October 6, 2017

Dear Partners,

I am thrilled to welcome two new members to our Housing Stability Council. For the first time since its expansion from 7 to 9 seats in 2015, the Council is fully staffed, with all 9 seats occupied! Read on to learn more about these exciting additions to the OHCS team, as well as recent Council approvals, the Regional Solutions Workforce Housing Initiative, and more.

**New Housing Stability Council Members**

Please join me in welcoming Charles Wilhoite and Tricia Tillman to the Housing Stability Council! Both Charles and Tricia are accomplished leaders, and it is truly an honor to add their voices and experience to the Council.

**Meet Charles**

Charles Wilhoite is a managing director with Willamette Management Associates, based in Portland Oregon. In addition to his work on all types of valuation engagements for the firm, he is also the leader of the firm’s tax-exempt entity and health care services practice.

Charles has performed the following types of financial analysis and valuation assignments: merger and acquisition valuations; post-acquisition purchase price allocations; business and stock valuations; ad valorem property tax, income tax, and gift and estate tax valuations; forensic analyses; employee stock ownership plan feasibility studies and valuations; and economic damages calculations.

Charles has testified throughout the country with regard to valuation, financial and economic issues across a wide variety of industries.

Charles is a certified public accountant (CPA), accredited in business valuation (ABV) and certified in financial forensics (CFF) by the AICPA; a certified management accountant (CMA) and certified in financial management by the Institute of Management Accountants; an accredited senior appraiser (ASA) in business valuation as designated by the American Society of Appraisers; a certified valuation analyst (CVA) as designated by the National Association of Valuators and Analysts; a certified business appraiser (CBA) as designated by the Institute of Business Appraisers; and a certified fraud examiner (CFE) as designated by the Association of Certified Fraud Examiners.

Charles currently serves on the board of directors for the Federal Reserve Bank of San Francisco – Portland Branch; the Portland Business Alliance; Meyer Memorial Trust; Legacy Health; PacificSource Health Plans; Metal Toad Media; the U.S. Bank of Oregon; and the Nature Conservancy.

An Oregon resident for 24 years, Charles has resided in northwest Portland with his wife Tammy, for the past 20 years. Charles and Tammy have three children.
Meet Tricia

Tricia Tillman was the first African American Director for Public Health in Oregon from 2015 - 2017 (and hopes another comes into leadership in the near future). She established the Multnomah County Public Health Division and its first Public Health Advisory Board, expanded funding for the Health Equity Initiative, and served as a governor-appointed member of the State’s Public Health Advisory Board.

Prior to this, she served for six years as the Director for the Office of Equity and Inclusion in the Oregon Health Authority. With her leadership the Office of Equity and Inclusion, she elevated the mandate for health equity and civil rights throughout Oregon’s health systems transformation efforts, increased state funding for culturally specific community organizations to promote health and wellbeing, created opportunities for highly qualified, diverse health professionals to serve in policy leadership roles, and created and implemented policies that promote equity and civil rights in health and human services. She advocated for the integration of health care interpreters, community health workers, doulas and other “traditional health workers” in health systems as proven health equity strategies.

Ms. Tillman’s goals throughout her career have been to promote a highly qualified, diverse workforce, to engage communities experiencing disparities in promoting health, and to reduce social inequities. She is a graduate of Boston University School of Public Health, and a recipient of its Dr. Martin Luther King Fellowship. Ms. Tillman has worked and volunteered over two decades in health care settings, community services organizations, and local and state governments in Arizona, Massachusetts, and Oregon to improve the health and well-being of culturally diverse communities.

Ms. Tillman is a proud mother, mother-figure, godmother and mentor, and enjoys running, skiing, travelling and dancing salsa.

LIFT 2.0 Framework Approved

Earlier today, the Housing Stability Council adopted the program framework for the next round of funding through the Local Innovation and Fast Track (LIFT) program. A total of $40 million will be made available for both rental and homeownership development in a Notice of Funding Availability (NOFA) offering this December. Many thanks to our partners who participated in stakeholder meetings and contributed valuable public comment to inform today’s Council discussion.

Manufactured Home Park Preservation

The Housing Stability Council has also approved funding to preserve two manufactured home parks maintaining 84 affordable homes in total.

Oak Leaf Mobile Home Park

The Oak Leaf Mobile Home Park located in the Cully neighborhood of Northeast Portland received funding to preserve 34 manufactured homes. Funds will be used to replace homes in poor condition with new two-bedroom, one-bathroom Northwest Energy Efficient Manufactured Homes (NEEM) and upgrade the park’s entire infrastructure. (Photos on next page.)
Newton Creek Manor
Newton Creek Manor received funding to preserve 50 manufactured homes in Roseburg and replace dilapidated water, sewer, and fire safety systems for park residents.

