

OREGON STATE HOUSING COUNCIL  
PUBLIC MEETING NOTICE



*Cherry Creek  
Medford, Oregon*

**Date:**

April 4, 2014

**Time:**

9:00 A.M.

**Location:**

United Way  
1<sup>st</sup> Floor Boardroom  
619 SW 11<sup>th</sup>, Portland, Oregon 97205

**Call In Number:**

Call in Number: 1-877-273-4202  
Room Number: 4978330

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## Oregon State Housing Council

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www.ohcs.oregon.gov/OHCS/OSHC



**Council Members:**  
Jeana Woolley, Chair  
Mayra Arreola  
Tammy Baney  
Aubre L. Dickson  
Michael C. Fieldman  
Zee D. Koza  
Adolph "Val" Valfre, Jr.

## OREGON STATE HOUSING COUNCIL

### Work Session Agenda

April 4, 2014

MEETING TIME: 9:00 A.M

MEETING LOCATION:

**1<sup>st</sup> Floor Boardroom** of United Way, 619 SW 11<sup>th</sup>, Portland, OR 97205

**Call in Number:** 1-877-273-4202; **Room Number:** 4978330

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1. **Approval of Housing Council Meeting Minutes**
  - a. February 14<sup>th</sup>, 2014 Revised Draft
  - b. March 7<sup>th</sup>, 2014 Draft
2. **Facilitated Discussion: Redesigning Policy and Governance for OHCS in the Future**
3. **2014 Meeting Schedule**
4. **Adjourn State Housing Council Work Session**

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## OREGON STATE HOUSING COUNCIL MEETING

### February 14, 2014 Meeting Minutes

Meeting Time: 10:30AM

Meeting Location:

775 Court Street NE, Salem, Oregon 97301

Somerville Conference Room

Call-in Number: 1-877-273-4202; Room Number 4978330

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Housing Council Members Present:

Jenna Woolley, Chair

Tammy Baney

Aubre Dickson

Mike Fieldman

Zee Koza

Housing Council Members Not Present:

Mayra Arreola

Val Valfre

OHCS Staff Present:

Margaret Van Vliet, Director Oregon Housing and Community Services

Julie Cody, Program Delivery Division Administrator

Diana Koppes, Business Operations Division Administrator

Katherine Silver, Executive Assistant to the Director

Heather Pate, Program Manager Multifamily Finance and Resources Section

Rem Nivens, Government Relations and Policy Advisor

Mike Boyer, Legislative and Communications Coordinator

Guests Present:

Ruth Adkins, Oregon Opportunity Network

Ross Cornelius, Self Employed

Andy Wilch, Salem Housing Authority

Philip Dochow, Housing Development Center

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### 1. Call to Order

Chair Woolley calls the February 14, 2014 meeting to order at 10:39 a.m.

### 2. Roll Call

Chair Woolley asks for roll call. Present: Tammy Baney, Mike Fieldman, Zee Koza and Chair Woolley. Aubre Dickson joined the meeting in progress.

3. **Approval of Housing Council Meeting Minutes – November 15, 2013**

**Chair Woolley** asked for any comments, additions or corrections to the draft November 15, 2013 meeting minutes. There being none; the motion was read:

**Motion:** Tammy Baney moves that the Housing Council approve the November 15<sup>th</sup>, 2013 meeting minutes.

**Vote:** In a roll call vote the motion passed. Members present: Aubre Dickson, Mike Fieldman, Zee Koza, and Chair Jeana Woolley.

4. **Public Comment**

**Chair Woolley** called for anyone in the audience who wished to provide public comment for the Council's consideration to come forward. She requested that individuals intending to provide comment regarding the NOFA recommendations wait until after the OHCS staff presentation.

**Ruth Adkins, Oregon Opportunity Network (OON)**, commented on behalf of OON stating the organization is supportive of the OHCS transition proposal that was presented to the legislature. She noted specifically that the group advocates the governing body have authority to set policy with clear linkages to other state bodies, including a clear role in developing and monitoring budget. The governing body should include a cross-sector membership including other state agency heads. Input from stakeholders should be invited and considered. Adkins also posited that a move toward integrating healthcare and housing was a huge opportunity.

