

Housing Stability Council

MEETING MATERIALS PACKET



Clover Court Apts.
Beaverton, Oregon

June 4, 2021
9:00 a.m. – 1:00 p.m.
Oregon Housing & Community Services
Webinar

Council Members:
 Claire Hall, Chair
 Sami Jo Difuntorum
 Mary Ferrell
 Barbara Higinbotham
 Candace Jamison
 Mary Li
 Javier Mena
 Gerard F. Sandoval, PhD
 Charles Wilhoite

AGENDA
 June 4, 2021 9:00 a.m. - 1:00p.m.
 Oregon Housing and Community Services
 725 Summer St NE, Salem OR 97301



Webinar Mtg Only
 Public [register](#) in advance for this webinar

TIME	TOPIC	SWHP Priority	ACTION
9:00	Meeting Called to Order		Call Roll
9:05	Public Comment		
9:15	Homeownership Division (pg. 01) <i>Emese Perfecto, Director, Homeownership Division</i> <ul style="list-style-type: none"> Homeowner Assistance Fund (HAF): Ryan Vanden Brink, Policy Analyst 		Briefing
9:35	Affordable Rental Housing Division (pg. 09) <i>Julie Cody, Director, Affordable Rental Housing</i> <ul style="list-style-type: none"> MF Housing Transactions: <ul style="list-style-type: none"> Susan Emmons: Hattie Iott, Production Analyst & Casey Baumann, Production Manager Webster Road: Nicole Kielsmeier, Production Analyst & Casey Baumann, Production Manager Wildflower Apts.: Brad Lawrence, Production Analyst & Casey Baumann, Production Manager Timber Ridge Apts.: Brad Lawrence, Production Analyst & Casey Baumann, Production Manager LIFT Rental NOFA Recommendations: Rebecca Isom, LIFT Program Manger & Amy Cole, State Development Resources Manager LIFT Homeownership NOFA Recommendations: Rebecca Isom, LIFT Program Manger & Amy Cole, State Development Resources Manager PSH NOFA Recommendations: Dana Schultz, PSH Program Manager & Amy Cole, State Development Resources Manager 		Decisions
11:00	Break		
11:15	Wildfire Recovery Update (pg. 84) Situation Update and Disaster Housing Recovery Action Plan: Caleb Yant, Deputy Director & Kim Travis, Wildfire Recovery Manager		Briefing
12:15	Report of the Director <ul style="list-style-type: none"> Rental Assistance Update Legislative Update 		Briefing
12:45	Report of the Chair		
1:00	Meeting Adjourned		

All times listed on this agenda are approximate and subject to change. Agenda items may also be taken out of order and addressed at different times than listed. The agenda may be amended by the Council at the time of the meeting.

Council Members:

Claire Hall, Chair
Sami Jo Difuntorum
Mary Ferrell
Barbara Higinbotham
Candace Jamison
Mary Li
Javier Mena
Gerard F. Sandoval, PhD
Charles Wilhoite

AGENDA

June 4, 2021 9:00 a.m. - 1:00p.m.
Oregon Housing and Community Services
725 Summer St NE, Salem OR 97301

Webinar Mtg Only

Public [register](#) in advance for this webinar



The Housing Stability Council helps to lead OHCS to meet the housing and services needs of low- and moderate-income Oregonians. The Housing Stability Council works to establish and support OHCS' strategic direction, foster constructive partnerships across the state, set policy and issue funding decisions, and overall lend their unique expertise to the policy and program development of the agency.

The 2019-2023 Statewide Housing Plan outlines six policy priorities that focuses OHCS' investments to ensure all Oregonians have the opportunity to pursue prosperity and live from poverty.

Statewide Housing Plan Policy Priorities



Equity & Racial Justice



Homelessness



Permanent Supportive Housing



Affordable Rental Housing



Homeownership



Rural Communities

For more information about the Housing Stability Council or the Statewide Housing Plan, please visit Oregon Housing and Community Services online at <https://www.oregon.gov/ohcs/OSHC/Pages/index.aspx>

All times listed on this agenda are approximate and subject to change. Agenda items may also be taken out of order and addressed at different times than listed. The agenda may be amended by the Council at the time of the meeting.



OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

May 26, 2021

To: Housing Stability Council
Margaret Solle Salazar, Executive Director

From: Ryan Vanden Brink, Operations and Policy Analyst
Emese Perfecto, Director of Homeownership

Re: Closing Oregon Homeownership Stabilization Initiative (OHSI)
Creating Oregon Homeowner Assistance Fund (HAF)

There is no motion for approval required on today's introductory briefing.

Recognizing the need to support homeowners through pandemic-related financial hardships, the United States Congress authorized the U.S. Department of Treasury (Treasury) to administer the Homeowner Assistance Fund (HAF). By participating in HAF, Oregon will help homeowners with qualified housing costs in order to avoid foreclosures and defaults, reinstate mortgages, and promote housing stability. This program comes at a key moment because the Oregon Homeownership Stabilization Initiative (OHSI), which has helped Oregonians keep their homes since 2011 using the Treasury's Hardest Hit Funds, must by its terms wind down and close.

This briefing will highlight some successes and opportunities for improvement from OHSI and introduce the HAF initiative. While serving similar missions, it is important to note that these are distinct programs. OHSI is required to close and Oregon is unable to continue its programs or its systems for HAF. Further, the HAF program must be initiated using a specific planning process that includes data gathering, stakeholder and public input, a 2021 Oregon-specific needs analysis, and a plan to target low-income and "socially disadvantaged" populations, both of which are defined below.

Successes of the Oregon Homeownership Stabilization Initiative

Since 2011 OHSI has disbursed Oregon's Hardest Hit Fund (HHF) allocation of \$257 million through a variety of programs described here.

- Mortgage Payment Assistance (MPA) provided up to twelve monthly mortgage payments (not to exceed \$20,000) for homeowners who were unemployed or had a reduction in come.
- Loan Preservation Assistance (LPA) provided a one-time payment of up to \$40,000 to reinstate delinquent mortgage, property tax, or reverse mortgage accounts for homeowners who fell behind due to a financial hardship but could afford their payments going forward.



- Principal Reduction and Lien Extinguishment (PRLE) provided up to \$50,000 to reduce the unpaid principal of first lien mortgages so that the loan could be extinguished or recast, resulting in an affordable monthly payment for homeowners on a fixed income. This program also provided a reinstatement benefit for total assistance up to \$75,000.
- Loan Refinance Assistance Pilot Program (LRAPP) and Rebuilding American Homeownership Assistance Pilot Program (RAHAPP) provided the opportunity for homeowners who were impacted by negative equity caused by the Great Recession.

The majority of assistance was provided through no-interest, five-year, forgivable loans. By using forgivable loans instead of grants, some of the assistance funds provided to borrowers was returned to OHSI as the borrowers refinanced or sold their homes; these repaid funds were reutilized and provided assistance to additional homeowners in need. To date, OHSI has disbursed over \$308 million in homeowner assistance to 16,813 borrowers.

The race and ethnicity reported for all OHSI borrowers is below. OHSI’s priority was speed in a time of high unemployment and negative homeowner equity; there was no charge to address BIPOC communities. While the borrower data was merely collected and reported to Treasury, it demonstrates the importance of thoughtful planning, engagement, and outreach, even if the process takes longer. OHCS is committed to doing better with HAF, in furtherance of Oregon’s Statewide Housing Plan Equity and Racial Justice Priority and Treasury’s HAF guidance related to intentional planning and equity considerations.

Race Reported for All Borrowers:	
American Indian or Alaskan Native	1.79%
Asian	2.31%
Black or African American	2.27%
Native Hawaiian or other Pacific Islander	0.66%
White	84.63%
Information Not Provided by Borrower	8.33%

Ethnicity Reported for All Borrowers:	
Hispanic or Latino	8.88%
Not Hispanic or Latino	91.01%
Information Not Provided by Borrower	0.11%

OHSI’s wind down schedule is determined by the Treasury’s requirement that all applications be processed by June 30, 2021 and all funding disbursed by December 31, 2021. There are currently just under 500 applications still in process. OHSI is expected to wrap up and finish reporting in March 2022.

Background Information

Based upon March 2021 CoreLogic data, about 2.49% of Oregon homeowners are 90+ days delinquent on their mortgages (about 14,225 loans) while around 0.11% are in foreclosure (about



628 loans). Oregon’s low foreclosure rate has been credited to a state foreclosure moratorium that expired at the end of 2020, various prior and concluding federal foreclosure moratoriums, and various deferral and forbearance options for borrowers. As you proceed through this introduction, please review [this background information](#) on Oregon delinquencies, foreclosures, and demographic income and housing burden data.¹

The Oregon legislature recently passed [HB 2009 \(2021\)](#) to assist Oregon homeowners by precluding foreclosure actions and sales through June 31, 2021, which may be extended twice by the Governor, to September 2021 and then to December 2021 (the “emergency period,” which is also retroactive to December 31, 2020). The bill will become effective with the Governor’s signature. Where borrowers notify their mortgage servicer of coronavirus-related income reductions, the bill requires servicers to defer missed payments during the emergency period to loan maturity, or alternatively to come to a mutually agreeable resolution with borrowers. Servicers must notify borrowers of their rights, generally or within 30 days of a missed payment, and not assess any fees during the emergency period if a borrower provides the required notice.

In addition, on April 5, 2021, the Consumer Financial Protection Bureau issued a [proposed rule](#) to prohibit servicers from commencing foreclosures until after December 31, 2021, to give borrowers and servicers additional time to review foreclosure alternatives as borrowers come off of forbearance plans this year. The proposed rule changes would also keep borrowers informed about their options and allow servicers to offer a more streamlined modification process to borrowers.

It is within this context that the Homeowner Assistance Fund (HAF) programs will be developed to assist Oregon homeowners.

Introduction to the Homeowner Assistance Fund

The [American Rescue Plan Act](#) authorized funds to assist homeowners who are experiencing financial hardships related to the coronavirus pandemic. Oregon Housing and Community Services (OHCS) will receive about \$90 million to prevent foreclosures and displacement, cure delinquencies and defaults, and prevent the loss of utilities, energy, or broadband services. OHCS’ HAF will operate in its own section of the Homeownership Division of OHCS. Regular reporting is due to the U.S. Treasury, HUD, and OHCS through and after the end of the Treasury program on September 30, 2025.

In developing its HAF programs, OHCS must complete a data-driven needs analysis of Oregon homeowners, obtain stakeholder and public input, identify performance goals, and submit its program proposals to the Treasury for approval. However, in advance of the HAF plan proposal, Oregon received ten percent of its funds to assist with administrative setup costs and to deliver initial assistance to homeowners. OHCS is encouraged to design programs that reinstate a broad range of housing costs, that pay those costs forward to alleviate ongoing hardships, and that leverage other resources where possible, such as with utility cost assistance.

¹ The OHCS research and data team put this information together using data from CoreLogic and the Census Bureau.



OHCS has discretion, within the parameters of current and forthcoming [Treasury guidance](#) and data, to craft programs that are responsive to both 1) a data-driven needs analysis for Oregon homeowners and 2) stakeholder and public input. Oregon must provide the Treasury with a HAF Plan, or a status update and alternative HAF Plan submission date, by June 30, 2021.

Minimum Eligibility Requirements

Eligible homeowners include any owners that experienced a financial hardship – an increase in expenses or decrease in income – after January 21, 2020 that is related to the coronavirus pandemic. By statute and Treasury guidance, at least 60% of the funds must be allocated to households with income at or below 100% AMI. Any remaining funds for assistance must be provided to households with income at or below 150% AMI, with a prioritization for Socially Disadvantaged Individuals (SDIs).²

Allowable Housing-Related Costs

Eligible mortgages are defined as credit transactions that are secured by consensual security interests in primary residences, where the originating mortgage was within the conforming loan limits. Under current guidance, these loans may include traditional mortgages and trust deeds as well as chattel mortgages, land sale contracts, and private mortgages. Qualified housing costs under HAF include each of the following:

1. Mortgage payment assistance;
2. Financial assistance to reinstate a consensual mortgage or pay other housing-related costs for a period of forbearance, delinquency, or default;
3. Mortgage principal reduction, including second mortgages provided by nonprofits or governments;
4. Facilitating mortgage interest rate reductions;
5. Payment assistance for:
 - a. Utilities, including electric, gas, home energy, and water;
 - b. Internet service, including broadband;
 - c. Insurance, flood insurance, or mortgage insurance;
 - d. HOA fees, liens, condominium association fees, common charges;
 - e. Down payment assistance loans provided by nonprofits or governments;
6. Payment assistance for delinquent property taxes to prevent tax foreclosures;
7. Measures to prevent homeowner displacement, such as home repairs to maintain habitability or assistance to enable households to receive clear title to their properties;

² “Socially disadvantaged individuals are those who have been subjected to racial or ethnic prejudice or cultural bias because of their identity as a member of a group without regard to their individual qualities. The social disadvantage must stem from circumstances beyond their control. There is a rebuttable presumption that the following individuals are socially disadvantaged: Black Americans, Hispanic Americans, Native Americans, and Asian Americans and Pacific Islanders. In addition, an individual may be determined to be a socially disadvantaged individual in accordance with the procedures set forth at 13 CFR 124.103(c) or (d).” US Dept. of Treasury, *Homeowner Assistance Fund Guidance*, p.2 (Apr. 14, 2021).



8. Counseling or education efforts by HUD-approved housing counseling agencies or legal services targeted to eligible households related to foreclosure prevention or displacement (up to 5% of funds);
9. Reimbursement of funds advanced by jurisdictions (not federal funds) for qualified expenses from January 1, 2020 through the initial HAF payments; and,
10. Planning, community engagement, needs assessment and administrative expenses related to disbursement of funds for qualified expenses (up to 15% of funds).

Pilot / Bridge Program

Treasury provided Oregon with ten percent of its funds prior to Oregon’s development of its HAF plan and programs. Up to one-half of this initial allocation may be used for administrative costs (data collection, public engagement, needs analysis, systems creation, staffing, etc.) while the remainder must be used for homeowner assistance and/or housing counseling, education, or legal services for homeowners.

