

**Oregon Housing and Community Services  
2018 9% LIHTC and HOME NOFA  
RECIPIENT LIST**

PROJECT NAME	PROJ CITY	COUNTY	SPONSOR	CONTACT	GAP \$	HOME \$	HTF \$	LIHTC9 \$	OAHTC \$	OMEF \$	TOTAL COSTS	TYPE	PRES	POPULATION (SVCS)	TOTAL UNITS
Canal Commons	Bend	Deschutes	Pacific Crest Aff Hsg LLC	Rob Roy	\$200,000	\$1,010,000	\$970,000	\$1,151,726	\$1,800,000	\$208,611	\$15,077,157	NC	N	FAM WF	48
Cedar Grove	Beaverton	Washington	Cmty Partners for Aff Hsg (CPAH)	Rachael Duke	\$400,000	\$0	\$600,000	\$996,705	\$0	\$92,000	\$14,321,892	NC	N	FAM HOM WF	44
Creekside Apts	Central Point	Jackson	Housing Authority of Jackson County	Ryan Haynes	\$0	\$525,000	\$725,000	\$996,000	\$0	\$0	\$13,053,150	NC	N	FAM HOM WF VETS	50
Deer Creek Village	Roseburg	Douglas	NeighborWorks Umpqua	Brian Shelton-Kelley	\$200,000	\$1,500,000	\$1,000,000	\$1,400,000	\$715,000	\$0	\$17,044,974	NC	N	FAM ELD HOM ADF WF VETS PI DIS (PHY SPMI IDD)	68
Garden View Apts	Lebanon	Linn	Linn-Benton Housing Authority	Donna Holt	\$200,000	\$820,000	\$640,000	\$999,990	\$0	\$110,000	\$12,283,478	NC	N	ELD VETS HIV	48
Liberty Lodge	Redmond	Deschutes	Housing Impact LLC	Geoff Wall	\$200,000	\$1,064,668	\$0	\$0	\$0	\$0	\$1,419,668	NC	N	DIS (IDD)	8
LISAH: Low-Income Single Adult Hsg	Portland	Multnomah	LISAH Limited Partnership	Tony Bernal	\$1,090,000	\$0	\$0	\$950,088	\$0	\$27,930	\$11,597,968	NC	N	HOM VETS	72
Market District Commons	Eugene	Lane	Homes for Good Hsg Agency (fka HACSA)	Steven Ochs	\$400,000	\$0	\$2,000,000	\$1,105,000	\$0	\$0	\$14,478,198	NC	N	HOM VETS WF DIS (IDD)	50
Orchard Homes	Milton-Freewater	Umatilla	Chrisman Development Inc	Shelly Cullin	\$500,000	\$875,000	\$875,000	\$0	\$1,800,000	\$0	\$10,277,560	R	Y	FAM FW	128
Pioneer Enterprises (Pioneer Park & Toller Terrace)	Veneta & Molalla	Lane & Clackamas	Pioneer Property Enterprises LLC	Richard Nored	\$0	\$0	\$500,000	\$900,000	\$815,000	\$0	\$10,424,750	A R	Y	ELD	52
Salem HA MF RAD Bundle (Brush College/Glen Cr Meadowlark)	Salem	Marion	Salem Housing Authority	Andy Wilch	\$400,000	\$0	\$0	\$1,275,276	\$1,800,000	\$0	\$26,642,232	A R	Y	FAM	84
Silvertowne & Silvertowne II	Silverton	Marion	Integrated Supports for Living Inc	Chrislyn Prantl	\$200,000	\$970,281	\$640,000	\$857,500	\$0	\$60,000	\$9,721,268	A R	Y	ELD DIS (IDD PHY)	86
The Rose	Portland	Multnomah	REACH Community Development Inc	Jessica Woodruff	\$200,000	\$0	\$500,000	\$996,705	\$1,800,000	\$0	\$14,646,785	A R	Y	FAM HOM	58
					<b>\$3,990,000</b>	<b>\$6,764,949</b>	<b>\$8,450,000</b>	<b>\$11,628,990</b>	<b>\$8,730,000</b>	<b>\$498,541</b>	<b>\$170,989,080</b>				<b>796</b>

