



OREGON STATE HOUSING COUNCIL

Council Members:

Aubre L. Dickson, Chair
Mayra Arreola
Tammy Baney
Michael C. Fieldman
Zee D. Koza
Marissa Madrigal
Adolph "Val" Valfre, Jr.

JULY 17, 2015 | MEETING MINUTES

Housing Council Member Attendance	
<u>Present</u> Aubre Dickson, Chair Marissa Madrigal Mayra Arreola Mike Fieldman Val Valfre Zee Koza (by phone)	<u>Not Present</u> Tammy Baney

Call to Order and Roll Call

Chair Dickson called the July 17, 2015 meeting to order at 9:04 a.m. and asked for a roll call. The present members included: Chair Aubre Dickson, Mayra Arreola, Marissa Madrigal, Val Valfre, Mike Fieldman, and Zee Koza by phone. Tammy Baney was absent.

Public Comment

Chair Dickson opened the floor to anyone wishing to make a public comment.

▪ **Josephine Co**

Josephine Co provided comments regarding The Oaks, a housing project submitted for consideration and possible funding award in the 2015 NOFA. Co advised Council members that the June meeting minutes did not capture what she wanted to say on the record. Co restated her comment from the June meeting requesting that the Council find an alternate location for this project; or if another location is not chosen, then Co requested that the project not be funded. Co further advised Council members that she recently discovered an 8th school, Willamette Christian School, is now against building this project.

Co explained that The Oaks project causes concern for the safety of children in the area. Many individuals have stated to Co that they will be moving out of the nearby neighborhoods to protect their children and that many worry the increase in population within such a small area will lead to an outbreak of infectious diseases.

Chair Dickson thanked Co for her comments.



Chair Dickson added that he's been made aware of additional community outreach planned by HACSA and Sponsors to educate the community about the project to collaboratively problem-solve and to address concerns.

- **Mary McCulloch**

Mary McCulloch, a resident in the Eugene area, provided public comment related to The Oaks project. McCulloch stated that her daughter had been attacked in her home 12-years ago and that there were many negative ramifications stemming from this incident. McCulloch made reference to various heinous crimes already being committed in the area, including theft and rape, making this project a bad addition to the neighborhood. McCulloch requested that the city buy back the land and build the project at another location to avoid further crime resulting from the project. It is her belief that there are other viable locations.

- **Maxine Fitzpatrick**

Maxine Fitzpatrick, Executive Director of Portland Community Reinvestment Initiative (PCRI) introduced herself. She stated that she was joined by a member of PCRI's Board of Directors, Kathy Swift. Fitzpatrick explained her intent was to address the recommendation by Oregon Housing and Community Services (OHCS) to not fund Kafoury Court Senior Apartments. This project was proposed by PCRI for funding in the 2015 NOFA. She and the Board of Directors of PCRI disagreed strongly with the decision to not fund the project.

Kafoury Court emerged as a priority to PCRI in 2012 when an article in *Portland Monthly* caught Fitzpatrick's eye. In the article, a woman named Mary Grace was displaced from her home due to rising rents. She was forced to relocate to Beaverton where the rent was cheaper. Grace still attended her previous church to maintain the deep ties she had to her community.

Fitzpatrick explained that this type of story is not uncommon for the 10,000 African-Americans who have been displaced from their homes in North and Northeast Portland. The likely residents for Kafoury Court will be aging veterans who have not been able to find housing affordable to them.

The complex would provide 42 critically needed affordable apartments for low-income seniors and veterans. The property, owned by PCRI since 1992, is located one block from medical services, frequent bus lines, and a short distance from the Multicultural Senior Center. Kafoury Court will allow seniors to remain in or return to their original neighborhoods and be connected once again to their community.