On May 17, 2021, OHCS participated in a workshop with the Housing Alliance and other partners to receive feedback on, among other topics, how to best serve homeowners with HAF programs. We heard loud and clear that homeowners are confused and concerned about the status of their mortgages, and their options, as they come out of forbearances. In response, OHCS plans to engage several organizations to help educate homeowners about: forbearances and workout options; navigating workout processes and transitions; financial literacy and empowerment on housing and credit issues; available counseling services; and the HAF program.

Our partners also stressed the importance of maintaining a safety net and assisting homeowners while OHCS develops its long-term HAF programs. To accomplish these goals, OHCS plans to develop and launch a pilot program that will:

1. Identify and provide assistance to qualifying Oregonians most at risk of foreclosure, or in the foreclosure pipeline;
2. Continue assistance for homeowners that received covid-related assistance through OHSI, to provide additional payment assistance where borrowers are experiencing ongoing hardships; and,
3. Recognizing the value and success of our partners’ work assisting borrowers to attain affordable homeownership through the Oregon Bond Residential Loan Program, OHCS will encourage its servicers to identify and provide outreach to qualifying borrowers as an opportunity to sustain the affordable and stable homeownership achieved under that program.

OHCS will provide an update on its pilot program efforts in its June 30, 2021 update to the Treasury, as well as when OHCS submits its HAF Plan for Treasury approval. OHCS will also provide an update to the HSC at the July Council meeting.

Long-term Foreclosure Prevention and Homeowner Stability Programs

The pandemic has lasted longer than many expected, and the resulting hardships may last longer than anticipated, including through or beyond the current program end date of September 30, 2025.



For this reason, OHCS is focusing on developing responsive, functional, and successful programs by following the steps in the Treasury guidance.

OHCS plans to develop a reinstatement program for qualified housing costs to further the purpose of the statute, including seeking alignment with other assistance programs as provided in the Treasury guidance. OHCS is also evaluating the use of forgivable loans in order to reutilize returned funds, as this was a successful approach under OHSI. At our May 17th Housing Alliance workshop, OHCS heard calls for programs that reinstate mortgages, provide forward monthly mortgage payment assistance, “pay down property tax and insurance balances that may have reamortized into an unsustainable payment,” pay property taxes and insurance costs, and fund principal reduction to recast mortgage payments to an affordable amount where homeowners have lower income post-pandemic.

While OHCS does not plan on reinventing the wheel, it has just begun its engagement process; finalizing a plan now would undermine the data collection, engagement, and needs analysis required by Treasury and underpinning the program. As mentioned above, OHSI is programmatically distinct and must close; OHCS cannot use the same programs or systems employed by OHSI. Pursuant to the Treasury guidance, the HAF programs will be shaped by data obtained, stakeholder and public feedback in June, and an Oregon needs analysis. Draft plans will be provided for stakeholder and public feedback in July. Oregon hopes to submit the final program detail to the HSC and Treasury in August and fully open its long-term programs in Fall 2021, pending Treasury approval.

Internal, Stakeholder, and Public Engagement

To date, the OHCS Programmatic Policy Review Committee and Executive Team have provided feedback on HAF, including providing specific follow up tasks for program alignment, policy considerations, and engagement. HAF has been introduced to the Governor’s Racial Justice Council, which will receive further briefing in June. The Housing Alliance and other OHCS partners provided feedback during a two-hour workshop that involved multiple break-out sessions devoted to HAF planning; the Housing Alliance also provided follow up feedback for consideration. The HAF team and other state HFA agencies participate in multiple calls each week that are organized by the National Council of State Housing Agencies to discuss HAF interpretation, approaches, and options.

The HAF team plans to complete internal stakeholder mapping to identify relevant stakeholders for engagement in June and July 2021. It will reach out to these stakeholders and the public for feedback in at least two webinars: the first on the HAF program itself, to solicit input, and the second to follow up on questions and ideas received. We will reach out to specific stakeholders about particular Treasury requirements, such as homeowner needs, targeting funding, and best practices for program design. OHCS also plans to engage stakeholders to conduct portions of the research and engagement work, to both educate the public, as described in the pilot program section above, and to obtain on-the-ground information on financial hardships related to the pandemic, what assistance is needed, and data on loans, properties, finances, and demographics.



As required by Treasury guidance, we will take this information into account when developing the long-term programs and will report back on how public feedback assisted with the final program design.

Outreach Strategy

An outreach strategy will be developed as we develop the programs and hire an outreach team member. Outreach for the pilot or bridge plan will be very limited, as capacity is limited; our reach will target those easily accessible and most in need of assistance. Upon approval of our HAF Plan, a more robust strategy will include outreach to any stakeholders that may be able to identify housing instability, including mortgage servicers, state agencies, utility providers, tax assessors, legal aid, housing counselors, and culturally specific or responsive organizations. OHCS will explore tools and strategies to ensure we are reaching out to the community where they are.

Equity and Racial Justice (ERJ) Considerations

In addition to the stakeholder and public engagement plans above, OHCS is focused on exploring the ERJ opportunities built into HAF by the statute and Treasury. This is an opportunity to build on OHCS's programs and obtain additional disaggregated demographic data on Oregon homeowners experiencing housing instability and those that receive assistance with housing costs and for foreclosure avoidance. We hope to engage with the sovereign tribes of Oregon to see how we may align OHCS HAF programs with the tribal HAF programs or pre-existing housing initiatives. The HAF team will focus on expanding our base of partners and providers to support our ERJ goals by engaging culturally specific organizations, including organizations we currently work with as well as organizations that OHCS has not partnered with in the past. We are seeking input on data collection and engagement from HSC and the Governor's Racial Justice Council.

We also are considering the ERJ responsibilities that come with the statutory and Treasury charge to prioritize SDIs. We are evaluating opportunities to hire multilingual, diverse candidates, especially those that may interact with qualifying homeowners. We plan to evaluate the language, disability, and technology accessibility of printed and online information, program applications, support systems, and outreach by radio, social media, and print materials. Where educational or explanatory webinars are created, we plan to close caption the videos and post them for ease of viewing throughout the programs. We will be offering multiple avenues of application, for those with limited access by phone or internet, language barriers, or disability. As mentioned previously, we will take into account feedback related to ERJ and accessibility considerations for the programs and application process.

Feedback requested from the Housing Stability Council members

Please feel free to provide feedback after this HSC meeting as well.

1. What data resources might be overlooked for conducting a needs analysis of Oregon homeowners, especially low-income or SDI households?
2. As discussed above, we are taking a balanced approach by rolling forward on an immediate pilot initiative while doing intentional work to build the larger program. What advice do you have to the team on how to design the pilot program?



3. What stakeholders are often overlooked but relevant to our engagement process?
4. What is in a name? We are soliciting ideas for a strong name for this section, within the Homeownership Division, and its HAF programs.

This project is being supported, in whole or in part, by the U.S. Department of the Treasury.





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

Date June 4, 2021
To: Housing Stability Council
Margaret Solle Salazar, Executive Director

From: Hattie Iott – Production Analyst
Casey Baumann – Production Manager
Roberto Franco – Assistant Director of Development Resources and Production
Julie V. Cody – Director of Affordable Rental Housing Division

RE: Susan Emmons

MOTION: Move to approve Pass-Through Revenue Bond Financing in an amount up to and not to exceed \$21,700,000 to Susan Emmons Limited Partnership for the new construction of the project known as Susan Emmons, subject to HUD National approval for the 48 project-based vouchers, borrower meeting OHCS, Portland Housing Bureau, and KeyBank's underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval for the bond sale.





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Susan Emmons		
City:	Portland	County:	Multnomah
Sponsor Name:	Northwest Housing Alternatives		
Urban/Rural :	Urban	Total Units	146
# Rent Assisted Units:	48 Project Based Vouchers	Units by Size & Affordability:	30 Studio at 30% AMI 48 Studio at 30% (PBV) 66 Studio at 55% 2 One-Bedroom exempt MGR
Funding Request		Funding Use	
Conduit Bonds:	up to \$21,700,000	Acquisition	\$2,600,000
4% LIHTC:	\$18,629,681	Construction	\$30,998,145
OMEP:	\$279,999	Development	\$14,107,682
		Total:	\$47,705,827

PROJECT DETAILS	
Project Description:	Susan Emmons will provide 146 newly constructed affordable housing units including 48 permanent supportive housing units supported in partnership with Multnomah County Joint Office of Homeless Services. The project will consist of 2 buildings and will include the adaptive reuse of the existing 1918 Buck-Prager building. There will be a total of 144 studio units and 2 one-bedroom exempt manager units in the project. Additionally, the project will include residential community rooms, office spaces, ample bike storage, on-site laundry, and an outdoor courtyard with green space.
Partnerships to Serve Communities of Color:	Northwest Housing Alternatives (NHA) is committed to equity, diversity, and inclusion. They recognize that equity requires continuous learning and a commitment to apply the equity lens to their mission of creating opportunity through housing. Resident services will be provided by NHA and will include a 0.5 FTE Resident Services Coordinator to be on site to assist with individual and community needs that should arise at their properties. NHA will partner with Native American Youth and Family Center and Northwest Pilot Project for outreach and direct referral. MOUs have been executed with Northwest Pilot Project, Native American Youth and Family Center and Lift Urban Portland



Susan Emmons –Housing Stability Council Approval

<p>Reaching Underserved Communities:</p>	<p>Income Property Management will be the management agent for Susan Emmons. With over 40 years of experience providing property management for affordable housing, Income Property Management is committed to meeting the needs of underserved communities.</p> <p>The AFHMP identifies specific outreach efforts to populations identified as least likely to apply. The AFHMP will be re-evaluated and updated as needs to meet the changing needs of the tenants. Marketing and outreach platforms have been identified to include newspapers (Asian Reporter, El Latino News), websites (apartmentsmart.com, craigslist, property management website) and flyers posted in grocery stores, laundry facilities and service agency locations.</p> <p>NHA will ensure the lease-up location is easy to access, centrally located, and accessible by public transportation. NHA is committed to ensure lease up outreach materials are available in multiple languages, outreach is focused on reaching targeted communities and barriers to the application process are proactively removed. In addition, NHA is committed to low barrier screening including no credit requirements, individualized assessments for criminal backgrounds and reduced lookback periods for criminal convictions, and lower income to rent ratios. NHA will provide assistance to potential residents to ensure complete applications are submitted and will assist in the appeal process if needed.</p>
<p>MWESB Target:</p>	<p>As a recipient of Portland Housing Bureau funding the project has a mandatory requirement of 30% DMWESB participation. The General Contractor for the project is Bremik Construction. Bremik has developed a network of COBID certified businesses and believes relationships are a key element in success in meeting diversity, equity and inclusion benchmarks. Bremik Construction is committed to equity and is made up of 15% Women and 28% people of color.</p> <p>Bremik Construction will target lists of qualified MWESB companies, require larger subcontractors to provide opportunities for certified firms, work with various mentorship programs to recruit, train and mentor new workers, and using bid packages that break out specific work with a prevalence of MWESB firms.</p>
<p>Alignment with Statewide Housing Plan:</p>	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing • Permanent Supportive Housing
<p>The unit mix at Susan Emmons will include 48 permanent supportive housing units utilizing project-based vouchers for senior living. NHA has identified services specific to the target populations which include Health and Wellness services, information and referral services for Department of Human Services, and assistance with navigating transportation options.</p>	



Susan Emmons –Housing Stability Council Approval

This development conforms to all OHCS underwriting standards. The primary risk is with the current unknown environment relating to COVID-19 and whether it will affect the construction period or delay any material deliveries necessary for the project. Enough contingency was built into the budget to mitigate risk of delay

Proposed Rendering of the Buildings





**OREGON HOUSING *and*
COMMUNITY SERVICES**

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

Date June 4, 2021

To: Housing Stability Council
Margaret Solle Salazar, Director

From: Nicole Kielsmeier – Production Analyst
Casey Baumann – Production Manager
Roberto Franco – Assistant Director of Development Resources and Production
Julie V. Cody – Director of Affordable Rental Housing Division

RE: Webster Road Redevelopment

BOND RECOMMENDED MOTION: Move to approve Pass-Through Revenue Bond in an amount up to and not to exceed \$10,000,000 to Webster Road Housing Limited Partnership for the acquisition and rehabilitation of the project known as Webster Road Redevelopment, subject to receiving HUD National approval for the 8 project based vouchers, borrower meeting OHCS, lender and investor (Citibank, U.S. Bank CDC, Clackamas County Housing Authority) underwriting and closing criteria, documentation satisfactory to legal counsel and Treasurer approval for the bond sale.



OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Webster Road Redevelopment		
City:	Gladstone	County:	Clackamas
Sponsor Name:	Housing Authority of Clackamas County		
Urban/Rural:	Urban	Total Units	48
# Rent Assisted Units:	48 (Section 8 project-based vouchers through Clackamas County)	Units by Size & Affordability:	38 SRO at 60% AMI 10 Studio at 60% AMI
Funding Request		Funding Use	
4% LIHTC:	\$6,415,003	Acquisition	\$1,920,155
Conduit Bonds:	up to \$10,000,000	Construction	\$11,659,564
		Development	\$5,839,144
		Total:	\$19,418,863

PROJECT DETAILS	
Project Description:	<p>Webster Road Redevelopment is an adaptive reuse of a vacant, existing one-story building. The existing structure was built in 1967 as an elderly congregate care facility. The building had more recently been used as a youth rehabilitation facility but has been vacant since 2017. The building will be converted to provide 48 affordable housing units for low-income seniors 55 years of age and older. The project will include 38 SROs and 10 studios; all units will have bathrooms. The project includes twelve (12) Permanent Supportive Housing (PSH) units with the target population of twelve (12) homeless persons. The project will also feature shared kitchen and laundry facilities, office, community room, 26 vehicle parking spaces including two accessible spaces, and 12 bicycle parking spaces.</p>
Partnerships to Serve Communities of Color:	<p>The project's management agent is Home Forward Property Management. Initially established as the Housing Authority of Portland in 1941, Home Forward has been an integral partner in developing and maintaining affordable housing for households across the Portland metro area. Since 1994, Home Forward Property Management is Home Forward's designated department to provide resident services to families, seniors and people with disabilities. Home Forward has a diverse work force and reports that under half its staff are Caucasian (45%) with 22% identifying as Black, 14% as Hispanic or Latino, 14% Asian and 5% identifying as Native American or Alaskan. Home Forward seeks to</p>



Webster Road Redevelopment –Housing Stability Council

	<p>recruit employees who represent the residents they serve. The proposed team for Webster Road would include a Property Manager who is an African American woman and the Assistant Property Manager who is a Caucasian woman.</p>
<p>Reaching Underserved Communities:</p>	<p>Home Forward has marketing staff who are trained annually by the Fair Housing Council of Oregon. The marketing department will study the markets that surround the property and will use specific outreach to match residents to the project and reach prospective tenants who may be least likely to apply. Home Forward assesses on and off-site staff skills and application of Fair Housing by using secret shoppers, visiting the site and performance reviews. Outreach organizations include the Urban League of Portland and the Asian Health and Services Center. Marketing platforms to reach tenants will include the Skanner newspaper (to reach African American Community); Gladstone Senior Center; Craigslist; and brochures, flyers and emails shared with agencies and organizations to provide to prospective tenants. The property manager Home Forward will provide services and coordinate services to the residents at Webster Road Redevelopment. The Resident Community Services Coordinator (RCSC) will be responsible for direct service delivery and coordination for residents. The RCSC will collaborate with site management, case management staff and external service providers. RCSC will also support residents directly. The community room at the property will accommodate support groups, community building activities, resident meetings, and events. Events may include credit counseling and health fairs. On site emergency food and hygiene supply pantries will also help residents stabilize in housing and pursue personal goals such as improved health and family reunification. Services at Webster Road Redevelopment will focus on helping tenants who may have recently experienced homelessness.</p>
<p>MWESB Target:</p>	<p>General Contractor Walsh Construction reports they are currently dedicating 21.59% of project budget to BIPOC (Black, Indigenous and People of Color). 20% was committed to the BIPOC owned subcontractors as stated in the goals established by the Metro bond NOFA. Walsh is committed to racial justice and equity for all. Walsh’s community participation plans focus on three major areas: Contracting, Hiring and Apprenticeship. Strategy includes strengthening trusted community relationships with Portland Business Development Group, National Association of Minority Contractors, Oregon Association of Minority Entrepreneurs, Tabor 100 Office of Minority and Women Owned Business Enterprises and LatinoBuilt, including small business organizations in the area.</p>
<p>Alignment with Statewide Housing Plan:</p>	<ul style="list-style-type: none"> • Equity and Racial Justice • Homelessness • Permanent Supportive Housing • Affordable Rental Housing



Webster Road Redevelopment –Housing Stability Council

Webster Road Redevelopment was awarded \$2,400,000 in PSH funds in OHCS’s 2020-7 Permanent Supportive Housing Pilot Initiative Mini-NOFA round. The Housing Authority of Clackamas County will coordinate with Home Forward to provide services to tenants who experienced homeless to ensure housing stability and a better quality of life. Home Forward’s staff have skills in harm reduction, mental health, substance abuse, job seeking, community building and supportive services for seniors and people with disabilities.

This development conforms to all OHCS underwriting standards. The primary risk is with the current unknown environment relating to COVID-19 and whether it will affect the construction period or delay any material deliveries necessary for the project. Enough contingency was built into the budget to mitigate risk of delay

Proposed Rendering of Project





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

Date: June 4, 2021
To: Housing Stability Council
Margaret Solle Salazar, Executive Director

From: Joanne Sheehy – Production Analyst
Casey Baumann – Production Manager
Roberto Franco – Assistant Director of Development Resources and Production
Julie V. Cody – Director of Affordable Rental Housing Division

RE: Wildflower Apartments

BOND RECOMMENDED MOTION: Move to approve the Pass-Through Revenue Bond Financing in an amount up to and not to exceed **\$12,100,000** to Wildflower Apartments-Pendleton LLC for the construction of Wildflower Apartments, subject to the borrower meeting OHCS, Umpqua Bank, and PNC underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval for the bond sale.

GHAP Motion:

Move to approve the GHAP funds to Trinity Development Alliance Inc, a nonprofit corporation to be assigned and assumed by Wildflower Apartments-Pendleton LLC in an amount not to exceed **\$10,070,492** for the construction of Wildflower Apartments, subject to the borrower meeting OHCS, Umpqua Bank, and PNC underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval for the bond sale.





**OREGON HOUSING *and*
COMMUNITY SERVICES**

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Wildflower Apartments		
City:	Pendleton	County:	Umatilla
Sponsor Name:	Chrisman Development Inc and Trinity Development Alliance Inc		
Urban/Rural :	Rural	Total Units	80
# Rent Assisted Units:	None	Units by Size & Affordability:	58 2-BR at 60% AMI 22 3-BR at 60% AMI
Funding Request		Funding Use	
GHAP Request:	\$10,070,492	Acquisition	\$220,000
4% LIHTC:	\$11,610,150	Construction	\$17,640,971
Conduit Bonds:	<i>up to</i> \$12,100,00	Development	\$6,100,813
		Total:	\$23,961,784

PROJECT DETAILS	
Project Description:	The Wildflower Apartments is a new construction project located in Pendleton , Oregon. This project will provide housing that was lost during the 2020 Umatilla Flooding as well as provide much needed affordable housing in the community. The project will consist of five two- and three-story buildings and clubhouse/laundry facility. The eighty (80) total units will consist of 58 two-bedroom homes and 22 three-bedroom homes.
Partnerships to Serve Communities of Color:	Community Action Program of East Central Oregon (CAPECO), a partner in the project, has entered into a formal Memorandum of Understanding (MOU) to set aside eight units to house community members experiencing homelessness or that are clients of CAPECO’s Moving Forward Rental Assistance Program. These are households that are eligible for support within the Rapid Re-Housing or Permanent Supportive Housing under HUD’s Continuum of Care Program. CAPECO, will provide these clients with assistance to establish residency, funds for security deposits and assistance needed to overcome obstacles to occupancy or poor rental history. They will continue to provide the appropriate level of care and support after admittance for needed services. They anticipate needed service of nutrition, financial management education and translation services, and health and addiction recovery related services.



Wildflower Apartments – Housing Stability Council

	<p>Trinity Development Alliance, LLC, also a partner in this project, will be the primary coordinator of additional resident services to the tenants and affirmative action. They have reached out to culturally specific organization to form the necessary partnerships.</p>
<p>Reaching Underserved Communities:</p>	<p>At the core of all leasing activities is a commitment to furthering fair housing. Several strategies will be employed at the project to provide equitable access to marginalized communities, including targeted outreach to priority populations at lease-up, linguistically appropriate materials, and translation services that reflect community demographics. Community Outreach will be completed through the Hermiston Advisory Committee, the Confederated Tribes of Umatilla Reservation, the Umatilla Housing Authority, CAPECO and Easter Oregon Center for Independent Living.</p>
<p>MWESB Target:</p>	<p>This project is aspiring to meet or exceed 15% MWESB participation for both professional services and contracting. They anticipate the local market will be their primary target and will provide support to local firms, the community and local economy.</p>
<p>Alignment with Statewide Housing Plan:</p>	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing • Rural Communities • Homelessness • PSH
<p>Wildflower Apartments is being built in response to the housing lost in the 2020 Umatilla Flooding. Priority will first be given to those households impacted by the flooding. The project will be a result of collaboration between the Umatilla Housing Disaster Task Force, the Governor’s Office, City of Pendleton, CAPECO, Chrisman Development ,Trinity Development Alliance Inc, OHCS to replace housing that was lost during the February 2020 Umatilla Flooding.</p>	
<p>This development conforms to all OHCS underwriting standards. The primary risk is with the current unknown environment relating to COVID-19 and whether it will affect the construction period or delay any material deliveries necessary for the project. Enough contingency was built into the budget to mitigate risk of delay</p>	



Rendering: Communities Building and Apartment Building





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

Date June 4, 2021
To: Housing Stability Council
Margaret Solle Salazar, Executive Director

From: Joanne Sheehy – Production Analyst
Casey Baumann – Production Manager
Roberto Franco – Assistant Director of Development Resources and Production
Julie V. Cody – Director of Affordable Rental Housing Division

RE: Timber Ridge Apartments

BOND RECOMMENDED MOTION: Move to recommend approval of Pass-Through Revenue Bond Financing in an amount up to and not to exceed **\$13,690,000** to Timber Ridge Apartments La Grande Limited Partnership for the construction of Timber Ridge Apartments, subject to the borrower meeting OHCS, Washington Federal Bank, Citi Bank, Hunt Capital and HUD’s underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval for the bond sale.





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Timber Ridge Apartments		
City:	La Grande	County:	Union
Sponsor Name:	Northeast Oregon Housing Authority and Community Development Partners		
Urban/Rural :	Rural	Total Units	104
# Rent Assisted Units:	45	Units by Size & Affordability:	36 1-BR at 60% AMI 32 2-BR at 60% AMI 32 3-BR at 60% AMI 4 4-BR at 60% AMI
Funding Request		Funding Use	
LIFT Request:	\$7,400,000	Acquisition	\$318,250
4% LIHTC:	\$12,201,520	Construction	\$19,315,518
Conduit Bonds:	up to \$13,690,000	Development	\$6,327,741
		Total:	\$25,961,509

PROJECT DETAILS	
Project Description:	Timber Ridge Apartments is a new construction project with 104 units to be located in La Grande, which consists of eleven two-story residential buildings and one community building. The unit mix will consist of 36 one-bedrooms, 32 two-bedrooms, and 32 three-bedroom units and 4 four-bedroom units. The community building will include offices for services and service providers , lounge, recreation area, community room, central kitchen, and a fitness center. Each unit will be provided a covered parking space.
Partnerships to Serve Communities of Color:	Northeast Oregon Housing Authority , the project manager of the project will partner with EngAGE NW to provide the needed services to the residents, which are anticipated to be primarily families and seniors. They are planning on partnering with the Latino and Pacific Island Communities, Eastern Oregon University for Head Start, Grande Ronde Recovery, Wainwright Memorial VA and East Oregon Workforce Board.
Reaching Underserved Communities:	The property manager, NEOHA, is an experienced agency and knowledgeable of the populations they serve. They actively work with community partners to assist with outreach to attract individuals least likely to apply. Both NEOHA and EngAGE NW are committed to racial and ethnic equality and will work with Latino and Pacific Island



Timber Ridge Apartments – Housing Stability Council

	<p>Communities in La Grande and the neighboring counties to assure the community is aware of the project and to access applications.</p> <p>NEOHA is in the process of implementing DEI training and will be partner with other Housing Authorities of Oregon who have applied for a DEI grant from Meyer Memorial Trust. Staff will be further trained in diversity, equity and inclusion training as an ongoing developmental process to support their professional development.</p> <p>NEOHA is committed to furthering fair housing. Several strategies will be employed at the project to provide equitable access to marginalized communities, including targeted outreach to priority populations at lease-up, linguistically appropriate materials, and translation services that reflect community demographics.</p>
<p>MWESB Target:</p>	<p>This project is expected to exceed 20% MWESB participation with an aspiring goal to reach 30% participation for both professional services and contracting.</p>
<p>Alignment with Statewide Housing Plan:</p>	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing • Rural Communities
<p>The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.</p>	
<p>This development conforms to all OHCS underwriting standards. The primary risk is with the current unknown environment relating to COVID-19 and whether it will affect the construction period or delay any material deliveries necessary for the project. Enough contingency was built into the budget to mitigate risk of delay</p>	



Rendering: Project Layout





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

Date: June 4, 2021

To: Housing Stability Council Members;
Margaret Solle Salazar, Executive Director

From: Julie V. Cody, Director, Affordable Rental Housing
Roberto Franco, Assistant Director, Development Resources and Production
Amy Cole, State Development Resources Manager
Rebecca Isom, Senior LIFT Program Analyst

Re: 2021 LIFT Rental NOFA Award Recommendations

Motions:

1. Approve the LIFT funding recommendations for **148th Avenue Apartments in Portland**, \$5,100,000 in LIFT funds \$83,700 in OMEP and up to \$19,000,000 in Pass-Through Revenue Bond Financing subject to final approval from the OHCS Finance Committee and Executive Director and the borrower meeting underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval of the bond sale.
2. Approve the LIFT funding recommendations for **27th Avenue Apartments in Salem**, \$5,100,000 in LIFT funds, \$84,00 in OMEP and up to \$15,525,000 in Pass-Through Revenue Bond Financing subject to final approval from the OHCS Finance Committee and Executive Director and the borrower meeting underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval of the bond sale.
3. Approve the LIFT funding recommendations for **Aloha Family Housing in Beaverton**, \$2,890,000 in LIFT funds, \$127,715 in OMEP and up to \$21,087,000 in Pass-Through Revenue Bond Financing subject to final approval from the OHCS Finance Committee and Executive Director and the borrower meeting underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval of the bond sale.
4. Approve the LIFT funding recommendations for **Bottling Blocks in Portland**, \$4,612,500 in LIFT funds, \$180,000 in OMEP and up to \$25,920,000 in Pass-Through Revenue Bond Financing subject to final approval from the OHCS Finance Committee and Executive Director and the borrower meeting underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval of the bond sale.



5. Approve the LIFT funding recommendations for **Glisan Tower in Portland**, \$4,087,000 in LIFT funds, \$100,000 in OMEP and up to \$16,875,000 in Pass-Through Revenue Bond Financing subject to final approval from the OHCS Finance Committee and Executive Director and the borrower meeting underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval of the bond sale.
6. Approve the LIFT funding recommendations for **Marion Wildfire Portfolio in Stayton & Mill City**, \$15,700,000 in LIFT funds, \$106,950 in OMEP and up to \$23,760,000 in Pass-Through Revenue Bond Financing subject to final approval from the OHCS Finance Committee and Executive Director and the borrower meeting underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval of the bond sale.
7. Approve the LIFT funding recommendations for **Maryland Overlook Apartments in Portland**, \$8,762,500 in LIFT funds, \$200,000 in OMEP and up to \$38,871,000 in Pass-Through Revenue Bond Financing subject to final approval from the OHCS Finance Committee and Executive Director and the borrower meeting underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval of the bond sale.
8. Approve the LIFT funding recommendations for **Marylhurst Commons in Lake Oswego**, \$4,250,000 in LIFT funds, \$50,000 in OMEP and up to \$23,536,000 in Pass-Through Revenue Bond Financing subject to final approval from the OHCS Finance Committee and Executive Director and the borrower meeting underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval of the bond sale.
9. Approve the LIFT funding recommendations for **Molalla Apartments in Molalla**, \$4,500,000 in LIFT funds \$46,500 in OMEP and up to \$11,475,000 in Pass-Through Revenue Bond Financing subject to final approval from the OHCS Finance Committee and Executive Director and the borrower meeting underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval of the bond sale.
10. Approve the LIFT funding recommendations for **Moorehouse Apartments in Hermiston**, \$4,150,000 in LIFT funds and up to \$9,517,500 in Pass-Through Revenue Bond Financing subject to final approval from the OHCS Finance Committee and Executive Director and the borrower meeting underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval of the bond sale.