Project Summaries on Next Page

## Low Income Housing Tax Credits (LIHTC) & HOME - Multi Family Housing Awards – 2018

The Rose	Portland		Reach CDC
58 Units (57 units with Project Based Assistance) Preservation	LIHTC: \$996,705 HTF: \$500,000 GAP: \$200,000	OAHTC: \$1,800,000 HOME: \$0 OMEP: \$0	Survivors of Domestic Violence Homeless

The Rose Apartments (the Rose) is a permanent housing single-room occupancy (SRO) development for homeless, single women that has offered residents safe, affordable housing and access to resident services since 1988. Residents of the Rose are among Portland’s most vulnerable population and include women who have experienced domestic violence, incarceration, substance abuse, prostitution, and mental illness.

The property also includes project-based Section 8 vouchers from Home Forward for 57 of the 58 units under the Section 8 Moderate Rehabilitation (Mod Rehab) Single Room Occupancy (SRO) Program which is currently only renewable for one year at a time. The Preservation project will convert the project from a short-term contract to a project with a 20-year contract term under the HUD Rental Assistance Demonstration (RAD) Program. The RAD Conversion will facilitate the preservation of the Rose by providing a reliable, stable, and long-term payment assistance stream that will allow REACH to leverage capital investment by making the project attractive to tax credits investors and lenders. Through this investment, REACH will fully rehabilitate the Rose which has not seen any significant investment for 30 years. Residents will continue to pay 30% of their income in a project that will remain deeply affordable for many more years to come

Pioneer Enterprises	Veneta & Molalla		Pioneer Property Enterprises LLC
52 Units (47 units with Project Based Assistance) Preservation	LIHTC: \$900,000 HTF: \$500,000 GAP: \$0	OAHTC: \$815,000 HOME: \$0 OMEP: \$0	Elderly

Pioneer Enterprises Apartments is a Preservation project involving the acquisition, rehabilitation, and consolidated ownership and operation of two existing multifamily housing projects with a total of 52 units currently being operated as separate USDA Rural Development Senior and Disabled complexes in Veneta and Molalla, Oregon. The projects include Pioneer Park (20 Units) and Toliver Terrace (32 Units).

This project will preserve the existing affordable projects and guarantee that these apartments remain affordable and available to low-income senior and disabled families in these small communities for 60 years. The preservation will be facilitated by consolidating the two projects into a single ownership entity to optimize efficiencies in both the project development and subsequent operations.

Cedar Grove	Beaverton		Community Partners for Affordable Hsg.
44 Units (8 units with Project Based Assistance) New Construction	LIHTC: \$996,705 HTF: \$600,000 GAP: \$400,000	OAHTC: \$0 HOME: \$0 OMEP: \$92,000	Family Workforce Homeless

Cedar Grove, a four-story building with 44 units, will activate the corner of NW Murray and NW Cornell roads in the Cedar Mill neighborhood in Beaverton. This project will transform the currently vacant partially paved site from eyesore to a beautiful affordable housing community. This is one of the wealthiest neighborhoods in the State (US Census data); it is estimated there are more than 30,000 jobs within two miles of the site, but a critical shortage of housing units affordable to low-wage workers and their families. As of 2017, the Beaverton School District reports over 1,500 homeless students in the district, representing approximately 4% of the student body - put another way - for every school bus full of kids, three of those students, on average, are homeless.

Responding to this local need, in partnership with Community Action and the Washington County Housing Authority, CPAH has dedicated eight (8) units for homeless families. Three (3) three-bedroom units and five (5) two-bedroom units will be set aside and held for homeless families utilizing eight project based vouchers to do so.

