Development
19 Housing Development Grant (Trust Fund)	\$1,000,000	Capital and Development
20 General Housing Account Program	\$1,150,000	Capital, Development, and Subsidies

21 **Aligning OHCS Policy on funding approval with NSP requirements and timelines**

22 OHCS policy requires Housing Council approval of all funding awards that exceed \$200,000 from  
23 any one source of funding or \$400,000 for any combined source of funding. For most partner  
24 funding requests this policy allows enough time for the respective applicant to submit a funding  
25 request OHCS, undergo staff review and obtain Housing Council approval prior to purchase option's  
26 specified closing date. Historically, most projects submitted to Housing Council for approval are  
27 larger multi-family projects and the partner submitting the funding request generally has up to six  
28 months or more to close on the acquisition of the subject property.

29 However, acquisitions of foreclosed and/or abandoned properties under NSP program, typically  
30 involve smaller residential properties with 12 or less units and the sellers of such properties  
31 generally refuse to honor a purchase option that extends beyond 60 days. As a result, if the  
32 partner making the offer does not have the funding commitment to close on the property within 60  
33 days, the purchase option is cancelled and any earnest money is forfeited. Some owners of  
34 foreclosed properties look for "approved" buyers. Further, any costs of due diligence paid by the  
35 partner are unrecoverable.

1 Interested partners are beginning to face tougher competition with speculators and investors who  
2 have cash in hand to acquire the properties. Bank owned properties are beginning to sell faster  
3 than in previous round of NSP funds. It's true in central and southern Oregon.

4 Currently, a few OHCS partners are considering responding to the RFA, and their overall project  
5 cost and request would exceed \$400,000. Under the RFA OHCS will provide funding for both  
6 development and limited amount for rental subsidies and supportive services. In order to move  
7 forward with the costs of due diligence and meet the tight closing schedules, and secure ownership  
8 of the property OHCS proposes an alternative method of funding for these NSP-2 transactions that  
9 would enable OHCS to provide a funding commitment in much shorter time frame.

### 7 Staff Recommendation

8 Given the very restricted time frame to close on an REO property and the need to expedite the  
9 approval process for awarding NSP-2 funds to partners, OHCS is requesting Housing Council  
10 authorization to allow the OHCS Director to approve funding requests submitted under the PSH -  
11 NSP2 RFA subject to a discussion and recommendation from OHCS Finance Committee. OHCS staff  
12 will report to Housing Council at its scheduled meetings on the status of funded applications.

13 Allowing the Finance Committee to recommend and the Director to approve funding requests will  
14 expedite for partners to enter into formal purchase agreements, complete the necessary due  
15 diligence (appraisals, environmental review, scope of rehabilitation work, etc.) and close on the  
16 acquisition within the typical 60-day time frame.

17 The following is a general overview of the PSH - NSP2 RFA process with the Finance Committee's  
18 authority to fund applications.

- 19 1) OHCS staff would continue to review applications for the PSH-NSP-2 RFA until all designated  
20 funds are fully obligated, and where such applications meet the program criteria and  
21 guidelines. Staff will present to the Finance Committee a review of the application and a  
22 recommendation for funding.

23 Applications will need to meet threshold requirements before OHCS commits any funds.  
Minimally, applicants will need to provide information about homeless population they intend  
to serve, number of units and purchase price with the 1% discount factor, and documentation  
that he proposed project meets HUD's foreclosure definition.

A complete application will need to meet all of the requirements established under the RFA,  
including but not limited to, appraisal, environmental review, capital needs assessment,  
financial information, agreements with service providers, or approval of other funding sources.  
An OHCS review team has been established to evaluate the applications before a  
recommendation is made to Finance Committee. Such evaluation looks at the project financial  
feasibility, the targeted population, funding program requirements including affordability.  
(Attachment: Application Content and Review Criteria).

1 With a more expedited funding process for this initiative will ensure that the partner can  
2 complete closing within a 60-day time frame. The timeframe allows OHCS staff to prepare  
3 conditions of award, prepare the necessary legal documents and grant agreements.

- 4 2) Upon review and funding approval of a complete application, OHCS staff will prepare a report  
5 to Housing Council of funded applications, and status of the RFA.  
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**OREGON HOUSING AND COMMUNITY SERVICES  
PUBLIC NOTICE  
REQUEST FOR APPLICATIONS**

**1.0 INTRODUCTION.**

- 1.1 Background.
- 1.2 Purpose.
- 1.3 Funding Initiative Objectives.
- 1.4 RFA Funding Sources.
- 1.5 Definitions.