**Chair Woolley** called for any further public comment, there being none the council moved on to old business.

5. **Old Business**

Julie Cody, OHCS Program Delivery Division Administrator, and Diana Koppes, OHCS Business Operations Division Administrator provided a comprehensive presentation of public outreach surrounding the 2013 NOFA process including regions, improvement to process, and priorities.

Cody provided Council members with further context around the concept of Housing Council authority limits, which was highlighted by council members at the November 15, 2013 meeting. In January 2010, State Housing Council members voted to raise these limits. OHCS started to revise the administrative rules and agreed at that time to come back annually to revisit the issue. The rationale for the change was to allow OHCS the ability to entertain grants under \$200,000 so that the Department can be more nimble in response to aiding projects with issues that arise after initial funding.

**Discussion**

**Chair Woolley** noted that Val Valfre raised the issue and wanted to ensure that staff engaged with him despite his absence.

**Tammy Baney** asked how the lower authority limits would be utilized and how often the department felt it would happen.

**Julie Cody, OHCS** responded that this does not occur often (exceptional basis). OHCS would discourage this as a practice and will make it clear that this will not be a way to circumvent the NOFA process. Setting maximums of \$200,000 of GAP funding for LIHTC projects makes use of this option limited as the Department lacks an abundance of excess funding available to remedy this type of situation.

**Margaret VanVliet, OHCS** noted for State Housing Council members that the Department has a Formal Finance Committee that reviews the applications for additional funding.

**Chair Woolley** asked how often requests have been received and/or approved within the last year and what circumstances were in those instances.

**Heather Pate, OHCS** responded that there were two occurrences both of which were reviewed; only one request received an allocation. This was not a new project; however, the approved funding was issued to remedy a compliance issue. The second request was not funded.

**Chair Woolley** said she would encourage approval of leaving the limits where they are to allow staff to be responsive to any issues that arise in real time, but cautioned staff that Council members should be made aware of any funding made under these limits.

**Julie Cody, OHCS** advised the Council members that she had reached out to Val Valfre and that he will be contacting her with any concerns.

**Chair Woolley** called for any further discussion, there being none the council moved on to new business.

## 6. New Business

### *a. Parkway West, Additional Funds Request*

**Heather Pate, OHCS** Multifamily Resources and Finance Section introduced herself for the record along with Andy Wich, Salem Housing Authority and Phillip Dochow, Housing Development Center. Pate stated that GHAP funds were need for the project from a split year finance decision through which a gap was created due to 2014 floating rate on tax credits versus the 2013 fixed 9% percent rate.

**Andy Wilch, Salem Housing Authority** thanked the council for the opportunity and thanked staff for their work on this important project for Salem Housing Authority and the community, noting that the project afforded a place of residents for 400 individuals, 50% of which are children under 18 years old.

**Chair Woolley** called for any questions or concerns with regard to the request for additional funds, there being none a motion was requested.

**Motion:** Tammy Baney moved to approve the GHAP grant award in an amount up to \$230,000 to Salem Housing Authority for the rehabilitation of Parkway West Apartment located in the City of Salem, Marion County, Oregon.

**Vote:** In a roll call vote the motion passed. Members present: Tammy Baney, Mike Fieldman, Zee Koza, and Chair Jeana Woolley. Members Abstaining: Aubre Dickson.

## 7. NOFA Discussion

Julie Cody, Program Delivery Division Administrator and Heather Pate, OHCS Program Manager Multifamily Finance and Resources Section provided the council with an overview of recommendation that staff are making. Supplemental documents provided to council member for this discussion are available online.

In the previous NOFA regions were aligned with the regional solutions regions. Doing this required the Department to set a floor for two regions which would eventually result in those regions being over-served.

**Staff are recommending** : Metro Tri-County; Non-Metro HUD Participating jurisdictions (with HOME funding); Balance of State. There is no current recommendation with regard to the cap; the cap will remain at 10%.