Per OHCS data, there are currently zero (0) regulated affordable housing units set aside for currently homeless families in the City of Beaverton. Additional units without Project Based Vouchers will be serving very low income families and we anticipate that other high-barrier families needing affordable housing will be referred to the community. The project will also include affordable units affordable to households at 60% of Area Median Income, which are intended to house the workforce employed in the surrounding community. CPAH is planning for resident services on-site to ensure supportive housing for homeless families and to support all residents with eviction prevention and housing stabilization, community building, while connecting residents to off-site resources.

<b>Low-Income Single Adult Hsg. (LISAH)</b>	<b>Portland</b>		<b>LISAH Limited Partnership</b>
72 Units (32 units at 30% AMI; 18 units with Project Based Assistance)	LIHTC: \$966,705 HTF:\$0 GAP: \$1,090,000*	OAHTC:\$1,800,000 HOME: \$0 OMEP:\$27,930	Homeless Veterans
<b>New Construction</b>			

Transition Projects’ Low-Income Single Adult Housing (LISAH) project, developed over a two-year period with the generous support of \$400,000 in grants from Meyer Memorial Trust, is an innovative model for housing extremely low-income homeless adults—a modular co-housing community, delivered at a low per-unit cost.

Deeply affordable housing for homeless individuals: The average Transition Projects client in housing is a 44-year-old formerly homeless adult who earns \$8,891 per year. In Multnomah County and across Oregon, there is a severe shortage of housing that meets the needs of such individuals. LISAH delivers 72 units of permanent housing for extremely low-income adults transitioning from or at risk of homelessness and further serves homeless veterans through a commitment of 18 project-based Veterans Affairs Supportive Housing vouchers which help the project meet deep affordability targets and also connect veterans to intensive supportive services. All units at LISAH are affordable to individuals earning less than 50 percent of area median income (AMI), with nearly half affordable to individuals earning 30 percent of AMI.

An innovative co-housing model that builds community: LISAH was conceived of as an antidote to the isolation and instability that people experience during homelessness. Residents who previously lived on the street, couch surfed or stayed in institutional settings or shelters will find community and opportunity at LISAH. Common areas are prioritized across the project to encourage social engagement, while private units offer residents a sense of safety and privacy. The project’s 36 single-room occupancy (SRO) units are grouped in small co-housing communities in which six residents share a common kitchen and baths.

\*sponsor had requested \$700,000 in Housing Trust Fund (HTF); staff is recommending substitution of gap funds as HTF was oversubscribed. All HTF rent and income requirements will be adhered to.

<b>Market District Commons</b>	<b>Eugene</b>		<b>HACSA</b>
50 Units (15 units with Project Based Assistance)	LIHTC:\$1,105,000 HTF:\$2,000,000 GAP: \$400,000	OAHTC:\$0 HOME: \$0 OMEP:\$0	Homeless Disabled (IDD) Veterans Low Income
<b>New Construction</b>			

Born from a community vision, Market District Commons will provide supportive (30% AMI) and low income (60% AMI) workforce housing in a location ideal for both the residents and employees in the surrounding community. The partnership between Homes for Good Housing Agency (formerly known as Housing and Community Services Agency), Lane County, and Obie Companies, representing a strong collaboration between public and private developers, allows for the creation of a vibrant urban village in an area of downtown Eugene targeted for redevelopment. The subject site in Eugene’s “Market District” between downtown and the Willamette River will provide residents with sustainable downtown living, unique access to goods and services, public transportation, work opportunities, and the best recreational opportunities Eugene has to offer. The current area in and around 5<sup>th</sup> Street Public Market is Eugene’s most popular location for local shops, restaurants and entertainment. Market District Commons will include an attractive commercial space and sustainable apartments built to the latest green standards; and will be optimally located to serve a downtown workforce.

