

Oregon Housing and Community Services



**HOUSING COUNCIL
GAP MULTI-FAMILY NOFA AWARD PRESENTATION**

DECEMBER 11, 2015

Gap NOFA Overview



- Construction Defects – OHCS previously funded projects that have documented construction defects where the funds allocated will be used to resolve defects to original specifications
- Group Homes – New Construction or Acquisition / Rehabilitation of Group Homes targeted to Special Needs Populations
- Small Projects – New Construction or Acquisition / Rehabilitation Projects of 35 units or less

Statewide Gap NOFA Allocations



Statewide Allocation	GHAP	HDGP	OAHTC	LIWP
Total Allocated	\$12,000,000	\$8,000,000	\$5,000,000	\$3,000,000
Total Recommended	\$12,154,850	\$7,901,182	\$1,750,000	\$54,485

2015 Gap NOFA Scoring



- Scoring Committee comprised of internal and external reviewers, there were two teams:

Construction Defect and Group Home projects reviewed by:

- Claire Seguin – Assistant Director of Housing Stability, Oregon Housing & Community Services
- Kenny LaPoint – Housing Integrator, Oregon Housing & Community Services
- Tom Cusack – Oregon Housing Blog & former HUD Field Office Director

Small Projects under 35 units reviewed by:

- Caleb Yant – Assistant Director Finance, Oregon Housing & Community Services
- Kenny LaPoint – Housing Integrator, Oregon Housing & Community Services
- Michelle Haynes – Retired Affordable Housing Developer

Project Presentation

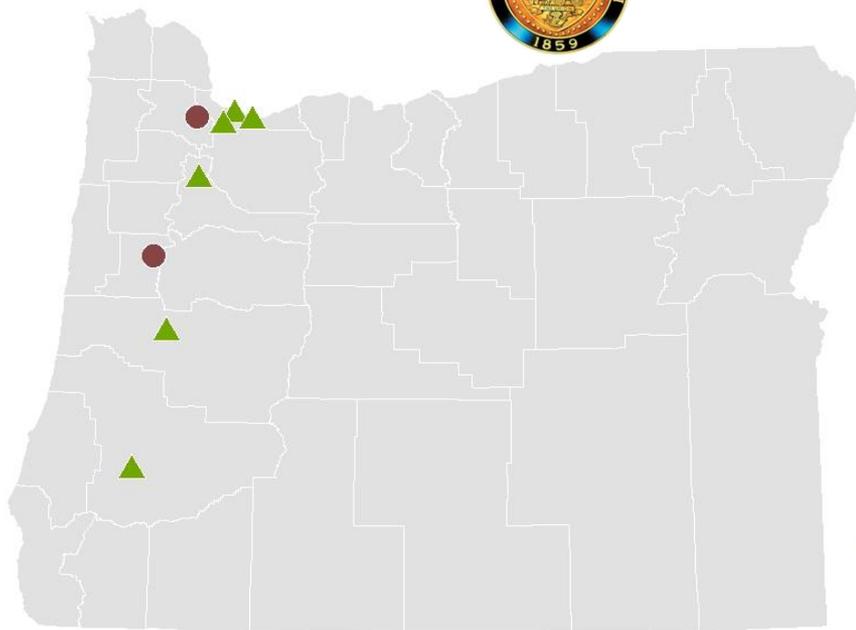


- Presentation of projects for State Housing Council approval
 - State Housing Council approval is needed if the project is requesting:
 - ✦ HOME funds
 - ✦ Grants and loans of \$200,000 or greater from a single source
 - ✦ Grants and loans over \$400,000 or greater from combined sources

Order of Presentation:

- Construction Defects
- Group Homes
- Small Projects

Construction Defects



- Not Recommended
- ▲ Recommended

Project Name	GHAP \$	HDGP \$	OAHTC \$	LIWP \$	Total Project Cost
Kateri Park Apts	\$640,017	\$0	\$0	\$0	\$672,430
Lents 2000	\$0	\$1,037,451	\$0	\$0	\$1,037,451
Liberty Pointe	\$0	\$532,998	\$0	\$0	\$665,998
Los Jardines De La Paz	\$3,141,314	\$0	\$1,750,000	\$0	\$3,141,314
WestTown on 8th	\$0	\$1,092,558	\$0	\$0	\$1,342,558
Wood Park Terrace	\$0	\$2,332,585	\$0	\$0	\$2,542,585
	\$3,781,331	\$4,995,592	\$1,750,000	\$0	\$9,402,336



Gap NOFA Construction Defects

Sponsor:
**Catholic Charities of
Oregon for Caritas
Housing Initiatives**

Project:
**Kateri Park
Apartments**

County:
Multnomah

City:
SE Portland

Type	Units	Unit Percent of Area Median Income	OHCS funding
Family, Homeless	40	40 @60% 10 @50%	GHAP \$640,017

- Construction defect issues pertaining to the improper installation of major building systems, resulting in both direct and indirect life safety threats to residents, including leaks, deterioration of deck systems, and the potential for mold growth.
- In 2011, CHI successfully pursued litigation against the contractor and associated subcontractors for an estimated \$1M in needed corrections. The settlement funds received - significantly reduced by legal contingency and other associated fees - allowed CHI to correct the construction defects that posed the most immediate life safety hazard to residents, but left the majority of defects intact.