Supportive partnerships with the Urban League of Portland and the Community Resource and Referral Center of the Veteran Affairs Portland Healthcare System will provide culturally-specific services for residents as described in PCRI's application. The project addresses the unmet housing needs of African-American seniors, veterans, and others who have been displaced due to not enough affordable housing. Despite these facts, the program was not recommended for funding.

Fitzpatrick expressed the need to change the OHCS funding system. It is her belief that the system perpetuated inequitable outcomes for people of color. The OHCS 2014 Strategic Planning documents

declare a goal to overcome disparities based on race, ethnicity, history of poverty, and geography. Fitzpatrick has observed that the OHCS NOFA funding system does not reflect these values as is shown by the decision not to fund Kafoury Court.

PCRI is asking that Kafoury Court be funded this round and that the policies that lead to inequitable and unequal outcomes be revisited and revamped to comply with the state's equity goals.

Chair Dickson and Council members thanked Fitzpatrick for her comments.

With no further comments, Chair Dickson moved to the next agenda item.

Draft Meeting Minutes for Approval

- *June 5, 2015*

Chair Dickson asked Council members for any comments, additions, or corrections to the draft June 5, 2015 meeting minutes.

Council members agreed to approve the minutes without further revision. Chair Dickson requested a motion.

The motion was read:

Motion: Mike Fieldman moved and Val Valfre seconded that the Housing Council approve the June 5, 2015 meeting minutes without additional edits.

Vote: In a roll call vote the motion passed without dissent.

Update on Columbia Knoll Apartments

Ryan Miller, Asset Management and Compliance Manager with Oregon Housing and Community Services introduced himself. He then introduced Brian Park, Chairman of Independent Living Ventures who would represent Columbia Knoll Apartments.

Miller explained that the purpose of the presentation was to follow up on the property Columbia Knoll. In July of 2014, the Housing Council approved the reissuance of Pass-through Revenue Bond financing to Columbia Knoll for the debt restructure of the Columbia Knoll Apartments project.

Columbia Knoll is a 326 unit apartment project encompassing 280 units of senior housing, at The Heights and 118 family units, at The Terrace. This LIHTC, Conduit and Weatherization property was placed in service in 2006. At the time of the reissuance, The Heights had several compliance issues and incidents of high-vacancy rates resulting in the property defaulting with the lender. OHCS agreed to provide the Council with progress updates regarding compliance every six months, as a condition of approval for bond reissuance. In January, Council members were provided with the first, six-month update. Miller reported that the annual physical and file inspection conducted at Columbia Knoll on October 30th, 2014, showed that most compliance concerns had been resolved. The following items continue to be in good standing: unit turnovers are completed in a timely manner, correct rents are

charged, reporting and communication has been timely, and tenant complaints have ceased. A resident survey was conducted in June with very positive results. Miller is recommending discontinuation of the six month check-in with the state Housing Council due to improved property performance.

Monthly vacancy information on The Heights will continue to be evaluated as well as the 2015 audited finances. The debt coverage will continue to be monitored until it reaches an acceptable level. The OHCS Asset Manager will follow up on the completion of the exterior painting and monitoring financial stability. Required benchmarks for the guarantor to exit as part of the original plan will also be monitored. Miller then passed the proceedings over to Brian Park.

Park explained that some of the physical improvements included pressure washing, siding, roof, cleaning, parking lot, tree trimming, elevator, floors, replacing vinyl, and carpet replacements. They also utilized TV advertising which was very effective. Improving food quality with an emphasis on local and freshly prepared meals improved occupant's comments greatly. By partnering with senior centers for joint activities there have been improved community relations.

- **Questions/Discussion:**

Val Valfre mentioned that in 2014 the Council had legitimate concerns which included long term sustainability. He is very encouraged by the project due to the turn around that has taken place.

Mike Fieldman agreed with Valfre's statement.

Chair Dickson then asked if there are still any outstanding requirements that haven't been met but are currently being addressed.

Miller responded that everything is currently in compliance. He goes on to explain that a lot of the compliance items from last year were from the previous management company.