We are proud to see investments being made to preserve much needed affordable housing options in our state.

Regional Solutions Workforce Housing Initiative & RFI
I’m pleased to share the following Request for Information (RFI), which aims to solicit information from entities actively engaged in producing workforce housing that will support economic growth and permanent family wage jobs in Oregon. This RFI is jointly designed by the Governor’s Office and Regional Solutions agencies, which have identified tools to support workforce housing public private partnerships, including access to loans, grants and targeted technical assistance.

One of the most pervasive constraints to economic growth that Governor Brown has heard throughout the state is a lack of workforce housing. Good jobs go unfilled because candidates can’t find a place to live. This is a lost opportunity for Oregon workers and employers. While OHCS is working to address housing needs below 60% Area Median Income (AMI), there are no dedicated tools for “missing middle” housing and the market is not producing enough new housing supply to meet the needs of the workforce above 60% AMI. This lack of “workforce housing” undermines community vitality, hitting rural areas particularly hard.

In recent months, Regional Solutions and OHCS convened roundtable conversations with housing developers and business leaders. These meetings helped all participants better understand the challenges and opportunities related to workforce housing. Employers, developers, and state agencies expressed a strong interest in working collaboratively to alleviate this problem.

In order to assess solutions to the workforce housing crisis, the State seek responses from any private or public entity with information related to workforce housing. Responses to the RFI will assist in identifying best practices for possible inclusion in future procurement documents. The deadline to response to the RFI has been extended to October 13th, and I hope you will submit your input and share this opportunity with interested partners in your community.
New OHCS Tax Credit Manager

OHCS is excited to announce that our own Tai Dunson-Strane has accepted the position of Tax Credit Program Manager in the Multifamily Finance Division.

Tai’s diverse finance experience has allowed him a view of affordable housing from every side of the deal; including development, lending and most recently the perspective of allocating agency in his role as Loan Officer at OHCS. In addition, Tai brings a background in urban planning and strong research skills.

Please join me in congratulating Tai on his new role.

72 Foster Groundbreaking

On September 21st we were honored to celebrate the groundbreaking of the 72 Foster in Portland. Congratulations to REACH Development for all their hard work to add 101 affordable homes to their community.

72 Foster Groundbreaking

West Coast HFA Exchange

Last month, OHCS hosted a meeting in Portland with state housing agency leaders from California and Washington for the second West Coast HFA Exchange.

We spent two full days learning from other state’s successes and discussing shared challenges. Participants from all states say this exchange is one of the “best” they have ever attended. Some of the things we learned include: California is rolling out a robust new land use planning system that will include clear targets on housing development, along with technical assistance
to help local communities plan; California has pushed forward a large-scale permanent supportive housing model; Washington is making great strides to align partners on homeless service delivery with clear, measurable goals and expectations; and Washington has interesting successes to share in the arenas of land acquisition, single family programs, and bond recycling.

We’re planning to convene every 6 months, and the next Exchange is tentatively scheduled for early spring in Sacramento.

**2018 Agriculture Workforce Housing Tax Credit**

Please stay tuned for the 2018 Agriculture Workforce Housing Tax Credit (AWHTC) application, which will open in the coming week. The AWHTC program provides a state income tax credit to investors who incur costs to construct, install, acquire or rehabilitate agriculture workforce housing and is a key program to help build much needed agricultural workforce housing in Oregon. The 2018 AWHTC program will mirror the 2017 program. Applications may be submitted electronically and will be accepted on a first-come, first-served basis.

**Veterans Emergency Housing Assistance**

In September, we announced the immediate availability of $350,000 to help homeless veterans across the state. With the strong support of Governor Brown and our partnership with Oregon Department of Veterans’ Affairs we are proud of the progress that is being made to end veteran homelessness in Oregon. According to the most recent Point-in-Time homeless count the number of homeless veterans decreased by nine percent, or 121 individuals, compared to the 2015 count. We believe that with continued attention, partnership, and resources we will continue to reduce the number of homeless veterans in Oregon.

**Statewide Housing Plan Outreach Schedule**

Beginning this month, we will visit more than 17 cities across Oregon to learn more about the unique local housing challenges faced by communities in our state. The purpose of this outreach is to better inform the development of the Statewide Housing Plan which will guide policy and funding decisions for the Department over the next five years. Anyone interested in providing local perspective on the housing challenges in their community is encouraged to attend. A schedule of planned visits can be found here, and full information about the Statewide Housing Plan is available here.

Best regards,

Margaret Solle Salazar, Director