**Staff are recommending**: One more year of Big “P” preservation, to be followed by a broader definition of preservation to include other types of projects that have HUD funding expiring that may need assistance and portfolio projects. Opening up the definition of preservation would be opening up for the 2015 NOFA.

Mike Fieldman asked if the 35% set-aside is by region or across the state?

**Staff are recommending**: As a first look at policy priorities to be included in the NOFA there is a current and big push in other agencies to reduce the number of children in the foster care system and increase housing opportunities for those recently released from incarceration or reentry housing. This resulted in the Department adding bonus points for projects that would target this population. In addition to the two distinctly identified priorities, staff will continue to look at underserved areas and potentially give points for projects that hit this mark to incentivize building in census track for 10% poverty aiming at deconcentrating poverty.

Mike Fieldman asked if staff have done any assessment regarding rural areas with high poverty (10%) – book end to the other side?

**Staff are recommending**: Brining threshold items into the scored sections. One lesson learned from the 2013 NOFA was that too much focus and emphasis was placed on scored sections and despite the extreme importance of threshold items they were not a focus for applicants. Impact will be the highest weighted in scoring and need will be the lowest. Need is designated the lowest for scoring purposes because need is prevalent everywhere.

**Staff are recommending**: That cost-containment begin to be a factor for consideration in evaluating NOFA applications; numbers presented to Council members are based on averages of the OHCS portfolio.

**Aubre Dickson** asked if cost containment as defined by the Department would include both hard and soft costs.

**Cody**, confirmed that they were both included.

**Chair Woolley** asked if this represents the average OHCS portfolio.

**Cody**, replied that the information provided is representative of OHCS' portfolio over a five year time period.

**Chair Woolley** encouraged OHCS staff to narrow the time frame because a lot has changed in the housing market over a three year period, utilizing a five-year period may not be accurate.

**Dickson** asked if staff look at variations across the data within the five-year time period.

**Natasha Detweiler**, replied that the numbers reflect 80% level for CAPs and outliers have a specific story as to why they were higher than the CAP.

**Cody**, stated Washington has a very narrow approach to allocation points for hitting cost-containment. She further clarified that this recommendation does not exclude any project from the process rather requires any project coming through with costs higher than this cap to provide an explanation for why.

**Tammy Baney** stated that she is struggling with how the articulated priorities fit into the NOFA process and what it will look like in practice. How will we screen that? Transitional housing is very difficult (particularly dealing with sex offenders etc...)? Baney further commented that she felt that incorporation of regional solutions was missing from staff recommendations. How are staff proposing to integrate regional/community priorities?

**Director Van Vliet** stated that setting policy is an art not a science. We know there are projects out there that do incorporate priorities like those listed in the staff recommendations and we have to start somewhere. OHCS plans to lean on Department of Human Services (DHS) and Department of Corrections (DOC) to get perspective on what success would look like? What partnerships can be established and is it possible for other agencies to contribute additional funds. These are the low hanging fruit.

**Mike Fieldman** brought up a transitional housing project that received continuum of care funding and incorporated MOUs with local programs to help with case management etc... DOJ had housing funding that was tapped into at that time as well.

**Chair Woolley** emphasized her concern over calling out specific target populations. She posited that having an open dialog might be the better way to go so that when we get ready to do the NOFA the dialog (policy setting process) has occurred and stakeholders have participated in that discussion. She

also noted her uncertainty about whether the Department should be investing more toward priorities if other agencies are not putting money into the equation.

**Director Van Vliet** agreed, point is well taken.

**Aubre Dickson** asked if there are there other cross-agency objectives; and, if so why call out these two specifically?

**Julie Cody** advised the Council that staff did look hard across the state enterprise and found projects in the pipeline. The Department would want to know if there are projects in the pipeline in order for this to have an impact.

**Director Van Vliet** noted that there's a question about where leverage needs to come from.

**Chair Woolley** stated her opinion that target populations should not get extra points in the 2014 process.

**Tammy Baney** called out specifically healthcare reform as creating opportunities for partnering and creating leverage.

**Chair Woolley** added that this is a point of contention because even allocating 1-2 points for something like this can set one project apart from another.

