

OREGON STATE HOUSING COUNCIL

December 3, 2010



*The Lamb Building, Eugene, OR
(35 Units, New Construction; Multi-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

December 3, 2010

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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

December 3, 2010

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 November 5, 2010 Meeting
- V. **RESIDENTIAL CONSENT CALENDAR -- None**
- VI. **NEW BUSINESS**
 - A. Housing PLUS Subsidies & Services Funding Award Increase Request R. Franco
 - B. OHCS Charges J. Fletcher
- VII. **SPECIAL REPORTS**
 - A. Sustainability Initiative Update K. Chase
 - B. RAD Report (Metro Area) V. Chiotti
- VIII. **OLD BUSINESS -- None**
- IX. **REPORTS**
 - A. Single Family Loan Program Update R. Franco
 - B. Legislative Update / Analysis of Council Bill (LC633) L. Joyce
 - 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.
November 5, 2010

MEMBERS PRESENT

Maggie LaMont, Chair
Tammy Baney
Francisco López, via phone
Jeana Woolley

MEMBERS ABSENT

John Epstein
Mike Fieldman
Nancy McLaughlin

GUESTS

Tom Cusak, Oregon Housing Blog
Terry McDonald, St Vincent de Paul of Lane
County
Kristen Karle, St Vincent de Paul of Lane
County
Mary Bartlett, Umpqua Bank
Jen Smith, Umpqua Bank
Ryan Fisher

STAFF PRESENT

Victor Merced, Director
Rick Crager, Deputy Director
Nancy Cain, Chief Financial Officer
Marlys McNeill, Asset and Property Management Division
Administrator
Mike Kaplan, Oregon Homeownership
Stabilization Initiative Division Administrator
Bruce Buchanan, Regional Advisor to the Department
Debbie Price, Regional Advisor to the Department
Karen Chase, Regional Advisor to the Department
Karen Clearwater, Regional Advisor to the Department
Vince Chiotti, Regional Advisor to the Department
Shelly Cullin, Senior Loan Officer
Dolores Vance, Loan Officer
Carol Kowash, Loan Officer
Joyce Robertson, Loan Specialist
Roz Barnes, Loan Officer
Cheryl Resendez, NSP Analyst
Lisa Joyce, Policy and Communication Unit
Manager
Aria Seligmann, Senior Communication Advisor
Betty Markey, Senior Policy Advisor
Rich Malloy, NSP & Policy Coordinator
Theresa Wingard, MCRC Program Coordinator
John Fletcher, Financial Management Division
Policy Advisor
Jo Rawlins, Recorder

I. CALL TO ORDER: Chair LaMont calls the November 5, 2010 meeting to order at 9:04 a.m.

II. ROLL CALL: Chair LaMont asks for roll call. Present: Francisco López (via telephone), and Chair LaMont. Absent: John Epstein, Mike Fieldman, Nancy McLaughlin, Tammy Baney (arrived at 9:28 a.m.) and Jeana Woolley (arrived at 9:15 a.m.).

III. PUBLIC COMMENT: None.

1 **IV. APPROVAL OF MINUTES**

2 **A. Chair LaMont** asks if there are any corrections to the September 24, 2010 Minutes.
There being no corrections, the Motion was read:

3 **MOTION: Woolley moves that the Housing Council approve the Minutes of
the September 24, 2010 Council meeting.**

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

6 **V. RESIDENTIAL CONSENT CALENDAR: None.**

7 **VI. NEW BUSINESS:**

8 **A. Harwood Mobile Manor** (Junction City, OR), Manufactured Dwelling Park Preservation
Grant Request. **Shelly Cullin**, Senior Loan Officer, introduces **Terry McDonald** and **Kristen Karle**,
with St. Vincent de Paul of Lane County. **Cullin** reports that this is a manufactured dwelling park
purchase program which is part of the department's preservation initiative with the lottery backed bonds
9 that were approved to use for preservation. Approximately \$18M was allocated to three funding
activities; 4% bond projects, CFC and manufactured parks. \$2.7M was allocated to parks; \$4.5M to CFC;
10 and \$11M to bond projects. The sponsor has requested \$600,000 in housing preservation funds for the
acquisition and site renovations for Harwood Mobile Manor, a four-acre manufactured home park located
on River Road between Junction City and Eugene, built in 1966. There are 37 platted spaces with 26
11 improved and rentable spaces. She gives an overview of the write-up contained in Council's packet.
Woolley asks if St. Vincent has done manufactured parks so this is not the first such project. **McDonald**
12 says yes, they currently own and operate another park in Eugene. **Woolley** asks if they expect this park,
once the improvements are done, to fill back up. **McDonald** says yes, it is in receivership with a trustee
from the state. **Woolley** asks how they market the park. **McDonald** replies that St. Vincent de Paul has a
13 fair amount of affordable housing in its own portfolio. **Woolley** comments that it is nice to see a well-
healed partner dealing with the manufactured park situation around the state. **Rick Crager** adds that St.
14 Vincent de Paul and Terry McDonald were very helpful to the department as it was beginning the early
designs of this program, and they relied on their expertise and experience. This is the first manufactured
15 park to use the preservation money. **LaMont** states that these parks are affordable housing for a lot of
people.

16 **MOTION: López moves that the Housing Council approve a grant award of
17 up to \$600,000 from Manufactured Dwelling Park Preservation resources to
St. Vincent de Paul Society of Lane County, Inc. to acquire and renovate
18 Harwood Mobile Manor in Junction City, Oregon.**

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

21 **B. Alona Place** (Junction City, OR), Predevelopment Loan Request. **Carol Kowash**, Loan
Officer, introduces **Terry McDonald** and **Kristen Karle**, with St. Vincent de Paul of Lane County.
Kowash reports that Alona Place is to be renovated by St. Vincent de Paul and that the predevelopment
22 loan has two options for repayment. It will either receive a CFC award in 2011, which would pay off the
loan, or they will sell a parcel of land to repay the loan. This project will be purchased by
predevelopment funds to secure the property for the development of 40 units of family affordable housing
23 in Junction City, Oregon. The parcel has 5.19 acres of property, with an option on the site that expires