This project requires SHC review and approval.
Overview on packet page 31, Motion on page 32



Gap NOFA Construction Defects

Sponsor:
**ROSE Community
Development**

Project:
Lents 2000

County:
Multnomah

City:
Lents, Portland

Type	Units	Unit Percent of Area Median Income	OHCS funding
Families	36	3 @30% 11 @40% 21 @50% 1 manager	HDGP \$1,037,451

- Construction defects issues including siding, decks, damaged sheathing, framing, all window and door wraps replaced, interior damaged repair, fascia and brick flashing and other defects.

This project requires SHC review and approval.
Overview on packet page 33, Motion on page 34



Gap NOFA Construction Defects

Sponsor:
**United Community
Action Network**

Project:
Liberty Pointe

County:
Douglas

City:
Winston

Type	Units	Unit Percent of Area Median Income	OHCS funding
Alcohol and Drug Rehabilitation	6	6 @50%	HDGP: \$532,998

- To repair construction defects associated with the roof, exterior siding windows, doors, weather-resistant barrier and grading. Moisture penetrating the apartments threatens the health and safety of the residents.
- This renovation will remediate these defects per an assessment from Forensic Building Consultants. United Community Action Network will be contributing \$122,000 in cash towards the repairs from a settlement from the original contractor on the project.

This project requires SHC review and approval.
Overview on packet page 35, Motion on page 36



Gap NOFA Construction Defects

**Sponsor:
Hacienda CDC**

**Project:
Los Jardines de la Paz**

**County:
Multnomah**

**City:
NE Portland**

Type	Units	Unit Percent of Area Median Income	OHCS funding
Family	43	2 @30% 35 @50% 6 @60%	GHAP \$3,141,314

- Built in 2002 the property suffered from significant construction defects. Hacienda received \$600,000 in lawsuit proceeds which funded the operating reserve, consultants, and permits, rehab a portion of one building for immediate repair, and other measures to prevent further damage until additional financing can be secured.
- OHCS funding to replace the remaining building envelope will allow a 2017 refinance of the existing to a HUD 221(d) (4) loan allowing enough funds for interior repairs and appliances.

*This project requires SHC review and approval.
Overview on packet page 37, Motion on page 39*



Gap NOFA Construction Defects

Sponsor:
**Cornerstone
Community Housing**

Project:
WestTown on 8th

County:
Lane

City:
Eugene

Type	Units	Unit Percent of Area Median Income	OHCS funding
Family	102	90 @60% 11 @50% 1 manager	HDGP \$1,092,558

- The development was built with two green roof podiums to meet common goals of Cornerstone, the City of Eugene, and OHCS. The scope of this project is to replace the green roof systems that failed due to construction defects from the General Contractor and to create adequate reserves to provide for sustainability of the project.

This project requires SHC review and approval.
Overview on packet page 40, Motion on page 41



Gap NOFA Construction Defects

Sponsor:
**Marion County
Housing Authority**

Project:
Wood Park Terrace

County:
Marion

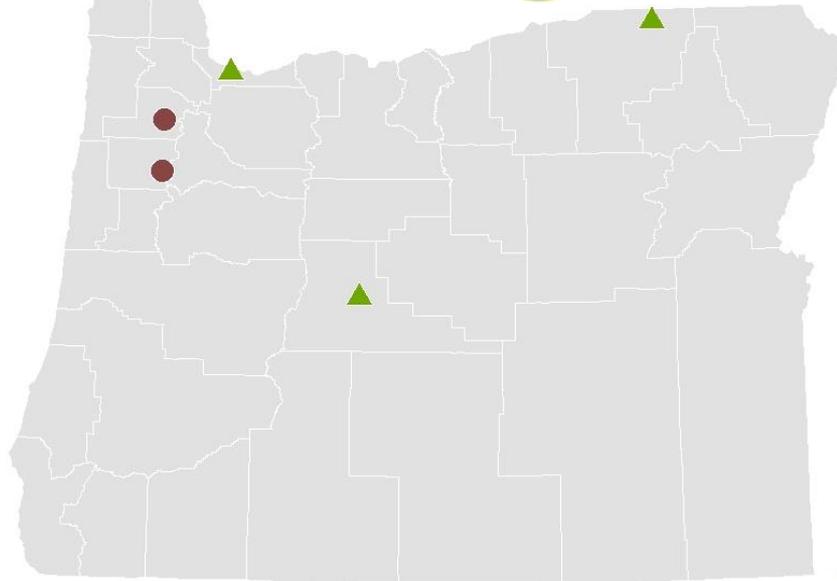
City:
Woodburn

Type	Units	Unit Percent of Area Median Income	OHCS funding
Family	52	52 @60%	HDGP \$2,332,585