**2.0 SCOPE OF PROJECT ACTIVITIES; REQUIREMENTS; EXPECTATIONS.**

- 2.1 NSP2 Objectives and Requirements.
- 2.2 Eligible Projects and Activities.
- 2.3 Permanent Housing Expectations.
- 2.4 Expected Outcomes for Funded Permanent Supportive Housing.
- 2.5 Supportive Services and Case Management Model.
- 2.6 Available Funding Per Unit.
- 2.7 Eligible Beneficiaries.
- 2.8 Maximum Household Income and Rent Limits.
- 2.9 Affordability Period.
- 2.10 Additional Program Requirements.

**3.0 EVALUATION CRITERIA.**

- 3.1 Review Process.
- 3.2 Review Criteria.
- 3.3 Scoring Criteria
- 3.4 Reservations of Award.

**4.0 APPLICATION REQUIREMENTS.**

- 4.1 Project Completion Date and Readiness to Proceed.
- 4.2 Acquisition and Rehabilitation Requirements.
- 4.3 Architectural Requirements for New Construction.
- 4.4 Project Unit Design
- 4.5 Submission of Applications.
- 4.6 Eligible Applicant Qualifications.
- 4.7 Application Timelines and Delivery.
- 4.8 RFA Questions.
- 4.9 Mandatory Application Requirements.
- 4.10 Small, Minority, Women-Owned Business Objectives (Optional).

**5.0 GENERAL SOLICITATION TERMS.**

**5.1 APPLICATION FORMS, NARRATIVE QUESTIONS, AND REQUIRED DOCUMENTATION**

1 **3.2 Review Criteria.**

2 OHCS reserves the right to award funds, in its sole discretion, based on: the Readiness to Proceed; whether the Project  
3 is Permanent Supportive Housing rather than temporary or shelter; on the Financial Feasibility of the Project; and on  
the Sponsor capacity to maintain and operate a housing development.

4 Applications will be evaluated on how well they meet review criteria in the following areas (not necessarily listed in  
order of importance):

5 Project Description

- 6 • Target population to be served
- 7 • Project need supported with a special needs market assessment
- Sponsorship experience
- Property management experience or plan to provide property management oversight
- Readiness to proceed

8 Supportive Services

- 9 • Services appropriate to meet the needs of the target population and to gain stability
- Funding and uses of funding to provide services
- Description of identified and established partnerships for service delivery

10 Financial Feasibility

- 11 • Eligible uses of resources
- Reasonable request and demonstrated need of program resources
- Financial viability of project
- Financial assumptions and cost reasonableness
- Reasonableness of construction and development costs for the building type
- Reasonableness of scope of work
- Reasonableness of operating expenses
- Development fee reasonableness