Chair Dickson followed up by asking where the project is in regards to debt service coverage.

Park replied that due to the year being at the midpoint, financial statements aren't completed. They do know the results are positive and that no financial support has been provided to the property. The property has been self-sufficient for the last nine months.

Chair Dickson then requested that one more update take place after the audit to provide Council members with an overview of any audit findings.

With no further comments, Chair Dickson moved to the next agenda item.

2015 NOFA Offerings, Progress Update

Julie Cody, OHCS Assistant Director of Housing Finance introduced herself and provided Council members with an overview of the 2015 multi-family funding opportunities, mentioning that OHCS has four NOFAs currently open.

The Gap Financing NOFA, released on June 23rd, will close on September 4th. This opportunity is focused on small, multifamily housing projects with less than 35 units, including group homes serving special needs populations. To-date, no applications have been received, but Cody assured the Council that applications are not expected until closer to the closing date.

The Veteran's Supportive Housing NOFA, released on May 26th, will close August 21st. This NOFA will provide funding for creative and innovative veteran's housing pilot programs that include appropriate services for the target population. To-date, no applications have been received.

The Manufactured Home Park Preservation NOFA, released on May 11th, will remain open until the funding has been awarded or December 31, 2015. Funding is allocated on a first-come, first-serve, non-competitive basis. To-date, OHCS has received one application.

The Multifamily Weatherization RFA, released on June 19th, will close July 23rd. To-date, no applications have been received.

Julie called for any questions from the Council; there being none, Chair Dickson transitioned to the staff presentation of the 2015 NOFA award recommendations.

2015 Notice of Funding Availability (NOFA) Award Recommendations

Director Van Vliet began by clarifying that these recommendations come from her as the agency director to the Council for approval. Van Vliet added that her recommendations are based on the recommendations of the scoring committee, and the internal threshold-analysis of the applications submitted. The staff presentation given by Julie Cody, Heather Pate, and Natasha Detweiler will highlight the applications received and funding decisions and will hopefully answer any questions about the individual projects. Director Van Vliet then turned the presentation over to Julie Cody.

Process Overview

Julie Cody, Assistant Director of Housing Finance introduced herself, Heather Pate, section manager for Multifamily Housing Finance, and Natasha Detweiler, Housing Finance Operations and Policy Analyst and provided an overview of the NOFA process and project scoring methodology used by the scoring committee to rank project applications recommended for approval.

Cody advised Council members that, due to their experience and professional roles, any conflict of interest (real or perceived) would need to be announced at the start of the project presentation, the Council member would need to refrain from participating in the discussion and recuse themselves from voting on that particular project.

Applications Received

Heather Pate advised Council members that two projects applied for funding in the HOME NOFA, both are being recommended for funding, one is a preservation project. The Department received 28

applications for the LIHTC NOFA; 11 of the 28 applications are recommended for Council approval, three of the 11 are preservation projects. Pate then turned the meeting over to Natasha Detweiler.

Detweiler started with the projects recommended for Statewide HOME allocations.

Note: the OHCS staff PowerPoint presentation and detailed descriptions of all recommended projects can be found under the July 17th, 2015 Meeting Materials on the State Housing Council website.

The 2015 NOFA funding recommendations were presented to the Council, broken out by region; listed below are the recommended projects and related public comment provided during the meeting, if any.

2015 HOME NOFA – Statewide

****Please Note** – Specific Project details can be found in the 2015 NOFA Project Summaries. The recommended projects presented to Council members for their review and consideration are listed below in addition to any public comment provided and questions presented during the meeting.

- **Garden City**

Tony Penrose, OHCS loan officer introduced himself and Roberto Jimenez, Executive Director of Farmworker Housing Development Corporation and presented an overview of Garden City Apartments. The project overview can be found in the meeting packet on page 15.

- **Questions/Discussion**

With no questions or comments, Chair Dickson requested a motion.