- In June 2009, a hazardous construction defect was discovered when a second story concrete porch detached from its mooring and dropped approximately twelve (12") inches. Marion County Housing Authority consulted with an engineering firm that determined that the extent of the damage was throughout all buildings.
- Forensics indicated the damage was due to "negligent construction methods." Legal action was brought against the general contractor, architect and sub-contractors in the Marion County Municipal Court, Oregon Court of Appeals and Oregon Supreme Court. The Supreme Court declined to accept the case and MCHA received no settlement funds for the construction defects.

This project requires SHC review and approval.
Overview on packet page 42, Motion on page 44

Group Homes



- Not Recommended
- ▲ Recommended

Project Name	GHAP \$	HDGP \$	OAHTC \$	LIWP \$	Total Project Cost
Bend Recovery Home - Centennial Complex	\$484,999	\$0	\$0	\$0	\$486,997
Braeburn Group Homes	\$949,342	\$0	\$0	\$0	\$949,342
Glisan Street House	\$497,975	\$0	\$0	\$0	\$571,835
	\$1,932,316	\$0	\$0	\$0	\$2,008,174



Gap NOFA Group Homes

Sponsor:
**Bend Recovery Home,
Inc**

Project:
**Bend Recovery Home –
Centennial Complex**

County:
Deschutes

City:
Bend

Type	Units	Unit Percent of Area Median Income	OHCS funding
Family / Alcohol Drug Rehab / Previously Incarcerated	1 unit / 9 bedroom	9 beds @40%	GHAP \$484,999

- The Bend Recovery Home-Centennial Complex (BRH-CC) will provide transitional, clean & sober housing for up to 8 families with one or more parents engaged in the Deschutes County Family Drug Court program (DCFDC). DCFDC is a court-supervised alcohol and drug treatment program that incorporates a collaborative community approach to holding offenders accountable, treating parents gripped by addiction, and keeping children safe.

This project requires SHC review and approval.
Overview on packet page 45, Motion on page 47



Gap NOFA Group Homes

Sponsor:
Horizon Project Inc.

Project:
**Braeburn Group
Homes**

County:
Umatilla

City:
Milton Freewater

Type	Units	Unit Percent of Area Median Income	OHCS funding
Disabled	2 units 6 residents	6 residents @25%	GHAP \$949,342

- Disabled residents with intellectual or developmental disabilities will receive preference. The project will have 24-hour staffing by Direct Support Professionals (DSP). An Individual Support Plan (ISP) will be developed for each individual with significant assistance directed at Activities of Daily Living (ADL). Additional support services will help integrate the individual into the greater community. Employment opportunities will also be considered.

This project requires SHC review and approval.
Overview on packet page 48, Motion on page 49



Gap NOFA Group Homes

Sponsor:
**Cascadia Behavioral
Healthcare**

Project:
Glisan Street House

County:
Multnomah

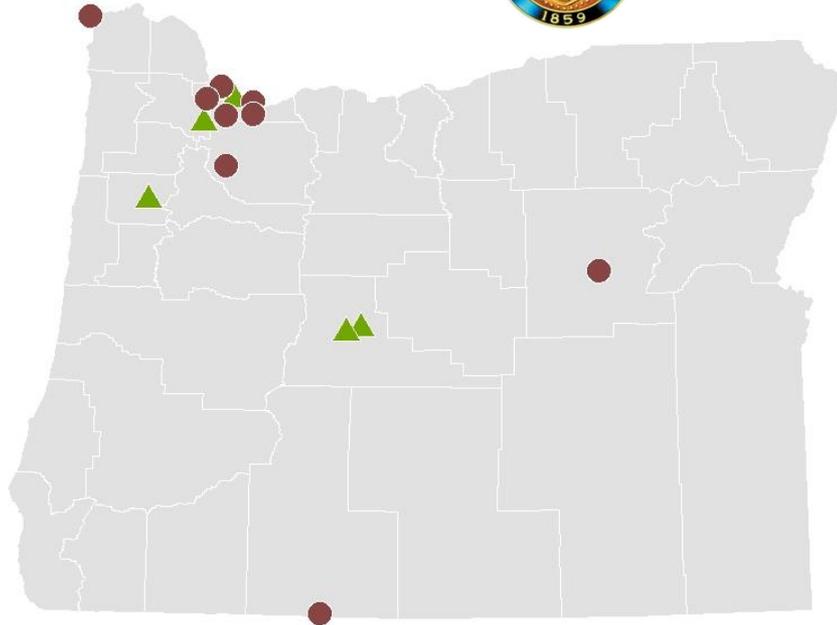
City:
NE Portland

Type	Units	Unit Percent of Area Median Income	OHCS funding
Psychologically Disabled and Drug/Alcohol Recovery	1 unit 10 bedrooms	10 bed @50%	GHAP \$497,975