15 Programmatic Requirements

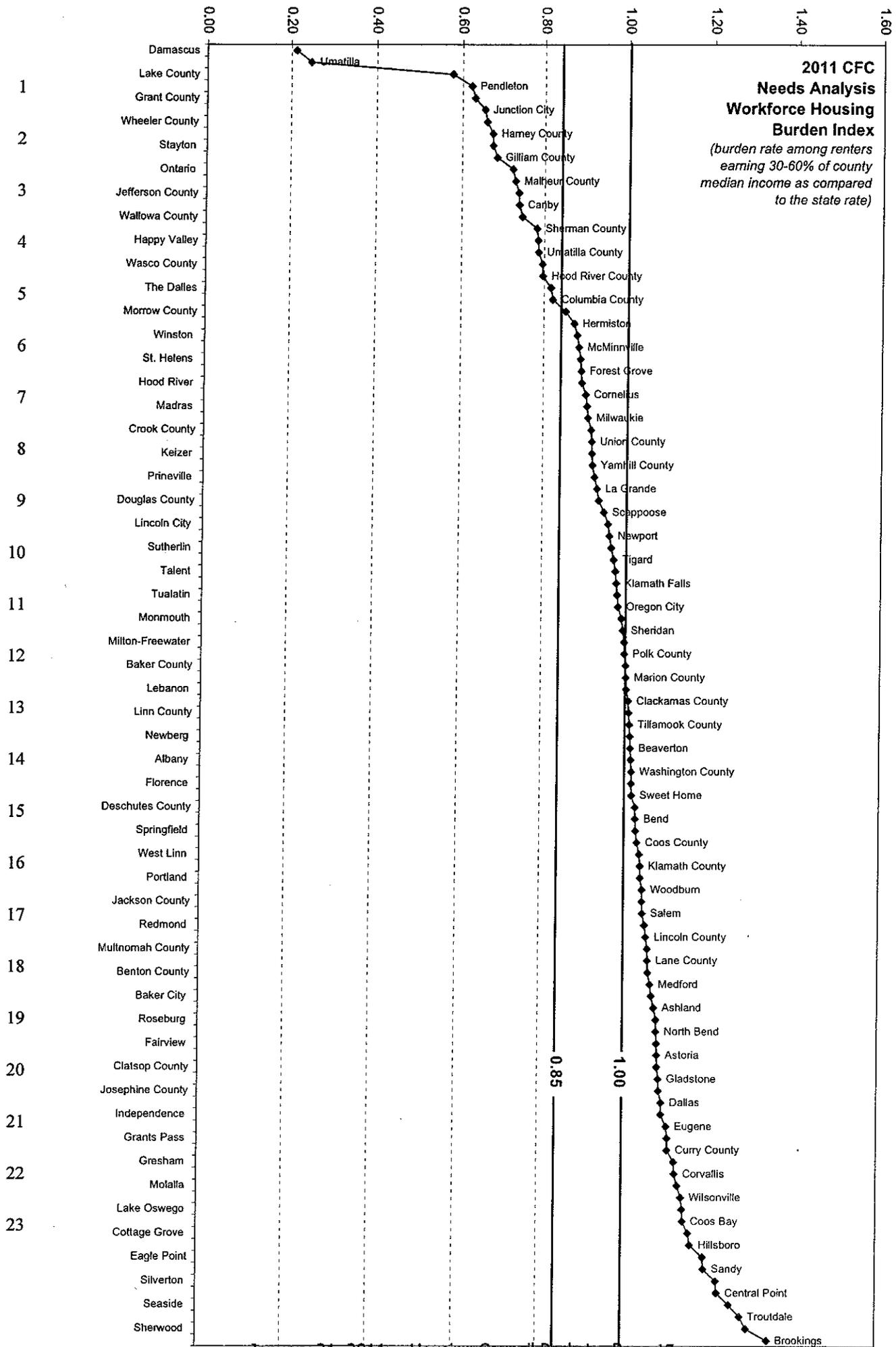
- 16 • Meets NSP2, Housing Opportunity Bill (aka Document Recording Fee), and Trust Fund (Housing Development Grant  
Program) programmatic requirements

17 Sponsor Capacity

- 18 • Provide and manage housing
- Administer housing assistance programs
- Coordinate access to supportive services for people experiencing homelessness

19 **3.3 Scoring Criteria.**

Application Criterion	Maximum Rating/Points
Complete/signed application	pass/fail
Eligible priority population to be served	pass/fail
Project is permanent supportive housing	pass/fail
Identified/secured partnership for service delivery	pass/fail
Site control	pass/fail
Certification of appropriate zoning	pass/fail
Financial Feasibility	pass/fail
Readiness to Proceed	Pass/fail



Percent of Renters earning 30-60% of county median income & are rent burdened 2010 Needs (2008 data update)