**Ross Cornelius**, developer, provided comment for the Council stating that there are people out there doing this already. Cornelius reminded Council members that they heard in 2010 about an intergenerational project – there is innovation going on out there [referring to Bridge Meadows]. He iterated that these leveraged projects are really hard to pull off, but it creates awareness and leverages a lot of volunteerism.

Creates a different vocabulary for measuring outcomes and it creates conversation around how we break out of siloes. As you think about local match and support- we are beginning to find a synergy – both local government and others begin to realize.

**Chair Woolley** stated that projects that leverage resources and create synergies would score high in the process regardless of calling out specific priorities.

**Cornelius** offered a last comment to applaud Julie Cody for pulling together partner feedback sessions, stating they provided a great process for partners to provide input.

**Cody** noted that there were projects that had all the bells and whistles and did not get funding. She advised the Council that the predictability question came up a lot, partners are looking for more direction.

**Director Van Vliet** added that there may be a way to provide the desired direction, but also to be broader.

**Chair Woolley** agreed.

**Ruth Adkins**, Oregon Opportunity Network, offered comment for the council stating priority populations concern OON members due to timing. She noted the amount of time it takes to put together a strong viable project with a short turn around for the 2014 NOFA. The short notice limits partner ability to be responsive. Appreciates Chair Woolley's comments – state agencies should be bringing in additional resources if there are shared objectives. We do want to make sure other agencies are carrying their weight.

**Ross Cornelius** appreciates Adkins comments these projects do take a long time. He advised OHCS that staff may want to think about expanding/exploring how to make that transition?

**Adkins** recognized the tough challenge of balancing priorities; asked for additional consideration of geographical allocation.

**Baney** asked why it couldn't be as simple as prioritization for projects that leverages cross-agency resources.

**Dickson** wanted to make sure that the Department adds clarity as to how the priority points impact the scoring- not over and above the 35%, instead going toward overall scoring.

**Chair Woolley** asked that staff take feedback from today and tweak this recommendation to address all of the noted concerns. Noting that the next meeting of the Council is set for March 7<sup>th</sup> she added a request that staff do whatever necessary to stick with the release date of the NOFA.

**Baney** commented that the recommendation regarding weighting for need and impact doesn't seem to be sending the right message since need really is where we are trying to go. She also found that length of affordability to be missing from all this.

**Cody** answered that length of affordability is mandated by and addressed in the QAP.

**Chair Woolley** asked for any further comments, there being none, she expressed excitement looking forward to the 2014 NOFA.

**Director Van Vliet** thanked everyone very much adding that she appreciates this process which is on-going.

**Chair Woolley** added one last comment that it might be valuable for staff to think about the most meaningful and efficient process for Council to provide input.

**Julie Cody**, moved on to discuss the staff recommended changes to the QAP. OHCS staff is recommending one change to the Qualified Allocation Plan to modify two sentences to create more flexibility to staff by removing specificity in the application. The change incorporates removing language specific to threshold items which will change in the NOFAs themselves.

**Tammy Baney** noted that “may” is extremely discretionary and can create trouble.

**Cody**, stated that “may” in Department of Justice’s opinion would create flexibility.

**Dickson** asked why OHCS would want flexibility around whether the staff screens certain projects versus screening all projects.

**Director Van Vliet** thanked Council members for the discussion and advised that staff will continue to work toward clarity, incorporating the feedback received during the meeting.

**Chair Woolley** called for any last comments with regard to the QAP, there being none a motion was requested.

**Motion:** Aubre Dickson moved that the Council authorize staff to move forward with recommended changes to QAP and begin the public comment process to enact the change.

**Vote:** In a roll call vote the motion passed. Members present: Tammy Baney, Aubre Dickson, Mike Fieldman, Zee Koza, and Chair Jeana Woolley.

## 8. Report of the Director

**Director Van Vliet** provided the council with an update on recommendations made to the legislature for agency transition. Specifically, the new governing body would be charged with policy setting across the continuum. Policy would be set using good data and research. Mutual accountability would be required, including performance based contracting. Cross agency collaboration and alignment with also be a top priority. Van Vliet provided a two page summary document to Council members which can be found under meeting materials on the State Housing Council website.