1 January 1, 2011. Because they did not get funding in the most recent CFC, they will not be able to
2 purchase the property before the option is up. The project will feature a mix of one, two and three-
3 bedroom units. She gives an overview of the write-up contained in Council's packet. **McDonald** adds
4 that it is one of the best sites in the state; is flat and immediately usable. When the site visit took place a
5 few months ago, the comment was it was one of the best sites they had seen. It is near schools, shopping
6 and access to public transit, located in a growth area. **Woolley** asks who would be a likely prospect to
7 buy this land if they were not able to get funding, noting that land is not a good asset these days.
8 **McDonald** says they are fortunate to be taking advantage of a downturn in the market. The owner of the
9 property has held the property off the market and this is the best usable site in Junction City. **Baney**
10 states that her concern is around the next CFC funding cycle. If they are not successful and they have to
11 sell the property, that seems to potentially back the department into a corner and it seems awkward.
12 **McDonald** explains that they have to declare a take-out strategy for the state, and they also recognize it is
13 a very good site, and there are other partners they could get funding from. **Crager** comments that with a
14 predevelopment loan on the project, that gives no additional scoring weight in the CFC. **Baney** says it
15 was just the perception she was concerned about. **Woolley** adds that in this market they just need lots of
16 contingencies for how to proceed. **Cullin** explains that the department has been doing the
17 predevelopment program for several years and have done a lot of CFCs. It affords people the opportunity
18 to acquire sites at good prices knowing they may have to compete several times. It is a two-year loan, so
19 they have two more chances before the loan would come due, and the department can always do
20 extensions. **LaMont** says that in the past, if the project is viable, other partners have provided funds to
21 repay the loan. **Woolley** asks if the balance to lend shown on the write-up is through the end of June.
22 **Cullin** says it is probably as of a few weeks ago. The department has received another predev application
23 and is right at its limit now, but there are some paybacks expected in the amount of \$2.2M within the next
four to six months.

11 **MOTION:** **Woolley** moves that the Housing Council approve a
12 Predevelopment Loan in the amount not to exceed \$720,000, at a current
13 interest rate of 5% per annum for a maximum of two (2) years to St. Vincent
14 de Paul Society of Lane County for the Acquisition of subject parcels for the
15 development of Alona Place located at High Pass Road and Oak Street in
16 Junction City, Oregon.

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

16 C. *Chaucer Court* (Portland, OR), Increase in Low-Income Weatherization Request.
17 **Dolores Vance**, Loan Officer, reports that the project is 84 units of senior elderly housing in downtown
18 Portland, currently in the department's Section 8 portfolio with a HUD contract. In the 2009 Fall CFC,
19 they received Trust Fund, Weatherization, OAHTC and LIHTC. The sponsor came back to the
20 department asking for a review of the weatherization request to see if they qualified for further funds. A
21 review was done and \$107,650 of eligible weatherization items were identified, and \$160,000 of funds
22 would be available. Finance Committee approved \$160,000. The department's weatherization manager
23 continued to work with the sponsor and their architect to identify further weatherization eligible items,
and they did identify the full \$160,000 worth of items. Part of the reason they were able to find more is
that this is a historical building and through further research it was found that some weatherization items
are now eligible. **Baney** asks if the \$160,000 would have been competitive. **Vance** says yes, they were
part of the CFC and they only asked for \$251,000 in the beginning, and they were awarded that
competitively through the CFC. **Baney** asks if the reason for the extra funding is because someone else
did not get funding. **Vance** explains that the funding was always there, but they did not ask for that
much, so the department did not allocate more. **Crager** adds that these are weatherization resources the
department has a lot of in certain parts of the state, depending on the type of utility. **Vance** states that it
comes from the PP&L portion of the weatherization funds. **LaMont** asks if these are weatherization funds

1 for additional work that will be done. Vance says no, it is work that they planned on, but they did not ask
2 for coverage under weatherization in their original application.

3 **MOTION:** Woolley moves that the Housing Council approve an increase in
4 the Low-Income Weatherization Program (WX) funds for Chaucer Court
5 by up to \$160,000, for a total award of up to \$411,864, contingent upon
6 meeting all program requirements and conditions of award.

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

10 **D.** *Proposed 2011 Housing Council Meeting Dates.* Maggie LaMont, Chair, asks if Council
11 approves the proposed 2011 Housing Council dates.

12 **MOTION:** Baney moves that the Housing Council approve the proposed
13 2011 Housing Council Meeting dates.

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

17 **VII. SPECIAL REPORTS:** None.

18 **VIII. OLD BUSINESS:**

19 **A.** *2011 CFC Project Template.* Shelly Cullin, Senior Loan Officer, refers to the template
20 contained on page 32 of Council's packet. Woolley says there are two things she noticed: one is the
21 itemized rehab list; the other is the relocation plan. She asks if there will be some place to reflect that a
22 project meets the construction standards. Cullin explains that on new construction there would be a brief
23 statement included on what they are proposing. One of the things that is done is to have an external
review team visit the properties based on the scope of rehab and a cost estimate. She says the loan officer
presenting the project can add that it meets OHCS's standards of the 30-year sustainability requirement.
She states that she expanded the sources and uses so that they can see it on the table, and points out that
Council wanted more information on the market demographics, so there is a table to put bullet points
about details. Woolley says it looks good. LaMont points out on the market portion of the form, if it is a
rehab project and there is a waiting list, then that can be simple. If the project has vacancies, then the
market analysis becomes very important. Cullin says that all tax credit projects have to have a market
study. On non-tax credits, the sponsor has a responsibility to do some research on their market, so the
department gets some of that information in the application.

19 **IX. REPORTS:**

20 **A.** *Neighborhood Stabilization Program Update.* Rich Malloy, Neighborhood Stabilization
21 Program & Policy Coordinator, distributes a copy of his written report and reports that NSP1 is in
22 progress and NSP2 is starting to move along well. Last month the department was required to meet the
23 obligation deadline with HUD to get the funds tied up with properties across the state. That was done
successfully. Seven cities have NSP1 funds and they are where they want to be. He distributes a map
showing where the assisted properties are for NSP1 and NSP2. He says Bend is making fantastic
progress. Recently, the department received NSP3 funds in the amount of \$5M, which will include a very
limited area. The application for funding is due on March 1. LaMont points out that there are no
indicators for assistance in eastern Oregon and asks if there is a reason why. Malloy says it is because
there is not a high enough concentration of foreclosures, and it is a challenge for the group out there to
find a home they can acquire. The program is biased toward larger urban communities. HUD wants to

1 see how money in a small area will have an impact. **Merced** comments that one of the purposes was to
2 target blighted areas. **Crager** asks how Oregon compared with the other states that got NSP1, and
3 whether there was money left over from other states. **Malloy** states that all the money has been obligated.
4 The HUD Office of the Inspector General contacted the department and they spent three and a half weeks
5 in the office going through files, program policies and procedures. It seemed to go pretty well.