County / City	County	Data Year	% Burdened	Index	Priority	Data Year	Median Income	County Median Income	30% County Median Income	60% County Median Income	# 30-60% Renter Households	# 30-60% Renter Households BURDENED	% 30-60 Renter Households Burdened	INDEX to State	Priority
Oregon															
Baker	Baker	2000	59.6%	0.98	2	2005-9	\$49,033	\$49,033	\$14,710	\$29,420	131,621	94,067	71.5%		
Benton	Benton	2008	72.1%	0.99	2	2009	\$48,457	\$48,457	\$14,537	\$29,074	138,110	101,732	73.7%	1.00	1
Clackamas	Clackamas	2008	71.8%	1.02	1	2005-9	\$36,652	\$36,652	\$10,996	\$21,991	611	438	71.7%		
Clatsop	Clatsop	2008	74.8%	1.06	1	2005-9	\$40,426	\$40,426	\$12,128	\$24,256	3,488	2,629	75.8%	1.06	1
Columbia	Columbia	2008	63.1%	0.90	2	2005-9	\$56,903	\$56,903	\$17,071	\$34,142	11,019	7,947	72.1%	1.01	1
Coos	Coos	2008	75.7%	1.07	1	2005-9	\$36,754	\$36,754	\$11,026	\$22,052	2,591	1,913	73.8%	1.03	3
Crook	Crook	2008	55.0%	0.75	3	2005-9	\$45,987	\$45,987	\$13,796	\$27,592	541	354	65.4%	0.92	2
Curry	Curry	2008	91.5%	1.25	1	2005-9	\$36,175	\$36,175	\$10,853	\$21,705	748	593	79.3%	1.11	2
Deschutes	Deschutes	2008	76.2%	1.04	1	2009	\$52,233	\$52,233	\$15,670	\$31,340	6,083	4,604	75.7%	1.03	1
Douglas	Douglas	2008	75.6%	1.04	1	2005-9	\$40,324	\$40,324	\$12,097	\$24,194	2,878	1,923	66.8%	0.94	2
Gilliam	Gilliam	2000	50.1%	0.82	3	2005-9	\$42,115	\$42,115	\$12,635	\$25,269	70	34	48.85%	0.68	3
Grant	Grant	2000	47.0%	0.77	3	2005-9	\$35,283	\$35,283	\$10,585	\$21,170	179	81	45.0%	0.83	3
Harney	Harney	2000	46.2%	0.76	3	2005-9	\$38,784	\$38,784	\$11,635	\$23,270	237	114	48.1%	0.67	3
Hood River	Hood River	2008	66.2%	0.91	2	2005-9	\$49,795	\$49,795	\$14,939	\$29,877	712	405	56.9%	0.80	3
Jackson	Jackson	2008	83.1%	1.18	1	2005-9	\$44,640	\$44,640	\$13,392	\$26,784	7,174	5,362	74.7%	0.74	1
Jefferson	Jefferson	2008	73.0%	1.00	1	2005-9	\$40,256	\$40,256	\$12,077	\$24,154	515	272	52.7%	0.74	1
Josephine	Josephine	2008	91.4%	1.25	1	2005-9	\$37,456	\$37,456	\$11,237	\$22,474	2,814	2,189	77.8%	1.09	3
Klamath	Klamath	2008	70.2%	0.96	2	2009	\$41,298	\$41,298	\$12,383	\$24,779	2,009	1,539	76.5%	1.04	3
Lake	Lake	2000	44.5%	0.73	3	2005-9	\$37,500	\$37,500	\$11,250	\$22,500	191	79	41.3%	0.58	3
Lane	Lane	2008	78.2%	1.07	1	2005-9	\$42,852	\$42,852	\$12,856	\$25,711	12,576	9,528	75.8%	1.06	1
Lincoln	Lincoln	2008	78.9%	1.08	1	2005-9	\$38,170	\$38,170	\$11,451	\$22,902	1,603	1,209	75.4%	1.06	1
Linn	Linn	2008	73.3%	1.04	1	2005-9	\$45,700	\$45,700	\$13,710	\$27,420	3,288	2,376	72.3%	1.01	1
Malheur	Malheur	2008	55.2%	0.76	3	2005-9	\$39,489	\$39,489	\$11,847	\$23,693	916	477	52.1%	0.73	3
Marion	Marion	2009	69.4%	0.99	2	2009	\$42,760	\$42,760	\$12,828	\$25,656	10,429	7,071	73.9%	1.00	3
Morrow	Morrow	2000	40.9%	0.67	3	2005-9	\$43,581	\$43,581	\$13,074	\$26,149	243	148	60.9%	0.85	2
Multnomah	Multnomah	2008	74.3%	1.06	1	2005-9	\$49,171	\$49,171	\$14,751	\$29,509	30,959	23,462	75.7%	1.06	2
Polk	Polk	2008	80.8%	1.11	1	2005-9	\$50,750	\$50,750	\$15,225	\$30,450	1,837	1,312	71.4%	1.00	1
Sherman	Sherman	2000	58.1%	0.96	2	2005-9	\$35,144	\$35,144	\$10,543	\$21,086	76	42	55.8%	0.78	1
Tillamook	Tillamook	2008	85.5%	1.17	1	2005-9	\$38,851	\$38,851	\$11,655	\$23,311	808	585	72.4%	1.01	1
Umatilla	Umatilla	2008	62.4%	0.86	2	2005-9	\$45,230	\$45,230	\$13,569	\$27,138	2,227	1,251	56.2%	0.79	2
Union	Union	2008	62.6%	0.89	2	2005-9	\$40,542	\$40,542	\$12,163	\$24,325	786	516	65.6%	0.92	2
Wallowa	Wallowa	2000	64.8%	1.07	1	2005-9	\$41,382	\$41,382	\$12,415	\$24,829	178	95	53.3%	0.85	3
Wasco	Wasco	2008	80.7%	1.11	1	2005-9	\$41,307	\$41,307	\$12,392	\$24,784	639	363	56.9%	0.80	3
Washington	Washington	2008	72.8%	1.03	1	2005-9	\$52,216	\$52,216	\$18,665	\$37,331	20,234	14,724	72.8%	1.02	1
Wheeler	Wheeler	2000	35.3%	0.58	3	2005-9	\$32,339	\$32,339	\$9,702	\$19,403	33	16	47.1%	0.66	3
Yamhill	Yamhill	2008	83.4%	1.14	1	2005-9	\$51,191	\$51,191	\$15,357	\$30,715	2,654	1,744	65.7%	0.92	2