<b>Salem HA MF RAD Bundle</b>	<b>Salem</b>		<b>Salem Housing Authority</b>
84 Units (84 units with Project Based Assistance) Preservation	LIHTC: \$1,275,276 HTF:\$0 GAP: \$400,000	OAHTC:\$1,800,000 HOME: \$0 OMEP:\$0	Family

A pathway to preserve and revitalize Salem’s public housing: Salem Housing Authority (SHA) is seeking funding for its second phase of public housing conversion through the HUD Rental Assistance Demonstration (RAD) program. For decades, declining federal investment and restrictions on debt financing left housing authorities without the resources needed to maintain their aging housing stock. RAD provides a pathway to preserve and revitalize public housing through conversion of public-housing subsidies to flexible, reliably funded project-based Section 8 subsidies, with the addition of new debt and tax-credit equity. SHA completed its first RAD conversion with the preservation of 62-unit Robert Lindsey Tower in 2015. Subsequently, HUD granted SHA authority to convert another 138 units in its public housing portfolio. The units comprise five separate multifamily sites, which SHA will refinance with a combination of LIHTC and other OHCS resources, City of Salem funding, public housing reserves, and private debt. This application seeks funding to support the conversion of three of the five properties, Brush College Village, Glen Creek Park and Meadowlark Village (SHA Multifamily RAD Bundle), which contain 84 affordable apartment units. Built in the mid-1970s, these properties need costly repairs and systems upgrades that available public housing resources cannot address.

Deeply affordable housing for vulnerable residents, 61 percent of whom are children: These 84 units house a very low-income population at risk of homelessness. Average incomes are 39 percent of area median, and 49 households, or 59 percent, have incomes below the federal poverty line. Children under age 18 comprise 61 percent of all occupants, and 36 households are headed by single parents. As in most Oregon cities, average market rents in Salem have jumped dramatically in recent years, increasing by 8 percent in the year ending February 2018, and by 23 percent during the previous three years. The average rent for one-bedroom and two-bedroom apartments in Salem in February 2018 was \$951/month, while the average tenant-paid rent for residents of the SHA Multifamily RAD Bundle, set no higher than 30 percent of gross income, is \$286/month. Without ongoing rental subsidies, these households could not secure affordable housing in the Salem market.

<b>Silvertowne &amp; Silvertowne II</b>	<b>Silverton</b>		<b>Integrated Supports for Living Inc.</b>
86 Units (56 units with Project Based Assistance) Preservation	LIHTC: \$857,500 HTF:\$640,000 GAP: \$200,000	OAHTC:\$0 HOME: \$970,281 OMEP:\$60,000	Elderly Disabled (IDD PHY)

Silvertowne and Silvertowne II (collectively, “Silvertowne”) are existing, adjacent affordable housing complexes exclusively for seniors and people with disabilities in Silverton, Oregon. Both properties, totaling 86 units, are owned and operated by Integrated Supports for Living, Inc (IS Living). IS Living is a Salem based nonprofit and the result of a merger between two earlier nonprofits dedicated to senior housing and disabled populations, Oregon Housing and Associated Services, and Spruce Villa. IS Living’s mission is “To create quality opportunities for seniors and people with disabilities to live and work in a way that maximizes their autonomy.” Preserving Silvertowne, which provides affordable housing where few affordable properties exist, directly supports the organization’s mission.

Silvertowne offers affordable options for housing of two of the communities’ most vulnerable populations who might otherwise lose their ability to live independently. In addition, IS Living’s intentionally designed residential services promote the development of a community who care about and look after each other. While difficult to measure, IS Living’s Board believes that the organization’s work provides an additional economic benefit by preserving independence for a population that would otherwise place a heavier burden on state and federal programs. 15 households at Silvertowne have someone with a disability, with the rest being seniors (the average age of residents between the two sites is 79), and 33 households are below 30% AMI for Marion County.

<b>Canal Commons</b>	<b>Bend</b>		<b>Pacific Crest Aff Hsg LLC</b>
48 Units (4 units restricted at 30% AMI) New Construction	LIHTC: \$1,151,726 HTF:\$970,000 GAP: \$200,000	OAHTC:\$1,800,000 HOME: \$1,010,000 OMEP:\$208,611	Family Low Income

Canal Commons will be a 48 unit apartment community (12 one-bed/one-bath, 28 two-bed /one-bath, 8 three-bed/two-bath) for families and workforce households in Bend, OR with rents set at 30% - 53% of AMI for 60 years.