Motion – Val Valfre moved and Marissa Madrigal seconded that the Council approve a HOME Loan Reservation in an amount up to \$1,267,281 to Farmworker Housing Development Corporation for the new construction of Garden City Apartments, located in the City of Silverton, Marion County, Oregon. Reservation is contingent on meeting all program requirements and conditions of the Reservation.

Vote

In a roll call vote the motion passed without dissent.

- **Rio Vista**

Phil Richard, OHCS loan officer introduced himself and Rose Ojeda, Housing Development Consultant of CASA and presented an overview of Rio Vista. The project overview can be found in the meeting packet on page 17.

Questions/Discussion

With no questions or comments, Chair Dickson requested a motion.

Motion – Mayra Arreola moved and Val Valfre seconded that the Council approve a Reservation for the following: A General Housing Account grant in an amount up to \$500,000, an HOME grant or loan in an amount up to \$1,621,666 and an allocation of up to \$1,919,355 in Agricultural Worker Housing Tax Credits to Housing Authority of Malheur County for the rehabilitation of Rio Vista Apartments, located in the City of Nyssa, Malheur County, Oregon. Reservation is contingent on meeting all program requirements and conditions of the Reservation.

Vote

In a roll call vote the motion passed without dissent.

2015 NOFA Recommendations

Natasha Detweiler, the Housing Finance Operations and Policy Analyst began the LIHTC NOFA portion of the presentation. Staff presented information regarding applications received for the 2015 LIHTC NOFA and made award recommendations by region for Council member consideration and approval.

LIHTC – Balance of State

****Please Note** – Specific Project details can be found in the 2015 NOFA Project Summaries. The recommended projects presented to Council members for their review and consideration are listed below in addition to any public comment provided and questions presented during the meeting.

- **Big Valley**

Joyce Robertson, OHCS loan officer introduced herself, Doug Chrisman and Shelly Cullin of Chrisman Development and presented an overview of Big Valley Apartments. The project overview can be found in the meeting packet on page 19.

Questions/Discussion

Val Valfre commented that he was pleased to see the preservation but he was concerned by the indication, in the presentation materials, that tenants may still be rent burdened.

Shelly Cullin explained that the median income displayed in the presentation will be in the land-use restrictions. Rural Development projects have rental assistance which will be paid so that the tenants themselves do not pay more than thirty percent of their income.

Val Valfre pointed out that there was quite a list of agencies under the resident services and committed partnerships section. He asked if there is a written commitment between these agencies?

Cullin replied that they have an informal memorandum of understanding in place.

Valfre mentioned that UCAN was on the list and asked who the contact was?

Cullin answered that Josh Herman is the contact and advised their office will speak with the agencies once funding has been approved.

With no further questions or comments, Chair Dickson requested a motion.

Motion – Marissa Madrigal moved and Val Valfre seconded that the Council approve General Housing Account Program grant reservation in an amount up to \$500,000 and a Low-Income Weatherization grant reservation in an amount up to \$110,000 to Chrisman Development for the acquisition and rehabilitation of Big Valley Apartments, located in the Cities of Sutherlin, Douglas County, Oregon and Jacksonville, Jackson County, Oregon. Reservation is contingent on meeting all program requirements and conditions of the Reservation.

Vote

In a roll call vote the motion passed without dissent.

- **Cook Crossing/Brentwood**

Tony Penrose, OHCS loan officer introduced himself and Tom Kemper, Executive Director of Housing Works and presented an overview of Cook Crossing/Brentwood. The project overview can be found in the meeting packet on page 21.

Questions/Discussion

Mike Fieldman commented that he very much liked the integration, the project, and the mixed-use with the clinic. He believed the project was well thought out.

With no further questions or comments, Chair Dickson requested a motion.