Percent of Renters earning 30-60% of county median income & are rent burdened

**2011 Needs Update (2009 & 2005-9 ACS)**

County / City	County	Data Year	% Burdened	Index	Priority	Data Year	Median Income	County Median Income	30% County Median Income	60% County Median Income	# 30-60% Renter Households	# 30-60% Renter Households BURDENED	% 30-60 Renter Households Burdened	INDEX to State	Priority
Albany	Linn	2008	74.7%	1.06	1	2005-9	\$45,390	\$45,700	\$13,710	\$27,420	1,810	1,314	72.6%	1.02	1
Ashland	Jackson	2008	80.4%	1.24	1	2005-9	\$38,436	\$44,640	\$13,392	\$26,784	1,255	963	76.9%	1.08	1
Beaverton	Washington	2008	95.8%	1.31	1	2005-9	\$55,213	\$62,218	\$18,665	\$37,331	5,000	3,629	72.6%	1.02	1
Bend	Deschutes	2008	74.3%	1.05	1	2005-9	\$53,934	\$53,913	\$16,174	\$32,348	3,131	2,302	73.5%	1.03	1
Corvallis	Benton	2008	76.8%	1.05	1	2005-9	\$35,350	\$46,652	\$13,996	\$27,991	2,968	2,389	80.5%	1.13	1
Eugene	Lane	2008	79.1%	1.08	1	2005-9	\$40,090	\$42,852	\$12,856	\$25,711	7,093	5,609	79.1%	1.17	1
Forest Grove	Washington	2008	70.7%	0.97	2	2005-9	\$43,420	\$62,218	\$18,665	\$37,331	971	618	63.6%	0.89	2
Grants Pass	Josephine	2008	84.7%	1.16	1	2005-9	\$33,789	\$37,456	\$11,237	\$22,474	2,056	1,629	79.3%	1.11	1
Gresham	Multnomah	2008	75.0%	1.07	1	2005-9	\$47,515	\$49,171	\$14,751	\$29,503	4,009	3,223	80.4%	1.12	1
Hillsboro	Washington	2008	99.9%	1.37	1	2005-9	\$59,061	\$62,218	\$18,665	\$37,331	3,946	3,281	83.2%	1.16	1
Keizer	Marion	2008	60.2%	0.86	3	2005-9	\$52,253	\$46,453	\$13,936	\$27,872	1,252	822	65.6%	0.92	2
Klamath Falls	Klamath	2008	63.7%	0.87	3	2005-9	\$32,030	\$41,040	\$12,312	\$24,624	1,214	849	69.9%	0.98	2
Lake Oswego	Clackamas	2008	89.7%	1.23	1	2005-9	\$80,549	\$62,030	\$18,609	\$37,218	1,096	896	81.8%	1.14	1
McMinnville	Yamhill	2008	59.9%	0.85	3	2005-9	\$40,804	\$51,191	\$15,357	\$30,715	1,274	805	63.2%	0.88	2
Medford	Jackson	2008	84.0%	1.19	1	2005-9	\$43,422	\$44,640	\$13,392	\$26,784	3,199	2,437	76.2%	1.07	1
Milwaukie	Clackamas	2008	57.9%	0.79	3	2005-9	\$50,380	\$62,030	\$18,609	\$37,218	898	582	64.8%	0.91	2
Newberg	Yamhill	2008	68.7%	0.84	2	2005-9	\$49,475	\$51,191	\$15,357	\$30,715	604	438	72.5%	1.01	1
Oregon City	Clackamas	2008	64.3%	0.88	2	2005-9	\$56,668	\$62,030	\$18,609	\$37,218	907	637	70.3%	0.98	2
Portland	Multnomah	2008	73.9%	1.05	1	2005-9	\$48,053	\$49,171	\$14,751	\$29,503	25,846	19,237	74.4%	1.04	1
Redmond	Deschutes	2008	89.5%	1.23	1	2005-9	\$43,838	\$53,913	\$16,174	\$32,348	1,001	753	75.2%	1.05	1
Roseburg	Douglas	2008	78.5%	1.11	1	2005-9	\$40,309	\$40,324	\$12,097	\$24,194	953	736	77.2%	1.08	1
West Linn	Clackamas	2008	81.9%	1.12	1	2005-9	\$89,116	\$82,030	\$18,609	\$37,218	528	392	74.2%	1.04	1
Woodburn	Marion	2008	79.7%	1.09	1	2005-9	\$42,285	\$46,453	\$13,936	\$27,872	639	478	74.7%	1.05	1
Tualatin	Washington	2008	78.8%	1.08	1	2005-9	\$60,467	\$62,218	\$18,665	\$37,331	1,574	1,104	70.1%	0.98	2
Springfield	Lane	2008	74.7%	1.06	1	2005-9	\$37,738	\$42,852	\$12,856	\$25,711	2,623	1,929	73.5%	1.03	1
Salem	Marion	2008	70.0%	0.99	2	2009	\$42,035	\$42,760	\$12,826	\$25,656	6,176	4,762	77.1%	1.05	1
Tigard	Washington	2008	62.3%	0.89	2	2005-9	\$63,554	\$62,218	\$18,665	\$37,331	2,028	1,409	69.5%	0.97	2