### Discussion:

**Mike Fieldman** stated there are different interpretations of transition proposal. One camp hears agency will look at continuum of housing, being an advocate for housing across the continuum - shelter, housing, etc. Others think focus will be on development of new housing and people living in subsidized affordable housing.

**Van Vliet** indicated the original creation of Housing plus Community Services understands housing and services must go together. Housing finance is disconnected from the community services side of the agency. Sometimes agencies do both, but the two functions aren't necessarily integrated. OHCS doesn't necessarily provide needed social services to clients that live in subsidized affordable housing. If you take away food and Oregon Volunteers, the rest of the agency programs serve a housing related/housing function. Embrace the continuum of housing services.

**Mike Fieldman** said OHCS is designated as the "poverty" agency. What's your thinking about poverty function - don't want to silo poverty focus again. When we look at food, homelessness, housing separately, we silo these things.

**Van Vliet** responded by saying part of prosperity agenda is more broadly focused. Early Learning Councils, Coordinated Care Organizations, others are all part of shared prosperity agenda. It doesn't belong in one agency. Need to think about how do we do our work differently and drive better outcomes.

**Mike Fieldman** said he thinks communications should express there is a role for OHCS in addressing poverty. In defining what you do with the different parts of the agency, need direction about who will have responsibility for poverty focus.

**Chair Woolley** said poverty issues will be better served if it's done cross agency.

**Mike Fieldman** we would like to see Poverty/Prosperity Commission.

**Chair Woolley** we don't have cooperation among other services from other agencies to collaborate on housing development.

**Van Vliet** we know we need to potentially rethink. Embedded in homeownership assistance, how we deploy tools, some partners are eager to do some of the work and take OHCS out of the equation. Signaled we're interested in a proposal to that effect. Nested inside what's the future of homeownership assistance discussion. Housing Centers look very different across the state.

#### 9. Report of the Chair

**Chair Woolley** posited the question whether or not the next meeting should be on March 7<sup>th</sup>, 2014. Council members will work together to determine best timing for next meeting.

#### 10. Adjourn State Housing Council Meeting

**Chair Woolley** asked if there was any additional business or comment from Council members, there being none, the meeting was adjourned at 12:17 p.m.

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Jean Woolley, Chair                      DATE  
Oregon State Housing Council

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Margaret S. Van Vliet, Director                      DATE  
Oregon Housing and Community Services

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### OREGON STATE HOUSING COUNCIL MEETING

March 7, 2014 Meeting Minutes

Meeting Time: 9:00AM

Meeting Location:

State Housing Council members joining by phone conference  
725 Summer Street NE, Salem, OR 97301  
Conference Room 237

Call-in Number: 1-877-273-4202; Room Number 4978330

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Housing Council Members Present:

Jenna Woolley, Chair  
Tammy Baney  
Aubre Dickson  
Mike Fieldman  
Zee Koza  
Val Valfre

Housing Council Members Not Present:

Mayra Arreola

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OHCS Staff Present:

Margaret Van Vliet, Director Oregon Housing and Community Services  
Julie Cody, Program Delivery Division Administrator  
Diana Koppes, Business Operations Division Administrator  
Heather Pate, Program Manager Multifamily Finance and Resources Section  
Rem Nivens, Government Relations and Policy Advisor  
Mike Boyer, Legislative and Communications Coordinator  
Alison McIntosh, Government Relations and Communications Liaison  
Theresa Pumala, Loan Officer Multi-Family Section  
Marca Parker, Residential Loan Specialist  
Kim Freeman, Single Family Housing Manager  
Rebecca Gray, Human Resources Manager

Guests Present:

Andy Wilch, Salem Housing Authority  
John Miller, Oregon Opportunity Network  
Martha McLennan, Northwest Housing Alternatives

1. **Call to Order**

**Chair Woolley** calls the March 7, 2014 meeting to order at 9:07 a.m.

2. **Roll Call**

**Chair Woolley** asks for roll call. Members Present: Tammy Baney, Aubre Dickson Mike Fieldman, Zee Koza, Val Valfre and Chair Woolley.