Motion – Mayra Arreola moved and Marissa Madrigal seconded that the Council approve a GHAP Loan or Grant reservation in an amount up to \$500,000 to Housing Works for the new construction of Cook Crossing and the Acquisition/Rehabilitation of Brentwood Manor, located in the City of Redmond, Deschutes County, Oregon. Reservation is contingent on meeting all program requirements and conditions of the Reservation.

Vote

In a roll call vote the motion passed without dissent.

- **Mountain Vista**

Tony Penrose, OHCS loan officer introduced himself and Paul Johnson, General Partner of Cascade Management and presented an overview of Mountain Vista Apartments. The project overview can be found in the meeting packet on page 24.

Questions/Discussion

With no questions or comments, Chair Dickson requested a motion.

Motion – Mike Fieldman moved and Val Valfre seconded that the Council approve a HOME Loan reservation in an amount up to \$808,916 to Cascade MV Development Partners LP for the new construction of Mountain Vista Apartments, located in the City of Medford, Jackson County, Oregon. Reservation is contingent on meeting all program requirements and conditions of the Reservation.

Vote

In a roll call vote the motion passed without dissent.

- **Patriot Station**

Tony Penrose, OHCS loan officer introduced himself and Riley Pierce, the project developer and presented an overview of Patriot Station. The project overview can be found in the meeting packet on page 26.

Questions/Discussion

Mike Fieldman asked that the resident services line item be expanded on.

Riley Pierce explained that the resident services item is included in the operating budget. There is a resident services coordinator and a three-person program managed by the Housing Authority. They provide resident services, money management program, healthy eating, and several different

programs. Veteran Affairs does their own case management for the veterans who will also have access to the resident services provided by the Housing Authority.

With no further questions or comments, Chair Dickson requested a motion.

Motion – Mike Fieldman motioned and Val Valfre seconded that the Council approve a HOME Loan reservation in an amount up to \$750,000 to Housing Authority of Jackson County for the new construction of Patriot Station, located in the City of White City, Jackson County, Oregon. Reservation is contingent on meeting all program requirements and conditions of the Reservation.

Vote

In a roll call vote the motion passed without dissent.

LIHTC – Metro

Specific Project details can be found in the 2015 NOFA Project Summaries. The recommended projects presented to Council members for their review and consideration are listed below in addition to any public comment provided and questions presented during the meeting.

Natasha Detweiler, the Housing Finance Operations and Policy Analyst explained that within the Metro region, ten applications had been submitted. Four of the ten applications are being recommended for funding.

- **Bridge Meadows**

Joyce Robertson, OHCS loan officer introduced herself and Derenda Schubert on behalf of the Board of Directors of Bridge Meadows, and Ross Cornelius from Walsh Construction and presented an overview of Bridge Meadows. The project overview can be found in the meeting packet on page 28.

Questions/Discussion

Mike Fieldman commented that he remembered going to the groundbreaking of the first project that was done by this group and how exciting and impressive it was.

Chair Dickson agreed with Fieldman’s statement.

With no further questions or comments, Chair Dickson requested a motion.

Motion – Mike Fieldman moved and Marissa Madrigal seconded that the Council approve a General Housing Account Program grant reservation in an amount up to \$500,000 and a Low Income Weatherization grant reservation in an amount up to \$30,165 to Bridge Meadows for the New Construction of Bridge Meadows, located in the City of Beaverton, Washington County, Oregon. Reservation is contingent on meeting all program requirements and conditions of the Reservation.

Vote - Mayra Arreola and Val Valfre abstained from voting. In a roll call vote the motion passed without dissent.

- **Garlington Housing**

Phil Richard, OHCS loan officer introduced himself and Jim Hlava, Vice President of Counseling for Cascadia Behavioral Healthcare and presented an overview of Garlington Housing. The project overview can be found in the meeting packet on page 31.

Questions/Discussion

With no questions or comments, Chair Dickson requested a motion.