Percent of Renters earning 30-60% of county median income & are rent burdened

2010 Needs (2008 data update)

2011 Needs Update (2009 & 2005-9 ACS)

County / City	County	Data Year	% Burdened	Index	Priority	Data Year	Median Income	County Median Income	30% County Median Income	60% County Median Income	# 30-60% Renter Households	# 30-60% Renter Households BURDENED	% 30-60% Renter Households Burdened	INDEX to State	Priority
Astoria	Clatsop	2005-9	previous county priority	1	1	2005-9	\$35,509	\$40,426	\$12,128	\$24,256	619	479	77.4%	1.08	1
Baker City	Baker	2005-9	previous county priority	2	2	2005-9	\$35,942	\$38,401	\$11,520	\$23,041	424	324	76.4%	1.07	1
Brookings	Curry	2005-9	previous county priority	1	1	2005-9	\$36,908	\$38,175	\$10,853	\$21,705	343	330	96.1%	1.34	1
Canby	Clackamas	2005-9	previous county priority	1	1	2005-9	\$61,012	\$62,030	\$18,609	\$37,218	342	180	52.8%	0.74	3
Central Point	Jackson	2005-9	previous county priority	1	1	2005-9	\$55,236	\$43,640	\$13,392	\$26,784	485	426	87.7%	1.23	1
Coos Bay	Coos	2005-9	previous county priority	1	1	2005-9	\$36,702	\$36,754	\$11,026	\$22,052	798	653	81.9%	1.15	1
Cornelius	Washington	2005-9	previous county priority	1	1	2005-9	\$47,155	\$62,218	\$18,665	\$37,331	259	166	64.4%	0.90	2
Cottage Grove	Lane	2005-9	previous county priority	1	1	2005-9	\$42,819	\$42,852	\$12,856	\$25,711	252	209	82.8%	1.16	1
Dallas	Polk	2005-9	previous county priority	1	1	2005-9	\$48,032	\$50,750	\$15,225	\$30,450	385	301	78.2%	1.09	1
Damascus	Clackamas	2005-9	previous county priority	1	1	2005-9	\$76,979	\$62,030	\$18,609	\$37,218	12	2	15.2%	0.21	3
Eagle Point	Jackson	2005-9	previous county priority	1	1	2005-9	\$48,125	\$44,640	\$13,392	\$26,784	287	245	85.3%	1.19	1
Fairview	Multnomah	2005-9	previous county priority	1	1	2005-9	\$55,100	\$48,171	\$14,751	\$29,503	455	352	77.4%	1.08	1
Florence	Clackamas	2005-9	previous county priority	1	1	2005-9	\$55,670	\$42,852	\$12,856	\$25,711	385	280	72.8%	1.02	1
Gladstone	Clackamas	2005-9	previous county priority	1	1	2005-9	\$47,935	\$62,030	\$18,609	\$37,218	442	343	77.7%	1.09	1
Happy Valley	Clackamas	2005-9	previous county priority	1	1	2005-9	\$100,510	\$82,030	\$18,609	\$37,218	80	34	56.1%	0.76	3
Hermiston	Umatilla	2005-9	previous county priority	2	2	2005-9	\$42,500	\$45,230	\$13,569	\$27,138	626	390	62.3%	0.87	2
Hood River	Hood River	2005-9	previous county priority	2	2	2005-9	\$47,159	\$49,795	\$14,939	\$29,877	361	230	63.8%	0.89	2
Independence	Polk	2005-9	previous county priority	1	1	2005-9	\$48,894	\$50,750	\$15,225	\$30,450	176	137	78.2%	1.09	1
Junction City	Lane	2005-9	previous county priority	1	1	2005-9	\$38,662	\$42,852	\$12,856	\$25,711	279	130	46.7%	0.65	3
La Grande	Union	2005-9	previous county priority	2	2	2005-9	\$36,497	\$40,542	\$12,163	\$24,325	601	400	66.5%	0.93	2
Lebanon	Linn	2005-9	previous county priority	1	1	2005-9	\$38,040	\$45,700	\$13,710	\$27,420	601	432	71.8%	1.00	1
Lincoln City	Lincoln	2005-9	previous county priority	1	1	2005-9	\$26,988	\$38,170	\$11,451	\$22,902	438	300	68.5%	0.96	2