3. **Approval of Housing Council Meeting Minutes – February 14, 2013**

**Chair Woolley** started the discussion regarding approval of the draft minutes from the February 14, 2013 Council meeting stating that the minutes needed additional work to fully represent the discussion. She then asked for any additional comments, additions or corrections to the draft February 14, 2013 meeting minutes.

**Mike Fieldman** added that the Council's fairly lengthy conversation around NOFA policy priorities is not reflected in the minutes.

**Director Van Vliet, OHCS** asked the council if they would be comfortable deferring approval of the minutes so that staff could make revisions to provide a more accurate depiction of the discussion surrounding NOFA policy priorities.

**Chair Woolley** agreed to allow staff to continue work, deferring the minutes until the next meeting. She reiterated that the main section needing work is the discussion on the NOFA as the minutes are unclear about which issue the Council was talking about.

4. **Public Comment**

**Chair Woolley** called for anyone in the audience or on the telephone who wished to provide public comment for the Council's consideration to come forward.

**John Miller**, Oregon Opportunity Network (OON), noted that the organization submitted a letter containing their concerns regarding the NOFA a couple of weeks back and that the Department has yet to respond. Miller asked if there would be an opportunity to give additional comments later in the meeting.

**Chair Woolley** informed Miller that questions would be allowed after the NOFA discussion later in the meeting.

5. **Residential Loan Program**

**Kim Freeman, OHCS** asked if there were any questions based on the Consent Calendar provided in the packet for the property located at 300 Surrey Drive, Grants Pass, Oregon.

**Val Valfre** noted a discrepancy in the document; the loan-to-value ratio showed 80% or less, which does not match the 102 % loan-to-value ratio shown later in the document.

**Marca Parker, OHCS** apologized for the discrepancy noting that information was stated incorrectly and that the correct loan-to-value ratio is 102%.

**Chair Woolley** called for any further discussion, there being none a motion was requested.

**Motion:** Tammy Baney moved to approve single family residential loan program consent calendar agenda item.

**Vote:** In a roll call vote the motion passed. Members present: Tammy Baney, Aubre Dickson, Mike Fieldman, Zee Koza, Val Valfre and Chair Jeana Woolley.

## 6. New Business

### a. Parkway Village East Apartments, Grant Award Approval Request

**Theresa Pumala, OHCS** requested low-income weatherization grant funds for Parkway East project. This scattered site property consists of Parkway East which has 46 low-income units and Robert Lindsey Tower which has 62 low-income units for seniors. Robert Lindsey Tower is being converted to a Section 8 project based vouchers through HUD's new RAD program. If approved the grant funds will go toward upgrades to windows, baseboard heating and inefficient appliances. Staff recommended approval of the allocation of low-income weatherization grant funds in an amount not to exceed \$222,246.

**Andy Wilch, Salem Housing Authority** was present for the discussion and any potential questions, but had no comments.

**Mike Fieldman** asked if the funding would be from public purpose charge dollars.

**Theresa Pumala** answered yes that the grant funding would come from the public purpose charge.

**Chair Woolley** called for any questions or concerns with regard to the grant award approval request, there being none a motion was requested.

**Motion:** Tammy Baney moved to approve the an allocation of Low Income Weatherization Grant funds to Robert Lindsey Tower Housing, LLC, in an amount not to exceed the lesser of the amount the project is eligible to receive or \$222,246.

**Vote:** In a roll call vote the motion passed. Members present: Tammy Baney, Mike Fieldman, Zee Koza, Val Valfre and Chair Jeana Woolley. Members abstaining: Aubre Dickson.

### b. NOFA Discussion

**Director Van Vliet, OHCS** began the discussion by acknowledging the value of the previous NOFA discussion during the February 14<sup>th</sup> Council meeting, stating that good, informative feedback was provided. OHCS believes they have found a path allowing the Department to respond to concerns while also moving forward in a timely fashion. OHCS plans to finalize this process and make it public next week.