Motion – Val Valfre moved and Mike Fieldman seconded that the Council approve a reservation for the following: A General Housing Account Program (GHAP) grant in an amount up to \$500,000 and a Weatherization grant in the amount of up to 131,873 to Cascadia Behavioral Healthcare for the rehabilitation of Garlington Housing, located in the City of Portland, Multnomah County, Oregon. Reservation is contingent on meeting all program requirements and conditions of the Reservation.

Vote

Chair Dickson and Marissa Madrigal abstained from voting. In a roll call vote the motion passed without dissent.

- **Rondel Court**

Phil Richards, OHCS loan officer introduced himself and Dustin Ferdun, Director of Project Finance for the Housing Development Center, and Trell Anderson, Director of Community Development and Housing for Caritas and presented an overview of Rondel Court. The project overview can be found in the meeting packet on page 34.

Questions/Discussion

Marissa Madrigal asked if all of the units are occupied and if so, how will the transition take place as the units are renovated?

Dustin Ferdun responded that all of the units are occupied and they have a relocation specialist with plenty of experience.

With no questions or comments, Chair Dickson requested a motion.

Motion – Marissa Madrigal moved and Val Valfre seconded that the Council approve a reservation of the following funds: An HDGP grant in an amount of up to \$500,000, a Weatherization Grant up to \$61,257, an allocation of up to \$802,739 in LIHTC tax credits and allocation of up to \$475,000 in OAHTC tax credits to Caritas Community Housing Corporation for the Rehabilitation and New Construction of Rondel Court Apartments, located in the City of Molalla, Marion County, Oregon. Reservation is contingent on meeting all program requirements and conditions of the Reservation.

Vote - In a roll call vote the motion passed without dissent.

- **Hawthorne East**

Phil Richard, OHCS loan officer introduced himself and Christopher Hulette with Northwest Housing Alternatives Inc. and presented an overview of Hawthorne East Apartments. The project overview can be found in the meeting packet on page 37.

Questions/Discussion

Marissa Madrigal asked how the matter is addressed if something goes wrong in underwriting.

Heather Pate responded that any changes to the project stemming from an issue in underwriting will go before the Finance Committee; if more funds are needed, the project will come back to the Housing Council for approval.

With no questions or comments, Chair Dickson requested a motion.

Motion – Marissa Madrigal moved and Mayra Arreola seconded that the Council approve GHAP Loan or grant reservation in an amount up to \$360,338, and a Low-Income Weatherization grant reservation up to \$209,669 to Northwest Housing Alternatives Inc. for the Rehabilitation of Hawthorne East, located in the City of Portland, Multnomah County, Oregon. Reservation is contingent on meeting all program requirements and conditions of the Reservation.

Vote

In a roll call vote the motion passed without dissent.

LIHTC – Non-Metro PJ

Natasha Detweiler, the Housing Finance Operations and Policy Analyst explained that within the Non-Metro PJ region, three applications had been submitted, all three are being recommended.

- **Capital Plaza**

Mike McHam, OHCS loan officer introduced himself and Jeremy Leckie, President of RPH Corporation and presented an overview of Capital Plaza. The project overview can be found in the meeting packet on page 40.

Questions/Discussion

With no questions or comments, Chair Dickson requested a motion.

Motion – Val Valfre moved and Mike Fieldman seconded that the Council approve a GHAP grant reservation in an amount up to \$500,000, and a Low-Income Weatherization grant reservation up to \$161,012 to RPH Corporation for the rehabilitation of Capitol Plaza Apartments, located in the City of Salem, Marion County, Oregon. Reservation is contingent on meeting all program requirements and conditions of the Reservation.

Vote

In a roll call vote the motion passed without dissent.

- **The Oaks at 14th**

Mike McHam, OHCS loan officer introduced himself and Jacob Fox, Executive Director of Housing and Community Services Agency in Lane County, and Paul Solomon, Executive Director of Sponsors and presented an overview of The Oaks at 14th. The project overview can be found in the meeting packet on page 42.