6 **B. Hardest Hit Fund Update.** **Mike Kaplan**, Oregon Homeownership Stabilization Initiative
7 Division Administrator, gives the following status report:

- 8 • Treasury has nationalized a model of the mortgage payment assistance plan.
- 9 • Treasury has awarded Oregon another \$82M, for a total of \$220M. Proposed funding plans have
10 been submitted to Treasury and, although it has not been approved yet, they expect to hear back
11 from them soon.
- 12 • The department has released and received responses to a statewide RFA. The department hopes to
13 engage an already existing network of community development centers, regional housing centers
14 and HUD certified counselors to take on that work and to provide them with the funding to do that
15 quickly. **Merced** comments that at the last Council meeting he expressed concern about starting
16 this in January. He says that Mike and his team have worked very hard to get this part phased in
17 and it looks like they are going to accomplish that. **Kaplan** says they will launch the application
18 process in December. The team that was hired to work on this program has worked very hard.
- 19 • They have also hired and done development on the application software tool with a developer that
20 is set to start up six other hardest hit states.
- 21 • They have begun development on the website, trying to make it very user friendly.
- 22 • They have put together a comprehensive outreach plan, developing materials to share with
23 partners. Their philosophy going forward is to do no-cost, or very low-cost outreach. They want
to be able to leverage resources.
- They are working with the Department of Justice to reduce the occurrence of fraud.
- They will continue to do outreach to other state agencies that have contact with homeowners who
are in trouble. The Employment Department will have a targeted outreach with unemployment
insurance exhaustees and information to those currently receiving unemployment.

15 **Woolley** asks if there was a good response from around the state on the RFA. **Kaplan** states that every
16 county was covered. **Baney** asks if they were able to do a feedback loop with some of the partners that
17 was discussed at the September Council meeting. **Kaplan** says yes, they have set up some informal
18 feedback loops, but the RFA respondents will play a really large role going forward on how the finer
19 details get worked out. **LaMont** asks if someone is unemployed for a year and then they get a job, are
20 they no longer eligible for these funds? **Kaplan** says the way to define it is if you are in financial distress.
21 They are sure they are going to get people who are employed, but still will be eligible for the program.
22 There is a list of eligibility criteria and they certainly do not want to exclude people who have a job.
23 **Woolley** asks if fraud has been an issue with these resources. **Kaplan** says no, but it is a big concern with
Treasury and they are just hoping to prevent that going forward. **Crager** states that when the department
first took this on back in March, the amount of work was massive. He says that Mike has done an
outstanding job, and the team he has put together is truly working day and night on this program.

21 **C. Legislative Update.** **Lisa Joyce**, Policy and Communication Manager, distributes a copy
22 of the 2011 Legislative Concepts and a Long Term Budget diagram, and reports the following:

- 23 • There have been no changes to the Legislative Concept list since the last time she spoke to
Council, but there may be some changes with regard to what the Governor's budget will look like.
- The biggest news is the recent political races. It does look the like the Senate will go to the
Democrats and the House is equally divided.

- 1 • The chances are very slim of the department getting its “asks” for the budget, and it will be lucky to hold on to what it has. Tax credits will be an issue and will have implications in the community services side, as well as the housing side.
- 2 • The Governor’s reset report proposes a number of changes around PERS, furloughs and reductions across state government that will eat up some of the gap.
- 3 • There is a farmworker housing celebration scheduled for March 23, 2011 to recognize the process of improving the quality of housing over the last decade.

4 **López** asks if there is anything with the recent elections that will reprioritize housing. **Joyce** says it will be difficult to make a case for additional revenue since the department got the document recording fee last session. They are looking at fund sweeps and one of those would be the public purpose charge, which does some affordable housing and low-income energy programs. The issue is the economy and the budget. It will put us in a much stronger position if we can make our case that what we do creates jobs.

7 **D. Federal Stimulus Plan Update.** **John Fletcher**, Financial Management Division Policy Advisor, distributes copies of a TCAP jobs report and the weekly ARRA report, and gives the following summary:

- 8 • The CSBG funds have been obligated and the department is finishing up the clean-up on the draws and reconciliations.
- 9 • TEFAP and AmeriCorps are winding down and there will not be a lot of changes to those programs going forward. Fletcher will report some final results for those programs when they have been completed.
- 10 • The Weatherization program is still ahead of schedule, with 2,600 units weatherized.
- 11 • NSP2, which is part of the ARRA funding, is underway.
- 12 • Homeless Prevention has served 5,400 people; CSBG has served over 200,000; and AmeriCorps has served thousands of people in different ways.
- 13 • There are different ways to look at ARRA job creation -- Do you count the jobs that were just paid by ARRA funding, or do you count all the jobs on a project, because without the funding the project would not have happened? Recently, the department completed reports required by the federal government about the direct jobs and wages funded with the ARRA dollars. Treasury, from the Exchange projects, looked at an estimate of the total jobs on a project. OMB jobs are calculated differently, based on hours funded with ARRA dollars. TCAP and Exchange ARRA jobs appear lower than total project jobs because funds have not been completely spent yet and because ARRA funds are not the total funds on a project. ARRA funds are also not just used for wages, but for acquisition costs and some of the earlier costs on the project that do not relate to the construction job wages. The TCAP and Exchange funding is critical funding for these projects going forward. Without this funding these projects would not be financially viable and there would be no jobs coming from these projects. ARRA funds have leveraged other funds, and together with those funds an estimated 1,100 jobs will be created over the course of the projects. On the other hand, wages provided by ARRA have paid for 88 direct jobs so far.

19 **Fletcher** says that these projects are on track and that the timelines are being met for drawing down these federal funds. **Woolley** asks if there is going to be a strategy for the next legislative session to deal with the other perceptual issues, and if this is sort of the beginning on how to represent to the new legislature about what these funds are doing in our state. **Fletcher** says that each session presents its own challenges based on the interests of the committees and the dynamics of the session. Certainly this session will be about cutting and finding a way to balance the state budget. The department is paying good attention to messaging and how to present these things in the right way to the legislature. **Merced** adds that it is always good to provide context to the numbers. Every session the department has always had a theme and, as Lisa Joyce mentioned, one of our themes will be defense. The department has made some significant gains over the last two sessions and we just want to hold the line on what we have been able to

1 accomplish. **Crager** comments that, in terms of playing defense, the best strategy is how we tell the
2 story. The department has an extremely positive story to tell in terms of what we have done with the
3 ARRA funds and we need to tie that message to the other things the department does. **Fletcher** states that
4 the politically balanced legislature will require accuracy in presenting data. **LaMont** says that a few
5 years ago the department looked at the job multiplier, and asks if the department has considered looking
6 at that to see if that is also a part of the explanation and the local economy. **Crager** says that tool has
7 been valuable and the department continues to use it.