Canal Commons is located on Bend's northeast quadrant with beautiful views of the Cascade Mountains, an adjacent canal, and the adjacent 127 acre Pine Nursery Public Park (the property's views are featured on the cover of this application). Trails flank both sides of the canal and weave throughout the adjacent park providing a popular place to exercise. Ponderosa Elementary, a "high scoring school" per OHCS, Trinity Lutheran School (K-8), and St. Francis School (K-8) are all within walking distance. A small retail center with a restaurant, a hair salon, and shops is only ½ block away. The 6 and 7 busses both stop ½ mile from the property. Canal Commons presents a rare opportunity to develop affordable housing in one of the most up-and-coming neighborhoods in Bend!

<b>Creekside Apts</b>	<b>Central Point</b>	<b>Housing Authority of Jackson County</b>	
50 Units (24 units with Project Based Assistance) New Construction	LIHTC: \$996,705 HTF:\$725,000 GAP: \$0	OAHTC:\$0 HOME: \$525,000 OMEP:\$0	Family Veterans Homeless DHS Low Income

Creekside Apartments is a proposed, multi-family, new-construction complex with 50 units of housing. The site in Central Point was chosen due to close proximity to community services, schools, employment centers, grocers, and public transportation. Twenty-four of the units will have project based rent assistance while the balance will be affordable to households earning 50% AMI or less. One unit, for an onsite manager, will be a non-income qualified unit.

Creekside Apartments will integrate 8 units of permanent supportive housing dedicated to homeless veterans using project-based Veterans Affairs Supportive Housing (VASH) vouchers. The Housing Authority of Jackson County (HAJC) and the Veterans Affairs Southern Oregon Rehabilitation Center and Clinics (VA SORCC, or VA) will collaborate to provide supportive services to the veterans residing at Creekside Apartments.

An additional 8 units will be set aside as Family Strengthening Units, subsidized with project-based vouchers. HAJC and the Oregon Department of Human Services will collaborate to provide supportive services to families residing in the Family Strengthening units. Another 8 units will be set aside for project-based housing choice vouchers for individuals and families. Project-based vouchers will allow HAJC to serve families and veterans from extremely low income down to zero income.

<b>Garden View Apts</b>	<b>Lebanon</b>		<b>Linn-Benton Housing Authority</b>
48 Units (12 units with Project Based Assistance) New Construction	LIHTC: \$999,990 HTF:\$640,000 GAP: \$200,000	OAHTC:\$0 HOME: \$820,000 OMEP:\$110,000	Elderly Veterans HIV

Garden View Apartments will provide 48 new apartments affordable to low-income seniors, including formerly homeless veterans and residents living with HIV/AIDS, who earn zero to 60 percent (\$23,160) of area median income in Lebanon, Oregon. Project sponsor, Linn-Benton Housing Authority (LBHA) is the area's largest affordable housing provider. In 2016, LBHA purchased the Garden View site, secured a conditional-use permit for senior housing, and applied for (and did not receive) OHCS funding.

Lebanon is a rural community of over 16,000, located 36 miles southeast of Salem. Garden View will increase Lebanon's supply of affordable senior housing by more than 56%, dramatically reducing what is now a two-year wait for seniors trying to access LBHA housing. Nine project-based Section 8 and three Veterans Affairs Supportive

Housing (VASH) rent vouchers will ensure that vulnerable residents pay no more than 30% of their incomes toward rent. At Garden View, both HUD and Oregon Health Authority's Oregon Housing Opportunities Partnership (OHOP) will achieve a long-planned goal: to provide project-base rent vouchers to formerly homeless veterans and seniors living with HIV/AIDS, populations that have difficulty using tenant-based vouchers on the open market. Garden View will be Oregon's first affordable housing project to serve seniors living with HIV/AIDS.

An elder-friendly housing community that lowers pressure on public-health services. Veteran residents and seniors living with HIV/AIDS at Garden View will access health care and other services from the Oregon Department of Veterans Affairs and OHOP. For specialized health-care providers, Garden View will offer a central place to visit clients who would otherwise live in dispersed locations. Regardless of health status, Garden View residents will see improved health outcomes at a low cost to the public-health system because they have support to age in place.