11. Approve the LIFT funding recommendations for **Renaissance Flats in Talent, \$7,560,000** in LIFT funds \$110,880 in OMEP and up to \$14,445,000 in Pass-Through Revenue Bond Financing subject to final approval from the OHCS Finance Committee and Executive Director and the borrower meeting underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval of the bond sale.

12. Approve the LIFT funding recommendations for **the Montana Vistas in Portland, \$3,612,427** in LIFT funds, \$120,000 in OMEP and up to \$19,609,000 in Pass-Through Revenue Bond Financing subject to final approval from the OHCS Finance Committee and Executive Director and the borrower meeting underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval of the bond sale.

Summary

At the upcoming Housing Stability Council meeting, we will be presenting the LIFT Rental Award Recommendations for Council approval. These selections are based on the policies laid out in the [LIFT program framework](#) as approved by the Housing Stability Council. In this memo, we are providing you with a high-level summary of the recommended projects, more detailed information regarding each project can be found in the two-page summaries following this cover memo.

NOFA Applications & Scoring:

Of the \$150 million in LIFT funds allocated by the 2019 Legislature, 80 percent (\$120 million), is set-aside for rental development; half of these resources (\$60 million) were offered in a previous NOFA. The other half was offered in the 2021 LIFT Rental NOFA, which was released on January 13, 2021 and included soft set-asides of 50% of funds for developments serving urban communities and 50% for developments serving rural communities.

Wildfire focus: this year, in response to the Wildfires that devastated parts of Oregon, 5 bonus points were offered to projects that fell in the [Federal Declared Disaster Areas](#). These points were determined by where the project was located, and while a number of projects were proposed in the various counties, only two rural projects received bonus points.

MWESB: this year was also the first time all applicants were required to set a participation goal for soliciting and using MWESB contractors based on the [MWESB Compliance Manual](#). As with previous offerings, all applications were required to sign an organizational diversity, equity, and inclusion (DEI) agreement as part of the application process, and all projects, in both rural and

urban areas, were required to score at least 5 out of 24 points in the service to communities of color criteria of the NOFA to be considered for funding.

In all, 24 applications were received, requesting a total of \$154.6 million in LIFT funds.

- Sixteen projects were submitted for development in urban communities,
- Eight projects were submitted for development in rural communities.

Requests totaled approximately \$94.4 million for projects serving urban communities and \$60.2 million for projects serving rural communities.

Applications were reviewed for completeness, and had to meet minimum threshold requirements in order to qualify for scoring by internal and external scoring committees on the following factors:

- Readiness to Proceed / Financial Viability / Development Capacity: 29 points
- Service to Communities of Color / Innovation & Replicability / MWESB/Use of Affordable Rents/Family-sized units: 45 points
- Low Subsidy / Low Construction Costs: 26 points

All applications met threshold requirements and were scored. All but three applications met the minimum score of 60 points and were eligible to be considered for funding.

Funding Recommendation:

We are recommending a LIFT funding reservation for thirteen projects. All together, these projects will create 1,153 units of new affordable housing in communities across the state. The recommendations are for awards totaling \$70.3 million. In order to fully fund all recommended projects, \$11.125 million in unallocated LIFT Homeownership funds from that NOFA was used.

Projects Serving Urban Communities

Project Name	County	Total Units	Sponsor
148 th Avenue Apartments	Multnomah	96	Home First Development / Green Light Development
27 th Avenue Apartments**	Salem	96	Equity Developers LLC
Aloha Family Housing	Washington	81	BRIDGE Housing Corp
Bottling Blocks	Multnomah	71	Related NW
Glisan Tower	Multnomah	105	3D Holdings LLC
Maryland Overlook Apts	Multnomah	171	Maryland Overlook Apartments LLC
Marylhurst Commons	Clackamas	100	Mercy Housing Northwest
The Montana Vistas	Multnomah	75	Montana Vistas LLC
Total		833	



Projects Serving Rural Communities

Project Name	County	Total Units	Sponsor
Marion Wildfire Portfolio**	Marion	126	Home First Development / Green Light Development
Molalla Apartments**	Clackamas	60	Green Light Development / Home First Development
Moorehouse Apartments	Umatilla	60	Chrisman Development
Renaissance Flats**	Jackson	72	Commonwealth Development Corp
Total		318	

** Denotes projects that are in or around wildfire disaster areas

See attached project summaries for additional information.

Policy Analysis:

Each round of funding, we learn from the application, review and, scoring processes and use these lessons to further refine the processes for future fund offerings in order to better achieve LIFT policy priorities.

In this round of funding three main refinements were made:

- **Service to Communities of Color:** in order to place a greater focus on the importance of serving Communities of Color through the LIFT program, the points allocated to this scoring element was increased from 18 points to 24 points. This increase in points better supported scoring that balanced the amount of points for Service to Communities of Color with the points prescribed for the LIFT priority for low subsidy investments.
- **Federally Declared Disaster Areas Preference Points:** In response to the 2020 Wildfires, in conjunction with Housing Stability Council [Wildfire Disaster scoring](#) was implemented into the majority of agency funding efforts, including LIFT. The scoring is a tiered system that attributes either 5, 3, or 1 point in the application depending on the proximity of the project site to the impacted area. Of the projects submitted, two received points in this category.
- **Project Sponsors Setting an MWESB Goal:** Effective January 2021, OHCS published our first draft of our MWESB Compliance Manual. This required our project sponsors to be intentional about their goals surrounding MWESB engagement for contracting and services, and also set out minimum guidelines that OHCS would want to see.

Looking forward to future LIFT offerings, based on lessons learned in this funding round, we will be recommending the following update to the LIFT funding framework:



- **Culturally Specific Partnerships:** In the current and previous funding rounds, we have tried to incentivize partnerships between culturally specific or responsive organizations and project sponsors. This has been a success, but now we want to take that a step further and incentivize project sponsors in partnering with culturally specific/responsive organizations through the being part of the ownership structure of the projects they are serving. This will allow culturally specific/responsive organizations to expand both financial and practical capacity.

Statewide Housing Plan

With a focus on adding affordable rental units to the housing stock, specific scoring and funding set-aside for rural proposals, and its concentration on creation of housing opportunities for historically underserved populations, MWESB contracting, and DEI agreements, the LIFT Rental program and resulting housing meet the following Statewide Housing Plan priorities:

- **Affordable Rental Housing:** LIFT adds new affordable rental units to the affordable housing stock.
- **Rural Communities:** LIFT has a soft 50% set-aside for rural developments.
- **Equity and Racial Justice:** LIFT requires that all projects have detailed specific actions to engage with communities of color, all sponsors sign a diversity, equity, and inclusion agreement, and have a goal to contract with MWESB organizations.

[See attached project summaries for additional information regarding recommended projects.](#)

LIFT Rental Applicants

Housing Stability Council 6/4/2021

Urban Set-Aside

Project Name	Sponsor	Project City	County	LIFT \$	LIFT\$/UNIT	OAHTC	Annual 4% LIHTC	Tax Credit Equity	Conduit Bonds \$**	OMEF \$	Total Units
* 148th Avenue Apartments	Home First Development/Green Light Development	Portland	Multnomah	\$5,100,000	\$53,125	\$1,500,000	\$794,000	\$6,907,800	\$19,000,000	\$83,700	96
* 27th Avenue Apartments	Equity Developers LLC	Salem	Marion	\$5,100,000	\$53,125	\$0	\$1,031,928	\$9,492,788	\$15,525,000	\$84,000	96
* Aloha	BRIDGE Housing Corp	Beaverton	Washington	\$2,890,000	\$35,679	\$0	\$1,401,012	\$12,187,586	\$21,087,000	\$127,715	81
* Marylhurst Commons	Mercy Housing Northwest	Lake Oswego	Clackamas	\$4,250,000	\$42,500	\$0	\$1,601,250	\$14,331,118	\$23,536,000	\$50,000	100
* Bottling Blocks	Related NW	Portland	Multnomah	\$4,612,500	\$42,317	\$0	\$1,841,549	\$17,861,239	\$25,920,000	\$180,000	109
* Maryland Overlook Apts	Maryland Overlook Apartments LLC	Portland	Multnomah	\$8,762,500	\$51,243	\$0	\$2,519,431	\$22,672,612	\$38,871,000	\$200,000	171
* Montana Vistas, The	Montana Vistas LLC	Portland	Multnomah	\$3,612,427	\$48,166	\$0	\$1,297,323	\$11,674,739	\$19,609,000	\$120,000	75
* Glisan Tower	3D Holdings LLC	Portland	Multnomah	\$4,087,000	\$38,924	\$0	\$1,309,658	\$11,894,254	\$16,875,000	\$100,000	105
Gateway	CDP Oregon LLC	Salem	Marion	\$16,500,000	\$89,674	\$0	\$2,036,333	\$18,203,643	\$38,260,000	\$200,000	184
Killingsworth Housing	Home Forward	Portland	Multnomah	\$7,050,000	\$83,929	\$6,550,000	\$1,744,404	\$15,698,066	\$24,435,000	\$0	84
Dartmouth Crossing	REACH CDC	Tigard	Washington	\$6,875,000	\$80,882	\$0	\$1,497,180	\$13,919,078	\$22,803,000	\$150,000	85
Alcena & Kafoury Ct Apts, The	PCRI	Portland	Multnomah	\$7,507,395	\$52,499	\$4,517,233	Not Provided	\$19,407,309	Not Provided	\$400,000	143
Wren Commons	TWG Development LLC	Portland	Multnomah	\$2,275,000	\$37,917	\$5,550,000	\$610,781	\$5,618,000	\$9,556,000	\$120,000	60
Liberty Avenue	Human Solutions Inc	Gresham	Multnomah	\$5,145,000	\$57,167	\$0	\$1,625,826	\$14,305,838	\$23,068,000	\$100,000	90
Slabtown Square	Guardian Real Estate Services LLC	Portland	Multnomah	\$8,950,000	\$44,975	\$0	\$3,364,084	\$29,937,060	\$84,510,000	\$0	199
Albany Apartments	JENRAE Inc	Albany	Linn	\$1,650,000	\$75,000	\$0	\$0	\$0	\$0	\$0	22
		Urban Requested		\$ 94,366,822		\$ 18,117,233	\$ 22,674,759	\$ 224,111,130	\$ 383,055,000	\$ 1,915,415	1,700
		* Urban Recommended		\$ 38,414,427	\$ 365,078	\$ 1,500,000	\$ 11,796,151	\$ 107,022,136	\$ 180,423,000	\$ 945,415	833

Rural Set-Aside

Project Name	Sponsor	Project City	County	LIFT \$	LIFT\$/UNIT	OAHTC	Annual 4% LIHTC	Tax Credit Equity	Conduit Bonds \$**	OMEF \$	Total Units
* Molalla Apartments	Green Light Development & Home First Development	Molalla	Clackamas	\$4,500,000	\$75,000	\$0	\$585,000	\$5,089,500	\$11,475,000	\$46,500	60
* Moorehouse Apartments	Chrisman Development	Hermiston	Umatilla	\$4,150,000	\$69,167	\$0	\$623,200	\$5,483,612	\$9,517,500	\$0	60
* Renaissance Flats	Commonwealth Development Corp	Talent	Jackson	\$7,560,000	\$105,000	\$0	\$939,802	\$8,175,460	\$14,445,000	\$110,880	72
* Marion Wildfire Portfolio; Stayton & Mill City Apts	Home First Development & Green Light Development	Stayton/Mill City	Marion	\$15,700,000	\$124,603	\$0	\$1,240,000	\$10,786,921	\$23,760,000	\$106,950	126
Nestucca Ocean Apts	Green Light Development & Home First Development	Tillamook	Tillamook	\$5,750,000	\$125,000	\$0	\$325,000	\$2,827,217	\$6,277,500	\$0	46
South Hill Commons	Horizon Project Inc & DCM Communities LLC	Pendleton	Umatilla	\$9,037,574	\$129,108	\$0	\$1,106,595	\$9,681,738	\$15,019,300	\$105,000	70
Lincoln City 25th Street	Innovative Housing	Lincoln City	Lincoln	\$13,548,238	\$126,619	\$1,542,633	\$1,501,720	\$13,514,128	\$20,587,500	\$51,370	107
		Rural Requested		\$ 60,245,812	\$ 754,497	\$ 1,542,633	\$ 6,321,317	\$ 55,558,576	\$ 101,081,800	\$ 420,700	541
		* Rural Recommended		\$ 31,910,000	\$ 373,770	\$ -	\$ 3,388,002	\$ 29,535,493	\$ 59,197,500	\$ 264,330	318
		* Total Recommended		\$70,324,427	\$738,848	\$1,500,000	\$15,184,153	\$136,557,629	\$239,620,500	\$1,209,745	1,151



OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	148 th Avenue Apartments		
City:	Portland	County:	Multnomah
Sponsor Name:	Home First Development & Green Light Development		
Urban/Rural :	Urban	Total Units	96
# Rent Assisted Units:	10 units	Units by Size & Affordability:	1 1-BR at 30% AMI 1 2-BR at 30% AMI 8 3-BR at 30% AMI 15 1-BR at 60% AMI 19 2-BR at 60% AMI 52 3-BR at 60% AMI
Funding Request		Funding Use	
LIFT Request:	\$5,100,000	Acquisition	\$2,828,000
Annual 4% LIHTC:	\$794,000	Construction	\$14,827,759
Conduit Bonds:	up to \$19,000,000	Development	\$6,849,720
OMEP:	\$83,700	Total:	\$24,505,479

PROJECT DETAILS	
Project Description:	148 th Avenue Apartments is a new construction project with 96 units to be located in Portland, which consists of six three-story residential buildings and one community building. The unit mix will consist of 16 one-bedrooms, 20 two-bedrooms, and 60 three-bedroom units. The community buildings will include a leasing office, community room, and laundry facilities. Other project amenities will include a playground, and Electric Vehicle Charging Stations.
Partnerships to Serve Communities of Color:	In 2018, Home First Development (HFD) started working with Zomi Catholic Community Portland (ZCCP) in order to identify potential development sites that would serve the unique needs of the Zomi community, a group of refugees from Myanmar who have been resettled in Portland largely through the United States' refugee resettlement program. ZCCP has existing partnerships with IRCO, Catholic Charities, and St. Joseph's the Work Church, and will continue to draw on those existing partnership to serve the Zomi refugees. HFD has agreed that ZCCP will be compensated for the services provided to future residents, with an amount to be determined upon funding award. In order to further assist



148th Apartments – Housing Stability Council approval

	ZCCP, HFD has also signed a MOU with All Good NW, a local non-profit who serves families and individuals who are experiencing homelessness.
Reaching Underserved Communities:	<p>According to the Catholic Charities of Oregon, who have been providing support for the Zomi refugee community, 100% of the refugees currently in Portland are living below the federal poverty line. ZCCP is a refugee-led, faith-based organization whose mission is to support the refugee community through access to services, both financial and spiritual, to break the cycle of poverty and better integrate into new systems. Currently, ZCCP has more than 500 community members. ZCCP will perform proactive and culturally specific outreach to ensure that the Zomi community is aware of the opportunity for low-cost housing and supportive services not just at lease-up but for years to come.</p> <p>At the core of all leasing activities is a commitment to furthering fair housing. Several strategies will be employed at the project to provide equitable access to marginalized communities least likely to apply, including targeted outreach to priority populations at lease-up, linguistically appropriate materials, and translation services that reflect community demographics.</p>
MWESB Target:	This project is expected to exceed 30% MWESB participation for both professional services and contracting.
Alignment with Statewide Housing Plan:	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing
The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.	
Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence, and is delegated to OHCS Finance Committee and the Executive Director.	