- Was originally built in 1904, and has been used as a group living since 1980. Given its age, Glisan Street has significant repair needs. The rehabilitation includes replacement of the roof, gutters, down spouts; upgrade the electrical services as well as plumbing and bathroom repairs, repair of significant dry rot in porch, windows. There are many health and safety issues that need to be attended to as well as upgrading flooring, heating systems, appliances and water heaters for energy efficient models. Bring some items- such as railings, sidewalk need to be brought up to code-compliance for Portland.

This project requires SHC review and approval.
Overview on packet page 50, Motion on page 51

Small Projects



- Not Recommended
- ▲ Recommended

Project Name	GHAP \$	HDGP \$	OAHTC \$	LIWP \$	Total Project Cost
Blanton Street Veterans' Housing	\$3,133,000	\$0	\$0	\$37,533	\$5,502,207
Daggett Townhomes	\$1,493,661	\$0	\$0	\$0	\$6,287,020
Ellendale 4	\$0	\$2,905,590	\$0	\$16,952	\$2,942,542
Moonlight Townhomes	\$1,814,542	\$0	\$0	\$0	\$7,696,064
	\$6,441,203	\$2,905,590	\$0	\$54,485	\$22,427,833



Gap NOFA Small Projects

Sponsor:
**Northwest Housing
Alternatives**

Project:
**Blanton Street
Veterans' Housing**

County:
Washington

City:
Beaverton

Type	Units	Unit Percent of Area Median Income	OHCS funding
Vets and Vet families	20	20 @30%	GHAP: \$3,133,000 WX: \$37,533

- Blanton Street will be a newly constructed Project of 20 units (5-one bedroom, 10-two bedroom and 5-three bedroom units) located in Washington County near 185th Ave and Tualatin Valley Highway serving Veterans and Veteran Families.

This project requires SHC review and approval.
Overview on packet page 52, Motion on page 54



Gap NOFA Small Projects

Sponsor:
Housing Works

Project:
Daggett Townhomes

County:
Deschutes

City:
Bend

Type	Units	Unit Percent of Area Median Income	OHCS funding
Family, Physically Disabled, Homeless	24	24 @60%	GHAP \$1,493,661

- Daggett Townhomes will offer 10 two-bedroom and 14 three-bedroom townhome units. There will also be a community building providing community meeting space and a fitness facility.
- The project is located in a family friendly community across the street from Ensworth Elementary School; next door to Deschutes Children's Foundation with MountainStar Relief Nursery, and Big Brothers and Sisters; next to a large city park and Pilot Butte State Park; and within 1.3 miles of shopping and medical care.

This project requires SHC review and approval.
Overview on packet page 55, Motion on page 57



Gap NOFA Small Projects

Sponsor:
Housing Works

Project:
Moonlight Townhomes

County:
Deschutes

City:
Bend

Type	Units	Unit Percent of Area Median Income	OHCS funding
Family, Physically Disabled, Homeless	29	28 @60% 1 manager	GHAP \$1,814,542

- Moonlight Townhomes will offer 16 two-bedroom and 13 three-bedroom townhome units. There will also be a community building providing community meeting space and a fitness facility.
- The project is located in a family friendly community across the street from Ensworth Elementary School; next door to Deschutes Children's Foundation with MountainStar Relief Nursery, and Big Brothers and Sisters; next to a large city park and Pilot Butte State Park; and within 1.3 miles of shopping and medical care.

This project requires SHC review and approval.
Overview on packet page 58, Motion on page 60



Gap NOFA Small Projects

Sponsor:
Polk CDC

Project:
Ellendale 4

County:
Polk

City:
Dallas

Type	Units	Unit Percent of Area Median Income	OHCS funding
Alcohol and Drug Recovery	10	6 @50% 4 @60%	HDGP \$2,905,590 LIWP \$16,952

- Ellendale 4 is a 10 unit supportive, transitional housing development for families in recovery from alcohol and drug addiction. It will provide affordable housing and supportive services for a special needs population of alcohol and drug addiction. This project focuses on supporting the children and returning them to stable, sober parents in recovery to safe, drug free housing.

This project requires SHC review and approval.
Overview on packet page 61, Motion on page 62

Thank You



- Not Recommended
- ▲ Recommended