8 **E. Report of the Chief Financial Officer.** **Nancy Cain** distributes a copy of the Comparison
9 of Budgeted Receipts to Date to Actual Receipts to Date for the document recording fee (as of October
10 27, 2010) and reports the following:

- 11 • OHCS has received Document Recording Fee revenue, and through the receipt of the latest
12 report, it was \$2.3M more than projected. The department continues to be on pace to be above
13 the revenue projections. She cautions that past performance is no guarantee of future receipts.
14 They did expect this last quarter to be down, but it was the highest quarter to date. **Merced** asks
15 if the NSP transactions are reflected in the documents that are filed. **Cain** says yes.
- 16 • The agency request budget has been submitted; the analyst has reviewed it and made her
17 recommendations; and the appeal was yesterday. At this point it is confidential.
- 18 • November 19 is the next economic forecast.
- 19 • On December 1, the current Governor will release the framework budget, and the Governor-elect
20 will submit a detailed budget by agency on February 1, 2011.
- 21 • The department is being audited on the TCAP and Exchange funds.
- 22 • In August the department closed some refundings, one of which was the Multifamily Risk Share
23 Indenture. The department was able to increase its profitability and pass through savings of
\$300,000 to 23 projects. There was also a single-family refunding, which provided \$1.7M in
premium for down-payment assistance, and created about \$8M in zeros, which is when the
department combines higher rate proceeds with 0% proceeds to blend down and make lower
interest rate loans. The department anticipates being able to issue \$50M of issuance by the end of
the year. **Baney** asks if \$8M is standard for the zeros that were created. **Cain** says it depends. It
is sufficient and the deal was sized based upon what \$8M would buy given the interest rate.
Crager adds that it is an element of where we are with the rate versus where the market is going
to be at. **Cain** says they want to be cautious and not use all of the \$8M. They always try to have
a cushion to respond to market conditions.

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

- 17 • He and Nancy Cain attended the NCSHA conference in Boston. The theme he heard was that
18 equity is coming back. Many of the HFA's around the country have been hit hard. The bond
19 market is still slow and the department's ability to create profits through our single-family bond
20 programs and loan programs are not what they used to be. It will be imperative to exercise
21 management innovation and changes in the way we do business. We will have to rethink about
22 what our business model looks like. The department received a national award for the AIES
23 system. He points out that Marlys McNeill and her staff get all the credit, and they have worked
very hard and closely with the Multifamily Division as well.
- Referring to the spreadsheet that John Fletcher presented today, he points out the Funds Awarded
column that shows over \$100M of resources that have run through the agency in the last year and
a half. That amount nearly doubled the department's typical limited limitation. Staff, however,
did not double at the same time. He says it has been an amazing amount of work that has been
done by staff. The NSP is proving to be a very successful program. The \$7.8M is the state's
HPRP allocation for homelessness prevention. One of the changes that is coming is the
HEARTH (Homeless Emergency Assistance and Rapid Transition to Housing) Act, which is a
focus by the federal government on homelessness prevention. Oregon has adopted a broader
definition and really looked at families. The feds have now caught up with that and there are new

1 funding opportunities. They will be combining the Emergency Shelter Grant Program and the
2 Homelessness Prevention Rapid Re-housing Program, which will be called the Emergency
3 Solutions Grant. There will be more money available to the state with a maximum capacity
4 around \$20M, compared to the current \$7M, plus another \$2-3M that we get from Emergency
5 Shelter. They recognize the importance of shelters and will continue funding, but they really
6 want to swing everyone toward the prevention side.

7 • The next legislative session will be challenging and the department's messaging will be
8 extremely important. The Governor will be laying out a framework budget, which will not be
9 agency specific. Within the framework he will be looking at rolling up the reductions that he has
10 done this biennium. It will most likely equate to an 8% reduction that will account for about \$1B
11 of the \$3.2B deficit. He will be rolling up things like furloughs and other types of state employee
12 reductions that will account for another half a billion to \$1B. He will also be suggesting some of
13 the things in his reset findings. The framework he is working on will solve about \$2B of the
14 deficit. We will be on hold and will not have an agency specific budget until the Governor-elect
15 takes over.

16 **Woolley** asks if he could profile which properties are going to be looked at from equity investors.
17 **Crager** states that investors will continue to be more interested in urban projects. There is more of a
18 reluctance on the rural projects and what the department is hearing is that there is not much interest,
19 which puts a strain on a lot of the department's preservation efforts because many of those projects are in
20 the rural areas. He says that investors may continue to require higher coverages. **Merced** comments
21 that, because it makes it easier for the urban projects to get the investor interest, it could be that the
22 department might look at pulling back the subsidies that it puts into those projects to shift them over to
23 entice investment in some of the rural communities. **Woolley** asks if there is a specific type of urban, and
what the profile is of the project. **Chase** answers that they are looking for "slam dunks." Strong services
and near transportation are what is the core group that investors are looking at. **Woolley** says it would be
useful for the Council to have some feedback from equity investors about the types of projects they are
looking for so that when Council is ready to go through the next round they can determine where the
interest lies. **Crager** suggests it may be time to bring Enterprise back to Council to provide some
additional information on what they are seeing. **Woolley** states that she would want a cross-section of the
representation of who is investing in projects; how we get our deals; and if there are any new players on
the horizon. With regard to the cuts that the department will take in the homeless arena, she asks if the
HEARTH Program will provide some alternative financing. **Crager** says yes, and that is why the
department is excited about that program. There are other opportunities with grants and specialized
funding. The department hopes the Document Recording Fee will continue to show the growth they are
now seeing. **LaMont** asks how much of a hit the department has had altogether in General Funds.
Crager replies that the department started the biennium with approximately \$10.3M, and it has cut off
this biennium nearly \$800,000, which equates to a 7.6% biennial cut.