**Julie Cody, OHCS** stated that OHCS has reached out to partners about how to make the process more predictable and transparent for everyone, while aligning funding cycles with other funding sources. OHCS understands the need for predictability and a transparent process for determining project priorities. OHCS staff has provided recommendations for 2014 and 2015 NOFA cycles. Once the 2014 NOFA is complete OHCS would like to include stakeholders to discuss the 2016 NOFA, topics include expansion of preservation set aside definition; green building standards; architecture standards; state project and population priorities; and streamlining the NOFA application.

**Recommendations:**

**Regions:** The Department is not recommending any changes to region and allocation of funds for 2014 or 2015 NOFA cycles. The Department has not received negative feedback regarding the three regions that are currently in place.

Set asides: 35% soft set aside for preservation projects with at least 25% of units having Federal project based rent subsidies.

**Policy Priorities:** The Department is suggesting three general preferences for priorities. 1) Underserved areas; 2) projects serving lowest income; and 3) projects in a HUD qualified census tract or areas that serve to de-concentrate poverty.

**Need and Impact:** Staff is recommending that need and impact is combined into a single category representing 55% of the total score 15% need, 40% impact. This section will no longer be an open-ended essay limited to 10 pages.

**Chair Woolley** asked staff to identify what specific changes are being made from the 2013 scoring.

**Cody answered:**

- Scoring criteria for need section. Each question in this section will now be worth a certain amount of points and the section as a whole will be extremely objective.
- Impact section adjusted. The impact section of project applications will consist of 40 points, regardless of the type of project. Every project will have the opportunity to score the same amount of points and the scoring of this section will include some subjectivity.
- Staff will be providing additional instruction and parameters to address concerns.
- The cost containment measure is currently included for informational purposes only. It is not a scored or threshold item; the Department would like to see a scored cost containment section with criteria included in the future.

**Director Van Vliet** added that, based on concerns raised during and following the last Council meeting, staff has moved away from the recommended policy priorities, instead shifting back to priorities that align with the 2013 NOFA. Van Vliet assured Council members that Department staff fully intends to tap Aubre Dickson for insights based on his experience and perspective before finalizing the scoring criteria.

**Mike Fieldman** expressed his appreciation for the direction things are going described by Director Van Vliet.

**Chair Woolley** said as long as priorities examples do not represent the only priorities to be considered it will be okay.

**Director Van Vliet** asked that Council members be provided with supplemental information for the NOFA discussion and a document was emailed to them. Council members received the document and continued discussion.

**Julie Cody** noted for Council members that there is still internal conversation around the inclusion of thresholds that, if not met, have the effect of stopping a project from moving forward in the process. She called attention specifically to financial feasibility and capacity as issues that are still being worked out.

**Mike Fieldman** commented on the email that was sent to Council members expressing concern that early learning hubs and coordinated care organizations are not fully developed in certain communities and could put those areas at a disadvantage.

**Director Van Vliet** replied that the goal is project collaboration and not for them to exist in isolation, understanding that some areas of the state have not fully developed early learning hubs and coordinated care organizations.

**Chair Woolley** said that she believes this is going in the right direction and glad OHCS is providing flexibility so partners are not disadvantaged in the next one.

**Director Van Vliet** said that OHCS will make a reasonable attempt to have one more opportunity for engagement in the NOFA process before it is finalized.

**Julie Cody** explained the goal is to get the 2014 NOFA out as soon as possible, pushing for April but might be in May. Awards would be made in October of 2014. The 2015 NOFA will include a broader definition of preservation and the Department will engage with partners to determine optimal timing for issuing awards. Implementation of these changes will likely be for the 2016 NOFA Staff would like to finalize dialog by March of 2015 in order to give partners approximately 12 months to prepare.

**Chair Woolley** asked the Council if they were comfortable with the recommendation from Cody.

**Tammy Baney** really liked the direction things are going.

**Zee Koza** thanked OHCS staff for all the work that has gone into this project

**Val Valfre** commented that he like the way things are going.