Madras	Jefferson	2005-9	previous county priority	1	1	2005-9	\$35,637	\$40,256	\$12,077	\$24,184	293	190	64.6%	0.90	2
Milton-Freewater	Umatilla	2005-9	previous county priority	2	2	2005-9	\$38,111	\$45,230	\$13,569	\$27,138	226	161	71.4%	1.00	1
Molalla	Clackamas	2005-9	previous county priority	1	1	2005-9	\$50,213	\$62,030	\$18,609	\$37,218	220	178	81.0%	1.31	1
Monmouth	Polk	2005-9	previous county priority	1	1	2005-9	\$30,550	\$50,750	\$15,225	\$30,450	453	321	70.9%	0.99	2
Newport	Lincoln	2005-9	previous county priority	1	1	2005-9	\$11,896	\$8,170	\$11,451	\$22,902	413	284	68.7%	0.96	2
North Bend	Coos	2005-9	previous county priority	1	1	2005-9	\$38,318	\$36,754	\$11,026	\$22,052	316	244	77.3%	1.08	1
Ontario	Malheur	2005-9	previous county priority	3	3	2005-9	\$34,444	\$39,489	\$11,847	\$23,693	407	210	51.6%	0.72	3
Pendleton	Umatilla	2005-9	previous county priority	2	2	2005-9	\$45,347	\$45,230	\$13,569	\$27,138	640	284	44.4%	0.62	3
Prineville	Crook	2005-9	previous county priority	3	3	2005-9	\$40,618	\$45,987	\$13,796	\$27,592	394	260	66.1%	0.92	2
Sandy	Clackamas	2005-9	previous county priority	1	1	2005-9	\$52,546	\$62,030	\$18,609	\$37,218	487	416	85.4%	1.20	1
Scappoose	Columbia	2005-9	previous county priority	2	2	2005-9	\$68,120	\$56,903	\$17,071	\$34,142	114	78	67.8%	0.95	2
Seaside	Clatsop	2005-9	previous county priority	1	1	2005-9	\$31,149	\$40,426	\$12,128	\$24,256	474	425	89.7%	1.26	1
Sheridan	Yamhill	2005-9	previous county priority	1	1	2005-9	\$44,107	\$37,191	\$15,357	\$30,715	129	92	71.1%	0.98	2
Sherwood	Washington	2005-9	previous county priority	1	1	2005-9	\$77,534	\$62,218	\$18,665	\$37,331	325	301	92.6%	1.30	1
Silverton	Marion	2005-9	previous county priority	2	2	2005-9	\$48,435	\$46,453	\$13,936	\$27,872	285	250	87.5%	1.22	1
St. Helens	Columbia	2005-9	previous county priority	2	2	2005-9	\$53,512	\$56,903	\$17,071	\$34,142	381	248	63.5%	0.89	2
Sutherlin	Marion	2005-9	previous county priority	1	1	2005-9	\$40,095	\$46,453	\$13,936	\$27,872	474	228	48.2%	0.67	3
Sweet Home	Douglas	2005-9	previous county priority	1	1	2005-9	\$37,959	\$40,324	\$12,097	\$24,194	148	102	69.0%	0.97	2
Talent	Linn	2005-9	previous county priority	1	1	2005-9	\$36,848	\$45,700	\$13,710	\$27,420	238	173	72.8%	1.02	1
The Dalles	Wasco	2005-9	previous county priority	1	1	2005-9	\$33,616	\$44,640	\$13,392	\$26,784	400	279	69.8%	0.98	2
Troutdale	Multnomah	2005-9	previous county priority	1	1	2005-9	\$42,420	\$41,307	\$12,392	\$24,784	337	196	58.3%	0.82	2
Umatilla	Umatilla	2005-9	previous county priority	2	2	2005-9	\$62,882	\$49,171	\$14,751	\$29,503	358	328	91.5%	1.28	1
Wilsonville	Clackamas	2005-9	previous county priority	1	1	2005-9	\$46,846	\$45,230	\$13,569	\$27,138	40	20	17.6%	0.25	3
Winston	Douglas	2005-9	previous county priority	1	1	2005-9	\$7,816	\$62,030	\$18,609	\$37,218	1,091	891	81.6%	1.14	1
		2005-9	previous county priority	1	1	2005-9	\$38,704	\$40,324	\$12,097	\$24,194	153	86	62.9%	0.88	2