18 **G. Report of the Director. Victor Merced reports the following:**

- 19 • He has been very proud of keeping the executive team together for over four years. He
20 announces the departure of one of the members, **Marlys McNeill**, who is relocating to the coast.
- 21 • He attended Governor-elect Kitzhaber's acceptance speech yesterday in Portland. His priorities
22 are job creation, stable funding for schools, addressing the long-term budget issues for
23 government, and working with the legislative leadership. He said that by Wednesday he will
announce what the transition plans will be. Agencies had been asked to prepare a transition
memo, and the department did submit that.
- He participated in a White House phone call with the Office of Public Engagement. After the
election, the President wanted to reinforce the message that he gave about moving the country
forward. This was the opportunity to allow leaders in government and the community to ask
questions about where the Obama administration is going now that the election is over. The
President sensed the frustration over the economy and the recovery and he understands that. He

1 was saddened by the loss of some of the progressive members of his party in the election. There
2 are difficult challenges ahead and there is a need for us to work in a bipartisan fashion. The
recovery needs to quicken, but he is not supportive of middle class tax hikes. He felt his
Administration was not getting enough credit for the past two years, especially as it pertains to
health care reform.

- 3 • The Governor's reset report is moving from a framework to a blueprint.
- 4 • The department's Annual Report is in progress, with lots of good things to report.
- 5 • Lane County competed nationally for the HUD Sustainability Grant and received \$1.42M for
6 planning.
- 7 • The Housing Council Retreat is coming up, which will give Council an opportunity to discuss
and start planning out the next two years. **Crager** adds that it will be a chance for Council to
revisit and determine what progress has been made and to be able to get some of the policy pieces
established.

7 **H. Report of the Chair.** **Maggie LaMont** says that seeing the manufactured park come
before Council is very exciting. The news about down payment assistance and the single family program
coming alive is very good news. She is proud of the department's staff and how hard they work to make
8 sure all of the programs are being developed and put forth. Receiving a national award for some of the
department's efforts, makes her and the rest of the Council feel very proud. It is rewarding to have staff
9 that are so dedicated to what they do. She asks about the progress on getting the PBCA contract.
Crager says they are getting to the point of HUD releasing the RFA. The current contract will last until
10 September 30, 2011. The RFA they are designing will be intended for a new contract to go into place as
of October 1, 2011. The department will be evaluating the RFP to determine if it wants to seek outside
11 opportunities. **LaMont** asks if the non-profit that was developed for the Hardest Hit Fund is something
that would work as a catalyst for other programs. **Crager** replies that when they start talking about reset
12 and doing government differently the question comes up about whether we should be considering those
types of models. The most important thing, at this point, is the Hardest Hit Fund. The nonprofit is being
13 treated as the repository for those funds. In talking to the department's attorney, we are looking at
developing models and best practices within this organization that could potentially be able to transition
14 down the road. **LaMont** suggests that perhaps part of the retreat agenda could be looking at some
possible benefits and opportunities for using the nonprofit in that fashion. **Crager** says the Hardest Hit
Funding provides an opportunity to prove that an alternative business model could work.

15 **X. FUTURE AGENDA ITEMS.**

- 16 • Invite Enterprise, NEF, Tobey Washington and others, back to give insight as to what they are
seeing with regard to the type of project investors willing to participate.
- 17 • Invite a Governor-elect transition team member to give a visionary presentation.
- 18 • There will be a Joint meeting with CAPO on December 3, following the Housing Council
meeting.
- 19 • Have a presentation on the good things that have happened with the manufactured dwelling parks
and invite CASA of Oregon to talk about their experience.

19 **Chair LaMont** adjourns the meeting at 1:23 p.m.

21 _____
22 **Maggie LaMont, Chair** **DATE**
Oregon State Housing Council

21 _____
22 **Victor Merced, Director** **DATE**
Oregon Housing & Community Services

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Memorandum

To: Housing Finance and Housing Council
From: Roberto Franco
 Housing PLUS Coordinator

Housing Council Meeting of: December 03, 2010

Requested Action: Approval of increases in funding award for rental subsidies and supportive services from the Housing PLUS funds for Housing PLUS funded projects/units. This increase, spread among the following projects, represents a total of \$1,382,167 in Taxable Bond Housing PLUS funds.

Sponsor	Project	No. Units	Original Award	Funding Increase	Total New Award
Umpqua Community Action Network	Esperanza Circle	2	\$52,000	\$52,000	\$104,000
Community Services Consortium	Tern House	6	\$68,800	\$64,800	\$133,600
St. Vincent de Paul Society of Lane County	VetLift III	9	\$232,500	\$73,500	\$306,000
Northwest Housing Alternatives	Willard Street Duplex	2	\$52,000	\$52,000	\$104,000
Clatsop County Housing Authority	Tilikum	8	\$208,000	\$78,000	\$286,000
Options for Southern Oregon, Inc.	Manzanita Place	7	\$182,000	\$68,000	\$250,000
Columbia Cascade Housing Corporation	Celilo Garden Apartments	6	\$156,000	\$49,000	\$205,000
Rogue Retreat	Rogue Retreat	11	\$286,000	\$88,000	\$374,000
Community Action Team	310 Columbia Blvd.	2	\$52,000	\$52,000	\$104,000
Rogue Retreat	Grape Street	8	\$208,000	\$64,000	\$272,000
St. Vincent de Paul Society of Lane County	The Lamb Building	6	\$66,024	\$64,024	\$130,048
Central City Concern	Madrona Studios - Condo A & B	13	\$0	\$184,500	\$184,500
Housing Works	Barbara's Place	6	\$156,000	\$119,000	\$275,000
Klamath Housing Authority	Trail's View Apartments	8	\$166,400	\$105,600	\$272,000
Human Solutions	The Rockwood Building	15	\$0	\$167,843	\$167,843
Corvallis Homeless Shelter Coalition	Partners Place	8	\$182,000	\$99,900	\$281,900

RECOMMENDED MOTION: Housing Council approve an increase of Housing PLUS funds for rental assistance and supportive services, as set forth above, to: Esperanza Circle, Tern House, VetLift III, Willard Street Duplex, Tilikum, Manzanita Place, Celilo Garden Apts. Rogue Retreat, 310 Columbia Blvd., Grape Street, The Lamb Building, Madrona Studios, Barbara's Place, Trail's View Apts., The Rockwood Building, and Partners Place. This approval for funding is contingent upon all and each sponsor meeting conditions of a new or amended contract award.

1 **Background Information**

2 **Housing PLUS Funding**

3 In 2007 the Oregon Legislature authorized the use of \$15,609,226 in lottery-backed bonds to help
4 finance OHCS's Housing PLUS initiative. Housing PLUS is the initiative to create permanent supportive
5 housing for people experiencing homelessness. The legislature expected OHCS to produce 150 units
6 with these authorized funds.

7 OHCS made the decision to use the funds in the following manner:

- 8 • Up to \$11,850,000 for Development in non-taxable bonds
- 9 • 3,759,226 for Rental Assistance and Supportive Services, in taxable bonds

10 *Note. These allocated amounts have earned interest since the bond sale in 2007.*

11 In order to reach the expected unit production, OHCS made available other housing funding programs
12 and combined the allocation of Housing PLUS funds with the Consolidated Funding Cycle. It was
13 recommended that \$90,000 would be available for each proposed and funded Housing PLUS unit.