Questions/Discussion

Marissa Madrigal expressed her gratitude for this project being put together. Within Multnomah County it has become apparent that wrapping services around individuals coming out of prison and jail is crucial to reducing crime and improving the likelihood of people not reoffending.

Mike Fieldman agreed with Madrigal that stable housing is very beneficial in the transition for those who were incarcerated.

Chair Dickson suggested the speakers discuss what changes have taken place based on the concerns of those in the area.

Jacob Fox noted that they had started meeting neighbors in the area in early 2015. One of the changes that took place was the populations that will be served at the facility. There were also significant design changes as a result of the communities input. While there are still individuals against the project, many others are showing positive support. There will be a commitment to a monthly forum with a Resident Advisory Committee, made up of 15 members (four or five of which will be individuals from the neighborhood).

Paul Solomon added that the project has greatly been supported by the vast majority of elected officials. There will be a very strict screening process for all those entering the project. Parole and probation officers will be on site at all times. Previous facilities have been very successful, which should hopefully alleviate much of the concern people have.

With no further questions or comments, Chair Dickson requested a motion.

Motion – Marissa Madrigal moved and Mike Fieldman seconded that the Council approve a GHAP grant reservation in an amount up to \$500,000 to Housing and Community Services Agency of Lane County (HACSA) for the new construction of Oaks at 14th Apartments, located in the City of Eugene, Lane County, Oregon. Reservation is contingent on meeting all program requirements and conditions of the Reservation.

Vote

In a roll call vote the motion passed without dissent.

• **Seavey Meadows 3**

Mike McHam, OHCS loan officer introduced himself and Garrick Harmel, Director of Housing Development of Willamette Neighborhood Housing Services and presented an overview of Seavey Meadows 3. The project overview can be found in the meeting packet on page 45.

Questions/Discussion

With no questions or comments, Chair Dickson requested a motion.

Motion – Mike Fieldman moved and Val Valfre seconded that the Council approve a GHAP Loan or grant reservation in an amount up to \$500,000 and a Low-Income Weatherization grant reservation up to \$27,585 to Willamette Neighborhood Housing Services for the new construction of Seavey Meadows 3, located in the City of Corvallis, Benton County, Oregon. Reservation is contingent on meeting all program requirements and conditions of the Reservation.

Vote

In a roll call vote the motion passed without dissent.

Public Comment

▪ **Trell Anderson**

Trell Anderson, Director of Community Development and Housing for Caritas introduced himself and provided Council members with his comments regarding resident services and the relationship it has with the operating budget in each of the projects.

Anderson has noticed that during the beginning stages of negotiation for a project, resident services are an important factor. As investors and lenders are brought in, resident services are negotiated out of the deal. This leaves the property in a precarious position. Support services assist with the health and the wellbeing of the property.

The level of resident services varies based on the type of population within a property. The more children living at a property, the more youth oriented services that are needed.

Anderson wishes to foster a discussion about what is allowed and to make sure that resident services aren't removed from the deal during negotiations.

- **Questions/Discussion:**

Chair Dickson commented that this is one of the many topics that have been discussed previously. The Council is trying to figure out what accurate services are and how to still be within the fiduciary responsibility of serving a number of projects. The Council is aware of the limited resources to do resident services. The next challenge is determining how to generate more resources for the level of resident services that they want to see in the projects.

- **Jim Moorefield**

Jim Moorefield, Executive Director for Willamette Neighborhood Housing Services introduced himself. The Housing Council approved Seavey Meadows 3, a 13 unit project that will house Veterans, and is a small tax credit project developed by Willamette Neighborhood Housing Services.

The reason the project is utilizing tax credits on a small project is due to the reduction in HOME funds in the last 5 years. The allocation in the city of Corvallis this year is \$220,000. This amount does not fill the gaps that are commonly experienced, particularly when it is the hope to make a project debt free.