<b>Deer Creek Village</b>	<b>Roseburg</b>		<b>Neighborworks Umpqua</b>
68 Units	LIHTC: \$1,400,000	OAHTC:\$715,000	Disabled (PHY SPMI IDD)
(10 units with Project Based Assistance)	HTF:\$1,000,000	HOME: \$1,500,000	Alcohol/Drug Free
New Construction	GAP: \$200,000	OMEP:\$0	Elderly Family Homeless Veterans Low Income

Deer Creek Village aims to create housing that is safe, healthy, and affordable for residents of Roseburg and Douglas County that have trouble securing and retaining housing in the conventional market, due to income and/or work history, disability, age, veteran status, or experiences with housing instability, homelessness, or incarceration. The project will have a preference for veterans, especially low-income veterans with special needs, but the project does not seek to serve veterans exclusively. Deer Creek Village will cater to individuals and small families with its mix of studio (18 units), one-bedroom (41), and 2 bed-room units (9 units), making less than 60% of the Area Median Income. 10 units will be set aside for individuals at or under 30% AMI with a disability, including severe mental illness. These units will receive rental assistance through the HUD Section 811 PRA program. The balance of units will offer affordable rents compared to market rate properties. Deer Creek Village is informed by the principles of inclusionary housing, seeking to provide affordable housing to wide range of people of all ages, backgrounds, and abilities. The property incorporates energy efficiency, long term durability, and universal design criteria. All of the units will be designed to be visitable and adaptable. Deer Creek will be the first major new housing development in Roseburg since 2013 and will help meet a community need by providing 68 units of new housing.

<b>Liberty Lodge</b>	<b>Redmond</b>		<b>Housing Impact LLC</b>
8 Units	LIHTC: \$0	OAHTC:\$0	Disabled (IDD)
(100 units with Project Based Assistance)	HTF:\$0	HOME: \$1,064,668	
New Construction	GAP: \$200,000	OMEP:\$0	

Liberty Lodge will be a two-story 8-plex, with a community room, serving persons with disabilities. Residents will be people who have been formerly diagnosed with a disability and qualify for state and federal support services with a preference for individuals who are Intellectually/Developmentally Disabled (I/DD).

With rents 40-50% below market, Liberty Lodge will create affordable housing opportunities for this special needs population to live independently with minimal to moderate outside support. With limited opportunities to increase income, the housing crisis has had a disproportionate impact on disabled individuals. Liberty Lodge will help mitigate that impact. Housing Impact has an MOU with the Redmond Association for Successful Community Living (RASCL) to provide a whole spectrum of resident services for this development. RASCL and the other referral agencies are currently providing services with very successful outcomes for I/DD individuals at a similar 5-plex in Redmond. Properties like this provide stable housing, dignity and empowerment. As one of those resident explains, "I bought my own furnishings, I decorated my own home, I love my community of friends, I have never been happier and I am so proud of myself." All 5 of these residents are currently employed and have not moved since construction was completed 2 years ago.

<b>Orchard Homes</b>	<b>Milton-Freewater</b>		<b>Umatilla</b>
128 Units	LIHTC: \$0	OAHTC:\$0	Family
(39 units with Project Based Assistance)	HTF:\$875,000	HOME: \$875,000	Farmworkers
New Construction	GAP: \$500,000	OMEP:\$0	

Originally constructed to house the workers supporting farming communities in the immediate area. At the time of construction, farm labor was comprised largely of transient migrant workers. A substantial portion of these workers traveled alone and required one-bedroom apartments. Over the last 5 years there has been a shift in the makeup of the workers. Single farmworkers have declined substantially. Many of the workers are now staying year round and have families. This has created a higher demand for 2 and 3 bedroom units, while creating high vacancy for the 1 bedroom units. The proposed project would consist of the conversion of 30 of the one-bedroom units into 15 three-bedroom units to meet the needs of the current farmworker family makeup