14 The allocated funds for rental assistance and supportive services was divided among the expected 150
15 units. Based on information collected from providers of permanent supportive housing at the time, it was
16 determined that each Housing PLUS unit funded would receive an allocation of \$6,500 per year. Bond
17 rules and directions from Oregon Treasury required that only Housing PLUS funded units could receive
18 an allocation for the subsidies and services.

19 ***Awarded Funds and Contracts***

20 OHCS distributed the Housing PLUS funds during the Spring and Fall 2008 CFC. We also made funds
21 available through a special Request for Applications targeting rural communities. All the allocated funds
22 for development have been fully committed to twenty (22) projects, totaling 221 housing units.

23 During the funding process, sponsors for five (5) projects did not require or requested funds for rental
24 subsidies and supportive services. The five projects represent 75 housing units.

25 We presently have 10 signed contracts with funds for rental assistance and services. All of the contracts
26 allow for \$6,500 per unit per year, for a contract period of 4 years.

27 ***Unobligated Funds***

28 With interested earned on the bond proceeds there is available \$3,921,891 for rental subsidies and
29 supportive services. Given that not all 22 funded projects/units requested funds for rental assistance and
30 services, we have unobligated revenue funds in the amount of \$1,382,167.

31 **Distribution of Unobligated Funds**

32 ***Request for Information***

33 We contacted owners and operators of Housing PLUS projects/units, including their supportive service
34 providers. We specifically requested information about their need for this kind of funds, and asked that
35 they provide to us a budget for the use of the funds, within the confines of the allowable uses. Some of
36 the owners and operators of Housing PLUS units opted not to respond, and some responded saying that
37 they did not anticipate their need for the funds.

1 ***Allocating Additional Funds***

2 The proposed allocation of unobligated funds takes into consideration the following:

- 3 1. Still limited resources to support rental assistance and supportive services for at least 10 years as
4 originally proposed to the Legislature in 2007.
- 5 2. The need expressed and information provided by contacted sponsors, and the current
6 disbursement of funds for projects currently in operations.
- 7 3. Some projects do have long term subsidies and access to other resources that they need less or no
8 OHCS funds, and will provide housing to homeless persons a period longer than four years.
- 9 4. The allocation of funds or the increase thereof assumes that sponsors can use up to the allowable
10 \$6,500 per unit per year. It means that if they don't use all of the funds in any year they can
11 extend the contract for services beyond the usual four-year term.
- 12 5. The proposed allocation provides funding to all who need and requested it even if it is not the full
13 amount they could use for the entire affordability of the projects and units.

14 **1. Esperanza Circle.**

15 It is a 6-unit housing complex in Roseburg. The target population are individuals who experience
16 homelessness and/or also struggle with alcohol and drug addictions. The project has 2 Housing PLUS
17 designated units. Housing Council previously approved funding to Umpqua Community Action Network
18 in the amount of \$52,000 in Housing PLUS for rental subsidies and supportive services, for a contract
19 term of 4 years. The additional funding will guarantee another 4 year term for subsidies and services for
20 a total of at least 8 years. The contract allows for an extension for the use of funds, especially if they
21 have secured other funding and at the end of the new term they have not expended all of the OHCS
22 funds.

23 **RECOMMENDATION: Housing Council approve an increase of \$52,000 in Housing PLUS funds
for rental assistance and supportive services to Housing PLUS designated units at the Esperanza
Court housing project in Roseburg, Oregon. The total funding award to Umpqua Community
Action Network will be \$104,000. This approval for funding is contingent upon Umpqua
Community Action Network meeting conditions of a new or amended contract award.**

24 **2. Tern House**

25 It is a 6-unit apartment complex in Newport. The target population are individuals who experience
26 homelessness and/or also struggle with alcohol and drug addictions. The 6-unit apartment has been
27 housing homelessness persons since October 2008. Housing Council previously approved funding to
28 Community Services Connection in the amount of \$68,800 in Housing PLUS for rental subsidies and
29 supportive services, for a contract term of 4 years. The additional funding will guarantee another 4 year
30 term for subsidies and services for a total of at least 8 years. The contract allows for an extension for the
31 use of funds, especially if the sponsor secures other funding and at the end of the new term they have not
32 expended all of the OHCS funds.

33 **RECOMMENDATION: Housing Council approve an increase of \$64,800 in Housing PLUS funds
for rental assistance and supportive services to Housing PLUS designated units at the Tern House
housing project in Newport, Oregon. The total award to Community Services Consortium will be
\$133,600. This approval for funding increase is contingent upon Community Services Consortium
meeting conditions of a new or amended contract award.**

1 **3. VetLift III**

2 It is a 9-unit apartment complex in Eugene. The target population are homeless veterans who also
3 struggle with alcohol and drug addictions. The 9-unit apartment has been housing homelessness persons
4 since 2009. Housing Council previously approved funding to St. Vincent de Paul Society of Lane County
5 in the amount of \$232,500 in Housing PLUS for rental subsidies and supportive services, for a contract
6 term of 4 years. The additional funding will help extend the time for subsidies and services beyond the
7 original four years, at least for 2 more years. The contract allows for an extension for the use of funds,
8 especially if the sponsor secures other funding and at the end of the new term they have not expended all
9 of the OHCS funds.

10 **RECOMMENDATION: Housing Council approve an increase of \$73,500 in Housing PLUS funds
11 for rental assistance and supportive services to Housing PLUS designated units at the VetLift III
12 housing project in Eugene, Oregon. The total award to St. Vincent the Paul Society of Lane
13 County will be \$306,000. This approval for funding increase is contingent upon St. Vincent the
14 Paul Society of Lane County meeting conditions of a new or amended contract award.**

15 **4. Willard Street Duplex**

16 It is a 2-unit apartment complex in Milwaukie. The target population are chronically homeless families,
17 with children. The 2 units apartment have been housing homelessness families since 2009. Housing
18 Council previously approved funding to Northwest Housing Alternatives, Inc. in the amount of \$52,000
19 in Housing PLUS for rental subsidies and supportive services, for a contract term of 4 years. The
20 additional funding will help extend the time for subsidies and services beyond the original four years, at
21 least for 4 more years. The contract allows for an extension for the use of funds, especially if they have
22 secured other funding and at the end of the new term they have not expended all of the OHCS funds.