There is a 50% cut in HOME funds since 2010, now a 93% cut is being recommended. A HOME Coalition has been formed to allocate for the restoration of these funds. If a small amount of funds is available nationwide in the HOME Investment Program, then Oregon's allocation wouldn't be substantial enough.

- **Questions/Discussion:**

Mike Fieldman asked if there is representation from the people in Oregon in the HOME Coalition?

Moorefield responded that he does not know about representations. He is aware that it's the national housing organizations that are forming the coalition.

With no further comments, Chair Dickson moved to the next agenda item.

Legislative Session Wrap-up

Director Van Vliet stated that the 17 sponsors that were not recommended for funding in this process, have all been offered an opportunity to have a debrief to go through their application. This would

provide the opportunity for applicants to understand where points were lost. This will provide helpful feedback to sponsors and is a chance to hear from the sponsors about their perspective about their process.

Director Van Vliet then turned the meeting over to Rem Nivens, OHCS Assistant Director, and Alison McIntosh, OHCS Public Affairs Liaison.

Nivens began by stating that the legislative session was a great success. OHCS is very excited about the money coming through for affordable and mental health housing. All policy bills made it through, this included House Bill 2442. There were bills from other agencies that impact OHCS that will be tracked and participated in.

McIntosh agreed with Nivens in that it was a great legislative session. She then added that there are other affordable housing bills that were not listed on the summary provided to Council members and that she is happy to provide summaries on those if need be.

- **Questions/Discussion:**

Mayra Arreola asked if the report resulting from Senate Bill 444 is new or if it has been required in the past.

Director Van Vliet explained that the report is new. Legislators have been interested in having agencies align their work and think about outcomes together. The idea of keeping people stably housed who might otherwise be at risk of losing their housing takes a toll on other parts of the system, such as the health system or the human services system. Senate Bill 444 was trying to have agencies work more collaboratively and intentionally together.

Mike Fieldman asked if the 40 million and the bonds are still focused on woman with children or if the motivation has broadened.

McIntosh responded that families with kids are still the main focus. There may still be some discussion in February 2016 on the topic, but at the current time it is based around low-income families with children.

Val Valfre applauded the steps taken this year by OHCS and he looks forward to the next session.

Chair Dickson asked about the status of the comprehensive state housing plan.

Director Van Vliet responded that it will show on the agenda projections where the agency will come back with the input and feedback from the stakeholder meetings and the statewide needs assessment and market analysis.

Chair Dickson inquired if the definition of housing stability has been formalized now that House Bill 2442 has passed.

Director Van Vliet explained that no work has been done.

Report of the Director

Director Van Vliet advised Council members that that the LIFT subcommittee charters have been provided to the Council members for their review and feedback. Once charters have been finalized, the Van Vliet will reach out to subcommittee members to get the first meetings scheduled. The Director reminded Council members that the August meeting has been cancelled; the next meeting will take place on September 11th.

Report of the Chair

Chair Dickson mentioned his participation on the NOFA scoring committee in the past and shared his sentiment that it is always tough to say “no” more often than “yes” to projects, but it is encouraging to have an agency that is so open and transparent. He looks forward to seeing what develops from the work to come.

Marissa Madrigal expressed her eagerness to discuss the issue of equity and desperate impact on families and people of color all over the state. The topic needs to be a focus and there needs to be a way to treat those populations fairly.

Director Van Vliet confirms that the discussions regarding equity will take place.

Mike Fieldman echoed Madrigal’s eagerness to address the issues of equity and finding ways to change the decision making process.

Val Valfre was pleased to see the diversity of the projects presented. He found the project in Lane County to be very informative. Valfre understands the concerns about Roosevelt Crossing but believes it is a strong project that will last.

With no further business the meeting was adjourned at 12:00 p.m.



Aubre Dickson, Chair
Oregon State Housing Council

9/11/2015
Date



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

9/11/2015

Date