Rendering:





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	27 th Avenue Apartments		
City:	Salem	County:	Marion
Sponsor Name:	Equity Developers LLC		
Urban/Rural :	Urban	Total Units	96
# Rent Assisted Units:	8	Units by Size & Affordability:	4 2-BR at 30% AMI 4 3-BR at 30% AMI 12 1-BR at 60% AMI 20 2-BR at 60% AMI 56 3-BR at 60% AMI
Funding Request		Funding Use	
LIFT Request:	\$5,100,000	Acquisition	\$1,868,200
Annual 4% LIHTC:	\$1,030,000	Construction	\$15,668,577
Conduit Bonds:	<i>up to</i> \$15,525,000	Development	\$5,502,720
OMEP:	\$84,000	Total:	\$23,039,497

PROJECT DETAILS	
Project Description:	The 27th Avenue Apartments is a 96-unit new construction development with a mix of 1, 2, and 3-bedroom units featuring a blended design of townhomes and 3-story walkup apartment buildings. The unit mix will consist of 12 one-bedrooms, 24 two-bedrooms, and 60 three-bedroom units. The community building will include a leasing office, community room, and laundry facilities. The site will also feature large outdoor community spaces, including a community garden and recreation amenities such as playgrounds, sports courts, or barbeque areas.
Partnerships to Serve Communities of Color:	Equity Developers LLC has secured MOUs with two leading culturally specific organizations in the Salem area – Mano a Mano and the Salem Keizer Coalition for Equality (SKCE). Mano a Mano has been a trusted community organization since 1988, and is adept at addressing barriers to housing services for the Latinx community in particular. SKCE also has strong relationships with families in the Hispanic, Latino, and immigrant communities. Equity Developers LLC will provide the physical space for programming and service delivery at no cost, as well as maintain an annual budget item to contribute to the support of staffing and activities designed to empower and educate residents. They will provide compensation to



27th Avenue Apartments –Housing Stability Council approval

	both Mano a Mano and SKCE as part of the agreement, with the exact amount to be negotiated upon receipt of the LIFT funding award.
Reaching Underserved Communities:	<p>Equity Developers LLC and the property manager, Avenue 5, will rely on Mano a Mano and SKCE’s networking and community credibility to expand the reach of this affordable housing opportunities. Due to the historical treatment of the Latino, Hispanic, and immigrant communities in Oregon, ensuring that the development team works collaboratively with trusted culturally specific organizations is the first step in earning the trust of that community. Avenue 5 will utilize a low barrier model for screening applicants and will partner with Mano a Mano for culturally specific resident services.</p> <p>At the core of all leasing activities is a commitment to furthering fair housing. Several strategies will be employed at the project to provide equitable access to marginalized communities least likely to apply, including targeted outreach to priority populations at lease-up, linguistically appropriate materials, and translation services that reflect community demographics.</p>
MWESB Target:	This project is expected to exceed 20% MWESB participation both professional services and contracting.
Alignment with Statewide Housing Plan:	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing
The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.	
Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence, and is delegated to OHCS Finance Committee and the Executive Director.	

Rendering





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Aloha Family Housing		
City:	Beaverton	County:	Washington
Sponsor Name:	BRIDGE Housing Corporation		
Urban/Rural :	Urban	Total Units	82
# Rent Assisted Units:	N/A	Units by Size & Affordability:	7 Studios at 30% AMI 24 1-BR at 30% AMI 2 2-BR at 30% AMI 42 2-BR at 60% AMI 6 3-BR at 60% AMI 1 2-BR Manager's Unit
Funding Request		Funding Use	
LIFT Request:	\$2,890,000	Acquisition	\$1,038,500
Annual 4% LIHTC:	\$1,401,012	Construction	\$19,091,375
Conduit Bonds:	up to \$21,087,000	Development	\$10,522,790
OMEP:	\$127,715	Total:	\$30,652,665

PROJECT DETAILS	
Project Description:	Aloha Family Housing is a new construction project with 82 units to be located in Beaverton. The 4-story, wood-framed building will include 48 parking spaces, private bike storage, courtyard, playground, laundry, community room with kitchen, leasing office, and resident services office. The unit mix will consist of 7 studios, 24 one-bedrooms, 44 two-bedrooms, and 6 three-bedroom units. A playground will also be located on site.
Partnerships to Serve Communities of Color:	BRIDGE Housing Corporation has entered into an MOU with Hacienda CDC to provide culturally specific resident services, as well as community engagement during their pre-development phase. BRIDGE will also leverage its existing relationship with the Asian Pacific American Network of Oregon (APANO) to complement Hacienda's experience with Latinx residents. The MOU with Hacienda CDC provides for an annual set compensation amount, paid monthly.
Reaching Underserved Communities:	BRIDGE and Hacienda staff will provide in-person outreach with a focus on providing information and creating a welcoming leasing opportunity. Staff will establish face-to-face relationships with community leaders, culturally specific organizations, service providers,



Aloha Family Housing – Housing Stability Council approval

	schools, churches, community centers, and others serving communities of color in Aloha and Washington County. These connections will be an important conduit for publicizing opportunities when leasing information is available. Other marketing and leasing channels will include phone calls, in-person visits, and attendance at community groups’ regular meetings and gatherings, and housing or resource fairs. BRIDGE will translate fliers into Spanish and Chinese to reach the target population. A language translation line service will be utilized in the property management office.
MWESB Target:	This project is expected to meet 30% COBID-certified subcontractor participation and 20% COBID-certified professional services, and is setting an aspirational goal of 35% and 25%, respectively
Alignment with Statewide Housing Plan:	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing
The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.	
Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence, and is delegated to OHCS Finance Committee and the Executive Director.	





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Bottling Blocks		
City:	Portland	County:	Multnomah
Sponsor Name:	Related NW		
Urban/Rural :	Urban	Total Units	109
# Rent Assisted Units:	N/A	Units by Size & Affordability:	47 Studios at 60% AMI 26 1-BR at 60% AMI 15 2-BR at 60% AMI 21 3-BR at 60% AMI
Funding Request		Funding Use	
LIFT Request:	\$4,612,500	Acquisition	\$0
Annual 4% LIHTC:	\$1,841,549	Construction	\$26,434,960
Conduit Bonds:	<i>up to</i> \$25,920,000	Development	\$10,856,863
OMEP:	\$180,000	Total:	\$37,291,823

PROJECT DETAILS	
Project Description:	Bottling Blocks is a new construction project located in the Buckman Kerns neighborhood in Southeast Portland. A 4-story 109 unit building with an elevator, Bottling Blocks will include an outdoor courtyard, playground, secured bicycle parking, laundry, community room, and leasing office. The unit mix will consist of 47 studios, 26 one-bedrooms, 15 two-bedrooms, and 21 three-bedroom units.
Partnerships to Serve Communities of Color:	Related NW has signed an MOU with the Immigrant & Refugee Community Organization (IRCO) to provide guidance on building design as well as ongoing resident services. This partnership will include an annual stipend paid to IRCO for their staffing and operationalization of varied, free of charge, culturally responsive programming.
Reaching Underserved Communities:	Bottling Blocks' management agent, Quantum Residential, has been providing property management services to Pacific Northwest for over 50 years. They have formed meaningful relationships with multiple diverse local communities, and work with agencies such as IRCO, Urban League, NAYA Family Center, Latino Network, and APANO, as well as local DHS offices and school districts, to assist with marketing units towards those least likely to apply.



Bottling Blocks – Housing Stability Council approval

	In addition, IRCO brings with them a diverse staff and skillset capable of culturally responsive outreach to numerous communities of color. They provided services in 2019 to over 33,497 clients in 108 languages. The ability to translate, interpret, read and write information in multiple languages is a supportive service that IRCO provides at no cost to clients, removing one of the largest barriers to housing access in BIPOC communities.
MWESB Target:	This project is expected to exceed 30% COBID-certified subcontractor and professional services participation.
Alignment with Statewide Housing Plan:	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing
The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.	
Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence, and is delegated to OHCS Finance Committee and the Executive Director.	

Rendering:





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Glisan Tower		
City:	Portland	County:	Multnomah
Sponsor Name:	3D Holdings LLC		
Urban/Rural :	Urban	Total Units	105
# Rent Assisted Units:	N/A	Units by Size & Affordability:	28 Studios at 60% AMI 56 1-BR at 60% AMI 15 2-BR at 60% AMI 6 3-BR at 60% AMI
Funding Request		Funding Use	
LIFT Request:	\$4,087,000	Acquisition	\$1,210,000
Annual 4% LIHTC:	\$1,309,658	Construction	\$18,370,000
Conduit Bonds:	<i>up to</i> \$16,875,000	Development	\$5,815,387
OMEP:	\$100,000	Total:	\$25,395,387

PROJECT DETAILS	
Project Description:	Located in the East Portland Hazelwood Neighborhood, the Glisan Tower is a new construction project consisting of an 8-story 105-unit building. It will include rooftop outdoor space, secured bicycle parking, laundry, community lounge, and a leasing office. The unit mix will consist of 28 studios, 56 one-bedrooms, 15 two-bedrooms, and 6 three-bedroom units. The project is less than half a mile from a MAX Rail transit stop, and also allows for walkable access to grocery stores, medical offices, and a mall, as well as the IRCO Africa House.
Partnerships to Serve Communities of Color:	The developer, 3D Holdings LLC, is owned and operated by a bi-cultural Mexican American and has signed MOUs with The Ethiopian & Eritrean Cultural Resource Center, as well as Project Access Now, a nonprofit focused on helping the most vulnerable in their community access the care and services they need to get healthy and stay that way.
Reaching Underserved Communities:	According to The Ethiopian & Eritrean Cultural Resource Center (EECRC), the Ethiopian and Eritrean population of Portland has grown to over 8,000 people, with 40% of that number living in the Hazelwood Neighborhood that this project will be sited in. As part of their MOU, EECRC will provide housing referrals to the property management company, Cascade Management. The Latinx community in this neighborhood has also increased



Glisan Tower – Housing Stability Council approval

	over time, and Project Access Now, a health-care focused nonprofit will also be a referring service, focusing in particular on referrals to the Latinx population. Africa House, which is within walking distance of the Glisan Tower site, has expressed interest in providing resources to the future tenants.
MWESB Target:	This project is expected to exceed 30% COBID-certified subcontractor and professional services participation. Also, the developer has applied for COBID status.
Alignment with Statewide Housing Plan:	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing
The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.	
Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence, and is delegated to OHCS Finance Committee and the Executive Director.	

Rendering:





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Marion Wildfire Portfolio		
City:	Mill City, Stayton	County:	Marion
Sponsor Name:	Home First Development and Green Light Development		
Urban/Rural :	Rural	Total Units	Total: 126 units Mill City: 54 units Stayton: 72 units
# Rent Assisted Units:	Mill City: 8 units Stayton: 8 units	Units by Size & Affordability:	22 1-BR at 60% AMI 42 2-BR at 60% AMI 58 3-BR at 60% AMI 4 4-BR at 60% AMI
Funding Request		Funding Use	
LIFT Request:	\$15,700,000	Acquisition	\$2,222,333
Annual 4% LIHTC:	\$1,240,000	Construction	\$22,675,190
Conduit Bonds:	up to \$23,760,000	Development	\$11,310,669
OMEP:	\$106,950	Total:	\$36,208,192

PROJECT DETAILS	
Project Description:	The Marion Wildfire Portfolio is a scattered-site new construction project with 126 units between two sites, one in Mill City with 54 units, and one in Stayton with 72 units. The Stayton Apartments, which consists of four three-story residential buildings and one community building, will have a unit mix of 12 one-bedrooms, 30 two-bedrooms, and 30 three-bedrooms. The Mill City Apartments, which consists of seven two-story buildings and one community building, will have a unit mix of 10 one-bedrooms, 12 two-bedrooms, 28 three-bedrooms, and 4 four-bedrooms. At both sites, the community building will hold laundry facilities, a rental office, and a community room, and there will be Electric Vehicle Charging Stations, as well as a playground.
Partnerships to Serve Communities of Color:	While both Stayton and Mill City have a Latino population, neither city has a culturally specific organization that serves the community based in it. Home First Development (HFD) and Green Light Development (GLD) have executed MOUs with Mano A Mano and Bienestar to bring services to these locations. According to the signed MOUs, HFD and GLD will include an annual budget item at each site to compensate Mano A Mano and Bienestar for their partnerships. Another MOU has been signed with the Marion Polk Food Share.