23 **RECOMMENDATION: Housing Council approve an increase of \$52,000 in Housing PLUS funds
for rental assistance and supportive services to Housing PLUS designated units at the Willard
Street Duplex housing project in Milwaukie, Oregon. The total award to Northwest Housing
Alternatives, Inc. will be \$104,000. This approval for funding increase is contingent upon
Northwest Housing Alternatives, Inc. meeting conditions of a new or amended contract award.**

5. Tilikum

It is an 8-unit apartment complex in Warrenton. The target population are chronically homeless families,
with children. Some of them also struggle with addictions and domestic violence. The 8 units apartment
have been housing homelessness families since 2009. Housing Council has previously approved funding
to Clatsop County Housing Authority in the amount of \$208,000 in Housing PLUS for rental subsidies
and supportive services, for a contract term of 4 years. The additional funding will help extend the time
for subsidies and services beyond the original four years. The contract allows for an extension for the
use of funds, especially if they have secured other funding and at the end of the new term they have not
expended all of the OHCS funds. The Housing Authority of Northwest Oregon has committed housing
vouchers to these units for a 10 year term.

**RECOMMENDATION: Housing Council approve an increase of \$78,000 in Housing PLUS funds
for rental assistance and supportive services to Housing PLUS designated units at the Tilikum
housing project in Warrenton, Oregon. The total award to Clatsop County Housing Authority will
be \$286,000. This approval for funding increase is contingent upon Clatsop County Housing
Authority meeting conditions of a new or amended contract award.**

1 **6. Manzanita Place**

2 It is a 7-unit housing site in Grants Pass. The target population are chronically homeless individuals who
3 also struggle with addictions and mental health. The 7 housing units have been in operations since 2009.
4 Housing Council previously approved funding to Options for Southern Oregon, Inc. in the amount of
5 \$182,000 in Housing PLUS for rental subsidies and supportive services, for a contract term of 4 years.
6 The additional funding will help extend the time for subsidies and services beyond the original four
7 years. The contract allows for an extension for the use of funds, especially if they have secured other
8 funding and at the end of the new term they have not expended all of the OHCS funds. They currently
9 receive some housing assistance funds from the community action agency for residents at Manzanita
10 Place.

11 **RECOMMENDATION: Housing Council approve an increase of \$68,000 in Housing PLUS funds
12 for rental assistance and supportive services to Housing PLUS designated units at Manzanita Place
13 in Grants Pass, Oregon. The total award to Options for Southern Oregon, Inc. will be \$250,000.
14 This approval for funding increase is contingent upon Options for Southern Oregon, Inc. meeting
15 conditions of a new or amended contract award.**

16 **7. Celilo Garden Apartments**

17 It is a 6-unit apartment complex in The Dalles. It provides housing to single adults experiencing
18 homelessness with chronic mental illness. The 6 housing units have been in operations since March
19 2010. Housing Council previously approved funding to Columbia Cascade Housing Corporation Options
20 for Southern Oregon, Inc. in the amount of \$182,000 in Housing PLUS for rental subsidies and
21 supportive services, for a contract term of 4 years. The additional funding will help extend the time for
22 subsidies and services beyond the original four years. The contract allows for an extension for the use of
23 funds, especially if they have secured other funding and at the end of the new term they have not
24 expended all of the OHCS funds. They currently receive some housing assistance funds from the
25 community action agency for residents at Manzanita Place.

26 **RECOMMENDATION: Housing Council approve an increase of \$68,000 in Housing PLUS funds
27 for rental assistance and supportive services to Housing PLUS designated units at Celilo Garden
28 Apartments in The Dalles, Oregon. The total award to Columbia Cascade Housing Corporation will
29 be \$205,000. This approval for funding increase is contingent upon Columbia Cascade Housing
30 Corporation meeting conditions of a new or amended contract award.**

31 **8. Rogue Retreat**

32 It is an 11-unit apartment complex in Medford. It provides housing to single adults experiencing
33 homelessness with chronic mental illness. Some of the units are large enough to house a small family.
34 After rehabilitation work, the housing has been fully leased up since June 2010. Housing Council
35 previously approved funding to the Rogue Retreat in the amount of \$286,000 in Housing PLUS for rental
36 subsidies and supportive services, for a contract term of 4 years. The additional funding will help extend
37 the time for subsidies and services beyond the original four years, for at least another 2 years. The
38 contract allows for an extension for the use of funds, especially if they have secured other funding and at
39 the end of the new term they have not expended all of the OHCS funds. They are currently working with
40 the local housing authority to secure some section 8 subsidies.

41 **RECOMMENDATION: Housing Council approve an increase of \$88,000 in Housing PLUS funds
42 for rental assistance and supportive services to Housing PLUS designated units at Rogue Retreat
43 in Medford, Oregon. The total award to the Rogue Retreat will be \$374,000. This approval for**

1 **funding increase is contingent upon the Rogue Retreat meeting conditions of a new or amended**
2 **contract award.**

3 **9. 310 Columbia Blvd.**

4 It is a single dwelling structure in St. Helens providing 2 separate living quarters for homeless families.
5 The house has been fully leased up since the summer 2010. Housing Council previously approved
6 funding to Community Action Team in the amount of \$52,000 in Housing PLUS for rental subsidies and
7 supportive services, for a contract term of 4 years. The additional funding will help extend the time for
8 subsidies and services beyond the original four years, for at least another 4 years. The contract allows
9 for an extension for the use of funds, especially if the secures other funding and at the end of the new
10 term they have not expended all of the OHCS funds.

7 **RECOMMENDATION: Housing Council approve an increase of \$52,000 in Housing PLUS funds**
8 **for rental assistance and supportive services to Housing PLUS designated units at the 310**
9 **Columbia Blvd. housing in St. Helens, Oregon. The total award to the Community Action Team**
10 **will be \$104,000. This approval for funding increase is contingent upon the Community Action**
11 **Team meeting conditions of a new or amended contract award.**

10 **10. Grape Street**

11 It is a housing complex of 8 townhomes in Medford. The homes provide permanent housing to families
12 experiencing chronic homelessness. The homes have been fully leased up since 2009. Housing Council
13 previously approved funding to the Rogue Retreat in the amount of \$208,000 in Housing PLUS for rental
14 subsidies and supportive services, for a contract term of 4 years. The additional funding will help extend
15 the time for subsidies and services beyond the original four years. The contract allows for an extension
16 for the use of funds, especially if they have secured other funding and at the end of the new term they
17 have not expended all of the OHCS funds. Like with the other Housing PLUS site the sponsor operates,
18 the sponsor is working with the local housing authority to secure future section 8 housing vouchers.