Oregon

Theodore R. Kulongoski, Governor



Housing and Community Services

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December 21, 2010

To: Employees and Partners of Oregon Housing and Community Services

From: David Summers,  
Multifamily Housing Manager  
Housing Division  
[david.summers@hcs.state.or.us](mailto:david.summers@hcs.state.or.us)  
503-986-2073

RE: 2011 Consolidated Funding Cycle (CFC) Notice

Oregon Housing and Community Services will make some changes to the Consolidated Funding Cycle process for 2011. We believe these changes will help us to identify the most viable and sustainable partner's projects in which to invest the public's resources.

Please don't hesitate to contact me with any concerns or questions. You should also contact your Regional Advisor to the Department (RAD). I recommend you work with your RAD early in the process.

**The changes for the 2011 CFC include:**

- Use of an Evaluation Team Review
- AIES Comparables Report
- OHCS/PHB Physical Conditions Survey
- Applicants contemplating RD or HUD Funding.
- Consolidated Funding Cycle (CFC) Application Charge
- 3rd Party Construction Inspection
- Charges for 3rd Party Construction Analyst Review
- Best Practices Construction Standards
- LIHTC per project cap for 2011
- 30 Year Replacement Reserve Schedule
- Schedule of Real Estate Holdings
- Asset and Property Management review of Sponsor Capacity
- Sustainable Green Building requirements
- Ongoing efforts to stabilize OHCS finances / Increases to various housing-related charges

For detailed information about the changes for the 2011 CFC, [click here](#).

**2011 CFC Application Available and Due Date:**

The 2011 CFC Application will be available on our web site at:  
[http://www.ohcs.oregon.gov/OHCS/HRS\\_CFC\\_Overview.shtml](http://www.ohcs.oregon.gov/OHCS/HRS_CFC_Overview.shtml) or on compact disk (CD) as of  
**January 7, 2011. Applications will be due April 15, 2011.**

The Following programs and proposed funding allocations will be available:

- HOME \$ 4,500,000
- HDGP \$ 1,500,000
- GHAP \$ 2,500,000
- HELP \$ 500,000
- LIHTC \$ 7,000,000
- LIWP \$ 700,000
- OAHTC \$10,000,000
- Preservation \$ 1,700,000

**CFC Webinar Training – For 2011 CFC Applicants**

Oregon Housing and Community Services will provide its 2011 CFC training via a webinar. All partners planning to submit applications can participate from any computer with internet access. You will be able to see the Power Point Presentation; hear the presenters, and ask questions right from your own computer. No need to travel to Salem. The only training vehicle will be the Webinar. **We will not offer training here at the department.**

CFC Webinar Training is set for:

Date: January 26, 2011  
Time: 9:00 A.M.-12:00 P.M.  
Location: Your computer

OHCS will soon send an invitation with all the information you will need to join the webinar.

If you have questions regarding the training, please contact your Regional Advisor to the Department or Roz Barnes at [roz.barnes@hcs.state.or.us](mailto:roz.barnes@hcs.state.or.us).

**Please Note: We encourage you to print the 2011 Application and have it available during the training.** We will refer to it extensively during the training. If you would like a copy of the application on CD, contact Sarah Dornon at (503) 986-2054 or email: [sarah.dornon@hcs.state.or.us](mailto:sarah.dornon@hcs.state.or.us).