Marion Wildfire Portfolio – Housing Stability Council LIFT Recommendation

<p>Reaching Underserved Communities:</p>	<p>Mano A Mano will assist HFD and GLD in creating an informed, culturally specific marketing and outreach plan to ensure the underserved communities of color in both Stayton and Mill City are aware of these opportunities. Bienestar will bring their 40-year legacy of serving farmworker, immigrant and Latinx communities in rural Washington County to rural Marion County in order to assist with both outreach to the communities of color, as well as gathering feedback on the environment design features that work best for them and their families.</p> <p>At the core of all leasing activities is a commitment to furthering fair housing. Several strategies will be employed at the project to provide equitable access to marginalized communities least likely to apply, including targeted outreach to priority populations at lease-up, linguistically appropriate materials, and translation services that reflect community demographics.</p>
<p>MWESB Target:</p>	<p>This project is expected to meet 20% MWESB participation for both construction activities and professional services.</p>
<p>Alignment with Statewide Housing Plan:</p>	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing • Rural Communities
<p>The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.</p>	
<p>Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence, and is delegated to OHCS Finance Committee and the Executive Director.</p>	

Renderings



Mill City Apartments



Stayton Apartments





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Maryland Overlook Apartments		
City:	Portland	County:	Multnomah
Sponsor Name:	Maryland Overlook Apartments LLC		
Urban/Rural :	Urban	Total Units	171
# Rent Assisted Units:	N/A	Units by Size & Affordability:	36 Studios at 30% AMI 16 1-BR at 30% AMI 13 1-BR at 60% AMI 12 2-BR at 60% AMI 94 3-BR at 60% AMI
Funding Request		Funding Use	
LIFT Request:	\$8,762,500	Acquisition	\$3,912,000
Annual 4% LIHTC:	\$2,519,431	Construction	\$38,132,272
Conduit Bonds:	up to \$38,871,000	Development	\$12,038,555
OMEP:	\$200,000	Total:	\$54,082,827

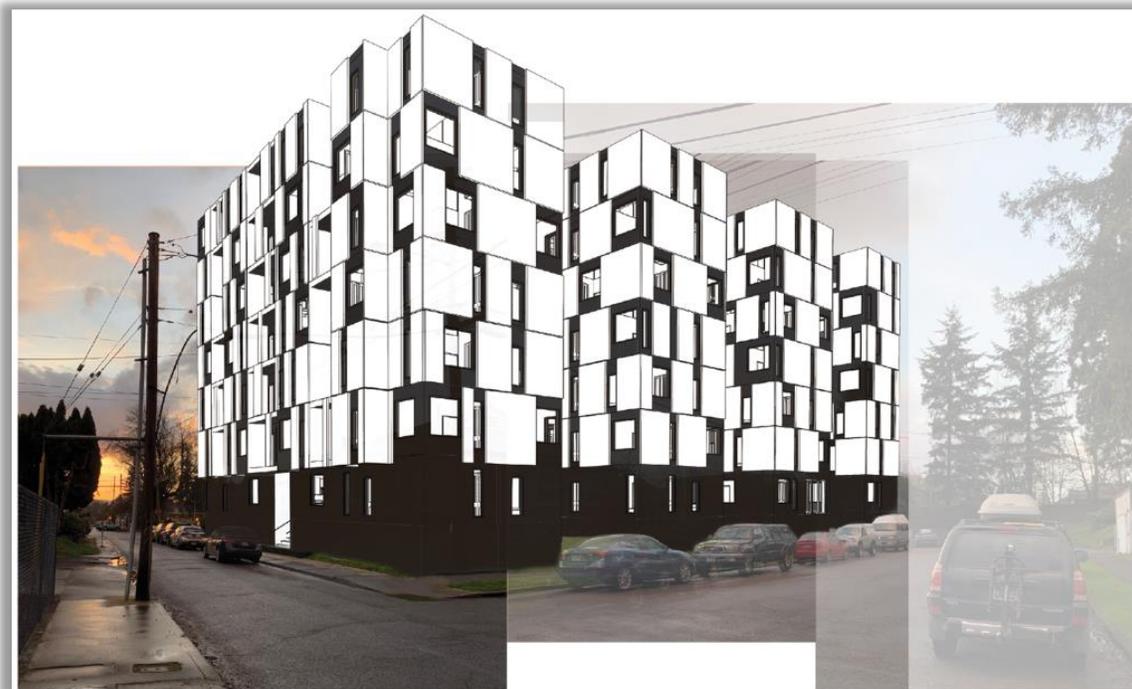
PROJECT DETAILS	
Project Description:	Located in the North Portland Overlook Neighborhood, Maryland Overlook Apartments is a new construction project consisting of a 7-story 171-unit building. It will include multiple outdoor courtyards, a roof-top deck area with community space, secured bicycle parking, laundry, multiple community or meeting rooms, a fitness center, and an indoor/outdoor recreation space. The unit mix will consist of 36 studios, 16 one-bedrooms, 12 two-bedrooms, and 94 three-bedroom units.
Partnerships to Serve Communities of Color:	The Overlook Neighborhood was once a predominately African American and vibrant Community of Color that was destroyed by the building of Interstate 5. Despite not having any funding from the Portland Housing Bureau (PHB), Maryland Overlook Apartments LLC plans to sign up to use PHB's North/North East Preference Policy to prioritize placement of displaced households, households who are at risk of displacement, or who are descendants of households who were displaced due to urban renewal in North and Northeast Portland. An MOU has been signed with the YWCA of Greater Portland to provide resident services that will include such services like housing stability, self-reliance, family engagement, and a sense of community.



Maryland Overlook Apartments – Housing Stability Council approval

<p>Reaching Underserved Communities:</p>	<p>By voluntarily using the North/North East Preference Policy enacted by PHB, Maryland Overlook Apartments is trying to retain and/or return longtime residents in a rapidly gentrifying area. The MOU with the YWCA of Greater Portland brings in another underserved community, survivors of domestic violence struggling to regain control over their families and their personal wellbeing, and women reuniting with children and families following incarceration. Over half those served by the YWCA are from Communities of Color.</p>
<p>MWESB Target:</p>	<p>This project is expected to exceed 35% COBID-certified subcontractor and professional services participation.</p>
<p>Alignment with Statewide Housing Plan:</p>	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing
<p>The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.</p>	
<p>Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence, and is delegated to OHCS Finance Committee and the Executive Director.</p>	

Rendering:





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Marylhurst Commons		
City:	Lake Oswego	County:	Clackamas
Sponsor Name:	Mercy Housing Northwest		
Urban/Rural :	Urban	Total Units	100
# Rent Assisted Units:	30 units	Units by Size & Affordability:	6 1-BR at 30% AMI 18 2-BR at 30% AMI 6 3-BR at 30% AMI 13 1-BR at 60% AMI 43 2-BR at 60% AMI 14 3-BR at 60% AMI
Funding Request		Funding Use	
LIFT Request:	\$4,250,000	Acquisition	\$500,000
Annual 4% LIHTC:	\$1,601,250	Construction	\$24,457,448
Conduit Bonds:	up to \$23,536,000	Development	\$8,946,925
OMEP:	\$50,000	Total:	\$33,904,373

PROJECT DETAILS	
Project Description:	Located on the historic Marylhurst University campus in Lake Oswego, Marylhurst Commons will be a 4-story 100 unit building with an elevator. The project will include 146 parking spaces, outdoor patio and seating areas, community garden, playground, laundry, community room, leasing office, and business center. The unit mix will consist of 19 one-bedrooms, 61 two-bedrooms, and 20 three-bedroom units. The goal of the project is to connect previously excluded residents to the high opportunity Lake Oswego area and all of the resources that it has to offer.
Partnerships to Serve Communities of Color:	Mercy Housing Northwest leadership has started outreach to organizations that they expect to play a role ensuring that communities of color and underserved communities are connected to Marylhurst Commons. These include APANO, Respond to Racism Lake Oswego, Housing Authority of Clackamas County, among others that are focused more specifically on family services. Signed MOUs have been executed with Clackamas County Children’s Commission, Children’s Center of Clackamas County, Northwest Family Services, YWCA of Greater Portland, Clackamas Workforce Partnership, and the Lake Oswego School District. These varied MOUs are for everything from MWESB opportunities to a homework



Marylhurst Commons – Housing Stability Council approval

	club for K-12 students, and various adult/parent education classes, including child abuse prevention and treatment, as well as housing stability information.
Reaching Underserved Communities:	Mercy Housing Northwest and their management agent, Mercy Housing Management Group, have extensive, documented success in ensuring that housing opportunities are made broadly available, particularly to communities of color or historically underserved communities. MHNW’s partner, the Society of the Sisters of Holy Names of Jesus and Mary have worked for over 100 years in Oregon, with a Dedication to Justice, Service to marginalized communities, and full development of the human person. Much of this work includes communities of color and other communities that have faced historic inequities. By leveraging partnerships built up over the years, staff focus on these relationships to connect new housing opportunities to the people and organizations most in need, resulting in properties that effectively prevent displacement of minority communities or find housing in high opportunity areas for families who have already been displaced. MHNW has successfully executed both of these types of models in Seattle neighborhoods. In addition, Management Group personnel offer phone-based translation services for all residents throughout the lease-up process and application materials and FAQs are translated into multiple languages most relevant to the community in which the project is located.
MWESB Target:	This project is expected to exceed 30% COBID-certified subcontractor and professional services participation, and is hoping to reach a stretch goal of 35% to 40% participation.
Alignment with Statewide Housing Plan:	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing
The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.	
Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence, and is delegated to OHCS Finance Committee and the Executive Director.	

Rendering:





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Molalla Apartments		
City:	Molalla	County:	Clackamas
Sponsor Name:	Home First Development and Green Light Development		
Urban/Rural :	Rural	Total Units	60
# Rent Assisted Units:	8 units	Units by Size & Affordability:	26 2-BR at 60% AMI 4 2-BR at 30% AMI 26 3-BR at 60% AMI 4 3-BR at 30% AMI
Funding Request		Funding Use	
LIFT Request:	\$4,500,000	Acquisition	\$929,000
Annual 4% LIHTC:	\$585,000	Construction	\$10,653,435
Conduit Bonds:	up to \$11,475,000	Development	\$5,441,268
OMEP:	\$46,500	Total:	\$17,023,703

PROJECT DETAILS	
Project Description:	The Molalla Apartments is a new construction project with 60 units in Molalla. It will have five three-story residential buildings and one community building. The unit mix will be 30 two-bedroom units, and 30 three-bedroom units. The community building will hold laundry facilities, a rental office, and a community room, and there will be Electric Vehicle Charging Stations, as well as a playground.
Partnerships to Serve Communities of Color:	Home First Development (HFD) and Green Light Development (GLD) have executed MOUs with Mano A Mano and Bienestar to assist in marketing and lease-up for the project in culturally specific ways, as well as bring services tailored to the Latinx community to this location. According to the signed MOUs, HFD and GLD will include an annual budget item at each site to compensate Mano A Mano and Bienestar for their partnerships.
Reaching Underserved Communities:	Mano A Mano will assist HFD and GLD in creating an informed, culturally specific marketing and outreach plan to ensure the underserved communities of color in Molalla are aware of these opportunities. Bienestar will bring their 40-year legacy of serving farmworker, immigrant and Latinx communities in rural Washington County to rural Clackamas County in order to assist with both outreach to the communities of color, as



Molalla Apartments – Housing Stability Council LIFT Recommendation

	<p>well as gathering feedback on the environment design features that work best for them and their families.</p> <p>At the core of all leasing activities is a commitment to furthering fair housing. Several strategies will be employed at the project to provide equitable access to marginalized communities who are least likely to apply, including targeted outreach to priority populations at lease-up, linguistically appropriate materials, and translation services that reflect community demographics.</p>
MWESB Target:	This project is expected to meet 30% MWESB participation for both construction activities and professional services.
Alignment with Statewide Housing Plan:	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing • Rural Communities
<p>The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.</p>	
<p>Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence, and is delegated to OHCS Finance Committee and the Executive Director.</p>	

Renderings





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Moorehouse Apartments		
City:	Hermiston	County:	Umatilla
Sponsor Name:	Chrisman Development Inc		
Urban/Rural :	Rural	Total Units	60
# Rent Assisted Units:	none	Units by Size & Affordability:	16 1-BR at 60% AMI 24 2-BR at 60% AMI 19 3-BR at 60% AMI 1 3-BR Manager's Unit
Funding Request		Funding Use	
LIFT Request:	\$4,150,000	Acquisition	\$805,000
Annual 4% LIHTC:	\$623,200	Construction	\$9,404,632
Conduit Bonds:	up to \$9,517,500	Development	\$3,943,592
OMEP:	N/A	Total:	\$14,153,224

PROJECT DETAILS	
Project Description:	Moorehouse Apartments is a new construction project with 60 units to be located in Hermiston, which consists of four two-story residential buildings and one community building. The unit mix will consist of 16 one-bedroom, 24 two-bedrooms, and 19 three-bedroom units. The community building will include laundry facilities, and community room. There will be a playground as well for the children.
Partnerships to Serve Communities of Color:	In the 2018 American Community Survey, the U.S. Census Bureau data indicates that the Latino community in Hermiston has grown to 43.9% of the overall population, an increase of 26% over the last decade according to population estimates from 2009. Chrisman Development has signed an MOU with Intermountain Education Service District (IMESD) in order to provided educational services and community outreach to residents, as well as the greater Latino community via the community space at Moorehouse Apts. An additional MOU has been signed with the Community Action Program of East Central Oregon (CAPECO), to assist in referrals of families and individuals who are experiencing homelessness. All CAPECO staff in the Hermiston region are bi-lingual, with Spanish as their first language.