15 **RECOMMENDATION: Housing Council approve an increase of \$64,000 in Housing PLUS funds**
16 **for rental assistance and supportive services to Housing PLUS designated units at the Grape Street**
17 **housing site in Medford, Oregon. The total award to the Rogue Retreat will be \$272,000. This**
18 **approval for funding increase is contingent upon the Rogue Retreat meeting conditions of a new or**
19 **amended contract award.**

18 **11. The Lamb Building**

19 It is an apartment building with 35 units of affordable housing in Eugene. Six (6) units are designated as
20 Housing PLUS units to serve homeless persons affected by HIV/AIDS, and homeless persons cycling in
21 and out the correction systems. The Lamb Building just recently began operations and leasing. Housing
22 Council previously approved funding to St. Vincent de Paul Society of Lane County in the amount of
23 \$66,024 in Housing PLUS for rental subsidies and supportive services, for a contract term of 4 years.
The additional funding will help extend the time for subsidies and services beyond the original four
years. The contract allows for an extension for the use of funds, especially if they have secured other
funding and at the end of the new term they have not expended all of the OHCS funds.

23 **RECOMMENDATION: Housing Council approve an increase of \$64,024 in Housing PLUS funds**
for rental assistance and supportive services to Housing PLUS designated units at The Lamb
Building housing site in Eugene, Oregon. The total award to St. Vincent de Paul Society of Lane

1 **County will be \$130,048. This approval for funding increase is contingent upon St. Vincent de Paul**
2 **Society of Lane County meeting conditions of a new or amended contract award.**

3 **12. Madrona Studios, Condo A and Condo B**

4 It is an apartment building with 176 units of affordable housing in Portland for low-income persons in
5 general, and people experiencing homelessness. Thirteen (13) units are designated as Housing PLUS
6 units to serve homeless persons who may also struggle with addictions and mental health. Madrona
7 Studios began operations in 2010.

8 At the time of financing the development the sponsor, Central City Concern, did not receive any Housing
9 PLUS funds for rental subsidies and supportive services. An award of \$184,500 to the sponsor would
10 benefit the Housing PLUS tenants with limited income to move in and stay housed. The sponsor has
11 funding from other sources that will help tenants stay housed and have access to services beyond the
12 contract period with OHCS.

13 **RECOMMENDATION: Housing Council approve an award of \$184,500 in Housing PLUS funds**
14 **for rental assistance and supportive services for the Housing PLUS designated units at Madrona**
15 **Studios in Portland, Oregon. This approval of funding is contingent upon Central City Concern**
16 **meeting conditions of a new or amended contract award.**

17 **13. Barbara's Place**

18 It is a 6-unit apartment complex in Redmond. It provides housing to single adults experiencing
19 homelessness with chronic mental illness. The 6 housing units just began leasing up to the first tenants.
20 Housing Council previously approved funding to Housing Works in the amount of \$156,000 in Housing
21 PLUS for rental subsidies and supportive services, for a contract term of 4 years. The additional funding
22 will help extend the time for subsidies and services beyond the original four years. A new contract or
23 amendment will allow for an extension for the use of funds, if the sponsor secures other funding to
leverage OHCS funds.

RECOMMENDATION: Housing Council approve an increase of \$119,000 in Housing PLUS funds
for rental assistance and supportive services for the 6 Housing PLUS units at Barbara's Place in
Redmond, Oregon. The total award to Housing Works will be \$275,000. This approval of funding
increase is contingent upon Housing Works meeting conditions of a new or amended contract
award.

14. Trail's View Apartments

It is an 8-unit apartment complex with studios and one-bedroom units in Klamath Falls. It will provide
housing to single adults experiencing homelessness with mental illness or cycle in and out institutions.
The 8 units will be completed in early 2011. Housing Council previously approved funding to Klamath
Housing Authority in the amount of \$166,400 in Housing PLUS for rental subsidies and supportive
services, for a contract term of 4 years. The additional funding will help extend the time for subsidies
and services beyond the original four years. A new contract or amendment will allow for an extension
for the use of funds, if the sponsor secures other funding to leverage OHCS funds.

RECOMMENDATION: Housing Council approve an increase of \$105,600 in Housing PLUS funds
for rental assistance and supportive services for the 8 Housing PLUS units at Trail's View
Apartments in Klamath Falls, Oregon. The total award to Klamath Housing Authority will be

1 **\$272,000. This approval of funding increase is contingent upon Klamath Housing Authority**
2 **meeting conditions of a new or amended contract award.**

3 **15. The Rockwood Building**

4 It is an apartment building with 47 units of affordable housing in Gresham for low-income persons in
5 general, and people experiencing homelessness. Fifteen (15) units are designated as Housing PLUS units
6 to serve homeless female veterans. The Rockwood Building will begin leasing up in 2011.

7 At the time of financing the development the sponsor, Human Solutions, did not receive any Housing
8 PLUS funds for rental subsidies and supportive services. An award of \$167,843 to the sponsor would
9 benefit the Housing PLUS tenants with limited income to move and stay housed. The sponsor has
10 funding from other sources that will help tenants stay housed and have access to services beyond the
11 contract period with OHCS.

12 **RECOMMENDATION: Housing Council approve an award of \$167,843 in Housing PLUS funds**
13 **for rental assistance and supportive services for the Housing PLUS designated units at the**
14 **Rockwood Building in Gresham, Oregon. This approval of funding is contingent upon Human**
15 **Solutions meeting conditions of a new or amended contract award**

16 **16. Partners Place**

17 It is an 8-unit apartment complex with one and two-bedroom units in Corvallis. It will provide housing to
18 single adults experiencing homelessness, some with mental illness or struggling with addictions. The 8
19 units will be completed early 2011. Housing Council previously approved funding to the Corvallis
20 Homeless Shelter Coalition in the amount of \$182,000 in Housing PLUS for rental subsidies and
21 supportive services, for a contract term of 4 years. The additional funding will help extend the time for
22 subsidies and services beyond the original four years. A new contract or amendment will allow for an
23 extension for the use of funds, if the sponsor secures other funding to leverage OHCS funds.

RECOMMENDATION: Housing Council approve an increase of \$99,900 in Housing PLUS funds
for rental assistance and supportive services for the 8 Housing PLUS units at Partners Place in
Corvallis, Oregon. The total award to the Corvallis Homeless Shelter Coalition will be \$281,900. This
approval of funding increase is contingent upon the Corvallis Homeless Shelter Coalition meeting
conditions of a new or amended contract award.