Moorehouse Apartments – Housing Stability Council LIFT Recommendation

<p>Reaching Underserved Communities:</p>	<p>The City of Hermiston formed a Hispanic Advisory Committee to advise the City Council, as well as help local organizations reach and better serve the Latino community. Chrisman Development will be attending at least one of these monthly meetings each year to present information about this project. Relationship building is ongoing with the Latino Business Network (which was created to advise the area’s Chamber of Commerce), the Oregon Child Development Coalition (which offers Migrant and Seasonal, and Early Head Start in Hermiston), and Euvalcree, a culturally specific non-profit based in Ontario Oregon committed to developing the social capital and leadership capacity of Latino community members.</p> <p>At the core of all leasing activities is a commitment to furthering fair housing. With partnership from these and other community organizations, several strategies will be employed at the project to provide equitable access to marginalized communities who are least likely to apply, including targeted outreach to priority populations at lease-up, linguistically appropriate materials, and translation services that reflect community demographics.</p>
<p>MWESB Target:</p>	<p>In deciding upon an MWESB goal, it was determined that there were a total of 12 businesses that are registered with COBID in Umatilla, Union, and Morrow counties. The Sponsor and General Contractor will complete strategic outreach to obtain bids from COBID-eligible subcontractors by utilizing nearby culturally relevant and responsive organizations, such as the Hermiston Latino Business Network. The General Contractor has had success in reaching between 16% to 25% of budgeted work awarded to MWESB firms, COBID-certified or not since they formed in 2019. Chrisman Development has committed to achieving a minimum target for 20% of subcontracts to be awarded to COBID-certified businesses and of COBID-eligible subcontractors.</p>
<p>Alignment with Statewide Housing Plan:</p>	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing • Rural Communities
<p>The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.</p>	
<p>Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence, and is delegated to OHCS Finance Committee and the Executive Director.</p>	





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Renaissance Flats		
City:	Talent	County:	Jackson
Sponsor Name:	Commonwealth Development Corporation		
Urban/Rural :	Rural	Total Units	72
# Rent Assisted Units:	none	Units by Size & Affordability:	4 2-BR at 30% AMI 4 3-BR at 30% AMI 10 2-BR at 50% AMI 10 3-BR at 50% AMI 22 2-BR at 60% AMI 22 3-BR at 60% AMI
Funding Request		Funding Use	
LIFT Request:	\$7,560,000	Acquisition	\$1,695,000
Annual 4% LIHTC:	\$939,802	Construction	\$13,715,355
Conduit Bonds:	up to \$14,445,000	Development	\$5,436,731
OMEP:	\$110,880	Total:	\$20,847,086

PROJECT DETAILS	
Project Description:	Renaissance Flats is a new construction project with 72 units to be located in fire-ravaged Talent, which consists of six three-story residential buildings and one community building. The unit mix will consist of 36 two-bedrooms, and 36 three-bedroom units. The community building will include a leasing office, community room, and fitness center. Other amenities include outdoor garden areas, a playground, internet access, and in-unit washer/dryers provided.
Partnerships to Serve Communities of Color:	To remove barriers for access to affordable housing for the Rogue Valley Latino community, Commonwealth has signed an MOU with Natives of One Wind Indigenous Alliance (NOWIA Unete). Upon the property being fully leased up, resident services and programming will be developed in a culturally responsive manner aimed at resident retention and enrichment. The sponsor has committed to providing funding for NOWIA Unete’s assistance and collaboration; a set amount during lease up activities to support their assistance in marketing units to their community, and then an annual amount paid monthly for providing resident services. A second MOU has been signed with Jackson County’s Community Action Agency, ACCESS, to allow further collaboration for resident services.



Renaissance Flats – Housing Stability Council LIFT Recommendation

<p>Reaching Underserved Communities:</p>	<p>NOWIA Unete, Center for Farm Worker Advocacy is a Medford-based non-profit that began in 1996 as a movement of farm workers and immigrants. With the joint understanding and acknowledgement between NOWIA Unete and Commonwealth that the Alameda fire had a devastating and disproportionate negative impact on immigrant families, the partnership between these two organizations will conduct targeted outreach to develop and compile an ongoing screening list of potential residents who were displaced by the fire. NOWIA Unete will assist in screening potential residents, ensuring the screening can be done in a culturally responsive manner, as well as assisting in gathering the required documentation needed to determine income eligibility. At the core of all leasing activities is a commitment to furthering fair housing. Several strategies will be employed at the project to provide equitable access to marginalized communities who are least likely to apply, including targeted outreach to priority populations at lease-up, linguistically appropriate materials, and translation services that reflect community demographics.</p>
<p>MWESB Target:</p>	<p>This project is expected to meet 25% MWESB participation for construction activities with an additional goal to reach 15% participation for both professional services.</p>
<p>Alignment with Statewide Housing Plan:</p>	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing • Rural Communities
<p>The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.</p>	
<p>Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence, and is delegated to OHCS Finance Committee and the Executive Director.</p>	

Rendering: Site Map





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	The Montana Vistas		
City:	Portland	County:	Multnomah
Sponsor Name:	Montana Vistas LLC		
Urban/Rural :	Urban	Total Units	75
# Rent Assisted Units:	N/A	Units by Size & Affordability:	6 Studios at 60% AMI 16 1-BR at 60% AMI 21 2-BR at 60% AMI 32 3-BR at 60% AMI
Funding Request		Funding Use	
LIFT Request:	\$3,612,427	Acquisition	\$1,512,000
Annual 4% LIHTC:	\$1,297,323	Construction	\$18,469,380
Conduit Bonds:	up to \$19,609,000	Development	\$7,084,990
OMEP:	\$120,000	Total:	\$27,066,370

PROJECT DETAILS	
Project Description:	Located in the North Portland Arbor Lodge Neighborhood, the Montana Vistas is a new construction project consisting of a 7-story 75-unit building. It will include a courtyard, secured bicycle parking, laundry, community lounge, and a meeting room. The unit mix will consist of 6 studios, 16 one-bedrooms, 21 two-bedrooms, and 34 three-bedroom units.
Partnerships to Serve Communities of Color:	The Arbor Lodge Neighborhood was once a predominately African American and vibrant Community of Color that was destroyed by the building of Interstate 5. Montana Vistas LLC plans to sign up to use the Portland Housing Bureau’s North/North East Preference Program to bring displaced residents back into the neighborhood. Montana Vistas LLC has reached out to various neighborhood and community agencies, such as the Black Parent Initiative, Self Enhancement Inc, Africa House, Asian Family Center, Latino Network, Impact NW, and Basic Rights Oregon to inform the shape of the building and many of the amenities. An MOU with the YWCA of Greater Portland has been signed to provided resident services that will include such services like housing stability, self-reliance, family engagement and a sense of community..
Reaching Underserved Communities:	By using the North/North East Preference Policy, Montana Vistas is trying to retain and/or return longtime residents in a rapidly gentrifying area. The MOU with the YWCA of



The Montana Vistas – Housing Stability Council approval

	Greater Portland brings in another underserved community, survivors of domestic violence struggling to regain control over their families and their personal wellbeing, and women reuniting with children and families following incarceration. Over half those served by the YWCA are from Communities of Color.
MWESB Target:	This project is expected to exceed 35% COBID-certified subcontractor and professional services participation.
Alignment with Statewide Housing Plan:	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing
The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.	
Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence, and is delegated to OHCS Finance Committee and the Executive Director.	

Rendering:





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

Date: June 4, 2021

To: Housing Stability Council Members;
Margaret Solle Salazar, Director

From: Julie V. Cody, Director, Affordable Rental Housing
Roberto Franco, Assistant Director, Development Resources and Production
Amy Cole, State Development Resources Manager
Rebecca Isom, Senior LIFT Program Analyst

Re: 2021 LIFT Homeownership NOFA Award Recommendations

Motion: Approve the LIFT funding recommendations for the following projects:

- **Village Meadows South in Sisters, \$900,000 in LIFT funds**
- **Taylor's Ferry Condominiums in Portland, \$1,700,000 in LIFT funds**
- **Century Blvd in Hillsboro, \$7,800,000 in LIFT funds**
- **Clackamas CLT in Milwaukie, \$1,100,000 in LIFT funds**

At the upcoming Housing Stability Council meeting, we will be presenting the LIFT Homeownership Award Recommendations for Council approval. These selections are based on the policies laid out in the [LIFT program framework](#) as approved by the Housing Stability Council. In this memo, we are providing you with a high-level summary of the recommended projects, more detailed information regarding each project can be found in the one-page summaries following this cover memo. We will provide a more detailed analysis of the NOFA policy direction and outcomes during the Housing Stability Council meeting.

NOFA Applications & Scoring:

This is the fourth round of LIFT funding dedicated to developing affordable homeownership units; the first round of LIFT funding for homeownership development was approved by the Housing Stability Council at its September 7, 2018 meeting. Of the \$150 million in LIFT funds allocated by the 2019 Legislature, 20 percent (\$30 million) are set-aside for homeownership development; half of these resources were offered in this NOFA for a total of \$15,000,000. In addition, there are funds from one returned LIFT Homeownership reservation available for commitment, bringing the total available for this fund offering to \$16,625,000.



The LIFT Homeownership NOFA was released on January 13, 2021 and included soft set-asides of 50% of funds for developments serving urban communities and 50% for developments serving rural communities. The only change in the current offering, compared to past offerings, was a new application format created to work better with OHCS' database system.

In all, there were 7 applications submitted requesting a total of \$12,162,000 in LIFT loans.

- Five projects were submitted for development in urban communities and
- Two projects were submitted for development in rural communities.

Requests totaled approximately \$11.2 million for the projects serving urban communities and \$962,000 for projects serving rural communities.

Applications were reviewed for completeness, and had to meet minimal threshold requirements in order to qualify to be scored by internal and external scoring committees on the following factors:

- Readiness to Proceed / Financial Viability / Development and Management Capacity: 45 points
- Service to Communities of Color / Innovation & Replicability / MWESB: 29 points
- Low Subsidy / Low Construction Costs: 26 points
- Wildfire Disaster Area: 5 bonus points

Four of the total applications met the threshold requirements and were scored, while three did not meet threshold requirements and were not scored, which is discussed further below.

Threshold requirements include:

- Readiness to proceed,
- Development team capacity,
- Financial viability
- Ownership Integrity
- Service to Communities of Color
- Commitment to Diversity, Equity and Inclusion

Funding Recommendation:

We are recommending a LIFT funding reservation for all four projects that met threshold and scored 50 or more points. All together, these projects will create 54 new affordable homes in communities across the state.



Funding Recommendations for LIFT HO – June 4, 2021

Project Serving a Rural Community

Project Name	County	Total Units	Sponsor
Village Meadows South	Deschutes	9	Sisters Habitat for Humanity
Total		9	

Projects Serving Urban Communities

Project Name	County	Total Units	Sponsor
Taylor's Ferry Condominiums	Multnomah	16	Habitat for Humanity Portland/Metro East
Century Blvd	Washington	18	Habitat for Humanity Portland/Metro East
Clackamas CLT	Clackamas	11	DevNW
Total		45	

As in the previous rounds of LIFT Homeownership, we see once again that applicants have challenges meeting threshold requirements. In this round, two projects from urban and one project from rural failed to meet threshold. As part of meeting threshold, applicants need to provide a fully complete application packet, including various exhibits such as proof of site control, MOUs, financing commitments, property valuation requirements, and so on.

The inability to meet the threshold requirements shows that although more traditional affordable housing developers have been able to meet the application requirements of the LIFT NOFA, it continues to be a challenge for developers with less capacity, such as smaller organizations in rural areas and culturally specific/responsive organizations.

To expand the reach of the LIFT program, any future offerings may consider designating points for innovative ways to get these smaller, more culturally specific, organizations to partner with larger organizations with more capacity.

See attached project summaries for additional information.



Recommended LIFT Homeownership Projects

Housing Stability Council 6/4/2021

Urban Set-Aside

Project Name	Sponsor	Project City	County	LIFT \$	LIFT\$ /UNIT	Total Units
* Century Blvd	HFH Portland Area	Hillsboro	Washington	\$1,800,000	\$100,000	18
* Clackamas CLT	DevNW	Milwaukie	Clackamas	\$1,100,000	\$100,000	11
* Taylor's Ferry Condo	HFH Portland Area	Portland	Multnomah	\$1,700,000	\$100,000	17
PCRI Pathway 1000	PCRI	Portland	Multnomah	\$5,000,000	\$263,158	19
Southtown CLT 2	DevNW	Corvallis	Benton	\$1,600,000	\$100,000	16
Total Urban Requested				\$ 11,200,000		81
Total Urban Recommended				\$ 4,600,000		46

Rural Set-Aside

Project Name	Sponsor	Project City	County	LIFT \$	LIFT\$ /UNIT	Total Units
* Village Meadows South	Sisters HFH	Sisters	Deschutes	\$900,000	\$100,000	9
Garden Estates Project	NW Coastal Housing	Lincoln City	Lincoln	\$62,000	\$62,000	1
Total Rural Requested				\$ 962,000		10
Total Rural Recommended				\$ 900,000		9
Total Recommended				\$ 5,500,000		55



OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY

Project Name:	Clackamas CLT		
City:	Milwaukie	County:	Clackamas
Sponsor Name:	DevNW		
Urban/Rural:	Urban	Total Units:	11
LIFT Request:	\$1,100,000	Units by Size & Affordability:	1 2-BR at or below 80% AMI 10 3-BR at or below 80% AMI

PROJECT DETAILS

Project Description:	DevNW plans to build 11 homes on 2.47 acres in an unincorporated area of Clackamas County, just north of Gladstone, with the homes ranging from about 1,000 square feet to 1,250 square feet. Homes will be sold to families earning at or below 80% of area median income (AMI). DevNW will use their internal Asset Management Team to establish their community land trust model for the property. This satisfies the requirement that OHCS maintain an ownership interest in the property for the life of the LIFT loan.
Partnerships to Serve Communities of Color:	DevNW maintains numerous community partnerships with various culturally specific organizations such as: Todos Juntos, Ant Farm, Hacienda CDC, and the Hispanic Interagency Network Team. Partnerships also exist with dominant-culture agencies that are experienced in culturally responsive service provision, including Northwest Housing Alternatives, Clackamas Women’s Services, and Clackamas County Children’s Commission. DevNW has a robust Homebuying Foundations course in both English and Spanish, taught by a mix of DevNW staff and local experts in the housing industry. DevNW also have a signed MOU with Community Lending Works (CLW), who will provide Credit Builder loans to clients referred by DevNW with automatic approval regardless of credit history or whether the community members have a SSN or ITIN or not. CLW provides bilingual, bicultural loan information, origination, and servicing.
Alignment with Statewide Housing Plan:	This project aligns with the Statewide Housing Plan by meeting the following priorities: <ul style="list-style-type: none"> • Homeownership • Equity and Racial Justice

The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and agree to solicit and engage MWESB organizations.





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Taylor’s Ferry Condominiums		
City:	Portland	County:	Multnomah
Sponsor Name:	Habitat for Humanity Portland Region		
Urban/Rural:	Urban	Total Units:	17
LIFT Request:	\$1,700,000	Units by Size & Affordability:	8 3-BR, 8 4-BR, and 1 5-BR units at or below 80% AMI

PROJECT DETAILS	
Project Description:	Habitat for Humanity Portland Region plans to build 17 homes on 2.02 acres in SW Portland, with the homes ranging from about 1,200 square feet to just under 1,800 square feet. Homes will be sold to families earning at or below 80% of area median income (AMI). Habitat for Humanity Portland Region will use their existing partnership with Proud Ground to establish a community land trust for the property. This satisfies the requirement that OHCS maintain an ownership interest in the property for the life of the LIFT loan.
Partnerships to Serve Communities of Color:	Habitat for Humanity Portland Region maintains numerous community partnerships with various culturally specific organizations such as: the African American Alliance for Homeownership, Native American Youth and Family Center, Hacienda CDC, and Asian Pacific American Network of Oregon. These organizations refer clients, teach classes, and support Habitat for Humanity’s housing programs in Multnomah and Washington counties. Recently, Habitat for Humanity Portland Region completed an equity audit with the Center for Equity and Inclusion, resulting in an internal Equity Team as well as an ambassador board targeting up and coming professionals.
Alignment with Statewide Housing Plan:	This project aligns with the Statewide Housing Plan by meeting the following priorities: <ul style="list-style-type: none"> • Homeownership • Equity and Racial Justice
The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and agree to solicit and engage MWESB organizations.	





**OREGON HOUSING *and*
COMMUNITY SERVICES**

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY

Project Name:	Village Meadows South		
City:	Sisters	County:	Deschutes
Sponsor Name:	Sisters Habitat for Humanity		
Urban/Rural:	Rural	Total Units:	9
LIFT Request:	\$900,000	Units by Size & Affordability:	9 2-BR, 3-BR, or 4-BR units at or below 80% AMI

PROJECT DETAILS

Project Description:	Sisters Habitat for Humanity plans to build a total of 9 new homes, consisting of four 2-bedroom homes, four 3-bedroom homes, and one 4-bedroom home. Homes will be sold to families earning at or below 80% of area median income (AMI). Sisters Habitat for Humanity has previously partnered with Proud Ground to establish a community land trust model for their organization. By continuing to use the model previously established on other projects, this satisfies the requirement that OHCS maintain an ownership interest in the property for the life of the LIFT loan.
Partnerships to Serve Communities of Color:	The City of Sisters is a popular vacation and recreation destination which has contributed to gentrifying housing costs pushing long-time residents of limited means out of the local housing market. The City estimates as many as 1,700 people drive in to work in Sisters every day, with the average commute being 30 miles round trip. Sisters Habitat for Humanity partners with NeighborImpact, and multiple local nonprofits that interact with low-income families in the Sisters area. Family Access Network, and Citizens for Community, as well as Hearts of Oregon Corps, make up a handful of the organizations they work with. Sisters Habitat for Humanity has historically had 25% of their approved homebuyers come from a minority community, and has connected with Spanish-speaking families via translators as needed.
Alignment with Statewide Housing Plan:	This project aligns with the Statewide Housing Plan by meeting the following priorities: <ul style="list-style-type: none"> • Homeownership • Equity and Racial Justice

The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and agree to solicit and engage MWESB organizations.





**OREGON HOUSING *and*
COMMUNITY SERVICES**

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Century Blvd		
City:	Hillsboro	County:	Washington
Sponsor Name:	Habitat for Humanity Portland Region		
Urban/Rural:	Urban	Total Units:	18
LIFT Request:	\$1,800,000	Units by Size & Affordability:	4 3-BR and 14 4-BR units at or below 80% AMI

PROJECT DETAILS	
Project Description:	Habitat for Humanity Portland Region plans to build a total of 18 homes between 1,500 and 2,200 square feet in Hillsboro. There will be 4 3-bedroom homes, and 14 4-bedroom homes, with 4 of the homes being Adaptable for families who have physical disabilities, and 2 of those being 4-bedroom units. Homes will be sold to families earning at or below 80% of area median income (AMI). Habitat for Humanity Portland Region has an ongoing partnership Habitat for Humanity of Oregon who, through a collaboration with Proud Ground, established a community land trust model that will be adapted for the property. This model satisfies the requirement that OHCS maintain an ownership interest in the property for the life of the LIFT loan.
Partnerships to Serve Communities of Color:	Habitat for Humanity Portland Region is partnering with the African American Alliance for Homeownership for this project, but also has existing partnerships with IRCO, Open Door HousingWorks, Bienestar, as well as various faith communities. Habitat has a large number of Somali homeowners and has learned through experience that this community largely uses word-of-mouth to get interest out there. One of their mostly recently completed neighborhoods has 23 out of 24 homes owned by a Person of Color.
Alignment with Statewide Housing Plan:	This project aligns with the Statewide Housing Plan by meeting the following priorities: <ul style="list-style-type: none"> • Homeownership • Equity and Racial Justice
The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and agree to solicit and engage MWESB organizations.	





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

Date: June 4, 2021

To: Housing Stability Council Members;
Margaret Solle Salazar, Executive Director

From: Dana Schultz, PSH Program Analyst
Amy Cole, State Development Resources Manager
Natasha Detweiler-Daby, Senior Operations and Policy Analyst
Roberto Franco, Assistant Director, Development Resources and Production
Julie V. Cody, Director, Affordable Rental Housing Division

Re: 2021 PSH NOFA Award Recommendations

Motions:

1. Approve the PSH NOFA funding recommendation for **Good Shepherd Village in Happy Valley**, \$3,500,000 in PSH funds and up to \$40,635,000 in Pass-Through Revenue Bond Financing subject to final approval from the OHCS Finance Committee and Executive Director and the borrower meeting underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval of the bond sale.
2. Approve the PSH NOFA funding recommendation for **Garden Park Estates in Portland**, \$3,750,000 in PSH funds with 25 PSH slots and up to \$26,325,000 in Pass-Through Revenue Bond Financing subject to final approval from the OHCS Finance Committee and Executive Director and the borrower meeting underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval of the bond sale.
3. Approve the PSH NOFA funding recommendation for **Sequoia Crossings in Salem**, \$3,518,550 in PSH funds with 60 PSH slots, and \$2,481,150 in HTF and up to \$12,521,250 in Pass-Through Revenue Bond Financing subject to final approval from the OHCS Finance Committee and Executive Director and the borrower meeting underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval of the bond sale.
4. Approve the PSH NOFA funding recommendation for **Desert Horizons in Lakeview**, \$4,231,450 in PSH funds and 17 PSH slots for Rent Assistance and Services.
5. Approve the PSH NOFA funding recommendation for **Ontario Affordable Housing in Ontario**, for 6 PSH slots for Rent Assistance and Services.



Summary

At the upcoming Housing Stability Council meeting, we will be presenting the 2021 PSH NOFA Award Recommendations for Council approval. In this memo, we are providing you with a high-level summary of the recommended projects; more detailed information regarding each project can be found in the two-page summaries following this cover memo.

NOFA Applications & Scoring:

The PSH NOFA was released on January 13, 2021 with an offering of \$19 million, \$15 million in PSH capital funds and \$4 million in federal Housing Trust Fund (HTF). While the NOFA was open, we found out that HUD had increased Oregon's HTF allocation to \$8 million from the anticipated \$4 million, bringing the available NOFA funds to \$23 million.

The NOFA included the following set-asides:

- 40% for developments serving urban areas,
- 45% for developments serving rural areas, and
- 15% for Tribal-led projects.

To be eligible for funding, projects had to be participants of the 2020 or 2021 Oregon Supportive Housing Institutes. Additional points were offered to projects that completed the 2020 Institute but were not awarded funding through the 2020 PSH mini-NOFA. PSH projects could apply for 100% PSH projects or integrated PSH projects where at least 10% and no more than 25% of the units are reserved for PSH.

Responses to the NOFA were due on March 24, 2021; OHCS received 5 proposals with cumulative requests of approximately \$14.5 million, funding 143 PSH units and 391 units overall.

- \$10.3 million in funding was requested for 120 units in 3 projects located in urban areas.
- \$4.2 million in funding was requested for 23 units in 2 projects located in rural areas;
- No Tribal-led projects submitted applications.

All 5 proposals submitted met threshold requirements and are eligible to be considered for fund reservation.

Through this NOFA, PSH projects are also eligible to request funding for rental subsidies and supportive services. One proposal, Ontario Affordable Housing, a rural project with 9% LIHTC



reservation, was only seeking PSH Rental Assistance and Services funding which had not been available when they had applied for NOFA funding.

The amount requested by applicants is less than the available funding, therefore fully funding all PSH projects is possible. However, the requests submitted would leave \$500,000 in state PSH Article XI-Q bond funds uncommitted. In order to not lose those resources staff have proposed that they be used in lieu of \$500,000 of the Sequoia Crossing request for HTF. This would allow OHCS to offer that remaining HTF funds next year and be a means for fully obligate state resources.

Funding Recommendation:

Applications for PSH were scored according to the process outlined in the NOFA. Attached is a spreadsheet that shows the proposals funding request and set-aside group. It is the program staff’s recommendation to Housing Stability Council to fund the development resources as well as PSH rent assistance and services slots for all 5 proposals.

Projects Serving Urban Communities

Project Name	County	Total Units/PSH Units	Sponsor
Garden Park Estates	Multnomah	117/25	Innovative Housing, Inc.
Good Shepherd Village	Clackamas	142/35	Caritas Housing Corps./Catholic Charities
Sequoia Crossings	Marion	60/60	Salem Housing Authority
Total		319/120	

Projects Serving Rural Communities

Project Name	County	Total Units/PSH Units	Sponsor
Desert Horizons	Lake	17/17	BB Development and Klamath Housing Authority
Ontario Affordable Housing	Malheur	55/6	Northwest Housing Alternatives
Total		72/23	

See attached project summaries for additional information.



Policy Analysis:

The 2021 PSH NOFA was the Affordable Rental Housing Division's first full PSH NOFA as only a mini-NOFA was released in 2020. Through this process we have learned a lot about where our PSH Program is and where we want to take it. We not only aim to deliver critical PSH resources to communities across Oregon, but we also want to ensure the PSH units we are funding are meeting best-practice standards and delivering deeply affordable and supportive permanent housing to our State's most vulnerable chronically homeless households.

In this round of funding we identified three areas to approach differently in the next PSH NOFA:

- **Increased Clarity and Transparency of PSH program priorities and expectations.** Over the last year, the ARH team has been working to stand up all the components of the PSH Program. The 2021 PSH NOFA was released without a PSH Policy Manual or final information around PSH Services requirements and funding, as these items were still being developed. By the next funding cycle, we will have a PSH Program Manual, a PSH Services Framework, a PSH Rental Assistance Framework, and PSH program contract templates, all providing much needed clarity for project sponsors to create robust PSH applications. These materials will also translate into increased clarity and transparency in our NOFA and application. We will provide more comprehensive questions, with greater detail on how they will be scored, especially around PSH priorities including racial equity and social justice, coordinated entry and CoC integration, and PSH services planning.
- **Access to PSH Rental Assistance and Services Funding.** With the way the 2021 PSH NOFA application process was structured, eligible projects only seeking PSH Rental Assistance and/or PSH Services funding had to complete a full development application. We are aiming to provide a more streamlined application process for teams who are solely seeking non-development resources for PSH.
- **Competitive Review of PSH Services Plan.** The 2021 PSH NOFA reviewed projects' PSH Services Plans within the Threshold Review stage of the NOFA review process. For the next funding cycle, we are planning to review PSH Services Plans within the Competitive Scoring stage to ensure the utilization of PSH best practices identified in the Oregon Supportive Housing Institute is prioritized in our funding decisions.

Statewide Housing Plan

As a PSH development offering with funding set-aside for rural proposals, funding available for integrated PSH projects, points for MWESB contracting, required Diversity Equity and Inclusion agreements, required use of Coordinated Entry, and a requirement that PSH units serve



households experiencing chronic homelessness, the PSH program and resulting housing meet the following Statewide Housing Plan priorities:

- Permanent Supportive Housing
- Affordable Rental Housing
- Rural Communities
- Homelessness
- Equity and Racial Justice

PSH NOFA Applicants (All Projects Recommended)

Housing Stability Council 6/4/21

Urban Set-Aside

Project Name	Sponsor	Project City	County	PSH Funds	Federal HTF	Maximum Annual Services Funding	Maximum Annual Rental Assistance Funding	OAHTC	Annual 4% LIHTC	Tax Credit Equity	Conduit Bonds \$**	OMEF \$	Total Units	Total PSH Units	Leveraged OHCS funds	Leveraged Non-OHCS Funds
Sequoia Crossings	Salem Housing Authority	Salem	Marion	\$3,518,550	\$2,481,150	\$600,000	\$291,924	\$0	\$849,373	\$7,473,735	\$12,521,250	\$0	60	60	4%, HTF	City of Salem PBVs (S8)
Good Shepherd Village	Caritas Housing Corps./Catholic Charities	Happy Valley	Clackamas	\$3,500,000	\$0	\$0	\$0	\$0	\$2,235,374	\$19,445,809	\$40,635,000	\$166,495	142	35	4%, OMEP	Metro Bond Funds, Clackamas County PBVs (S8 and VASH)
Garden Park Estates	Innovative Housing, Inc.	Portland	Multnomah	\$3,750,000	\$0	\$250,000	\$343,920	\$0	\$1,768,985	\$15,919,273	\$26,325,000	\$15,978	117	25	4%, OMEP	PHB HOME, Portland Clean Energy Fund
Total				\$10,768,550	\$2,481,150	\$850,000	\$635,844	\$0	\$4,853,732	\$42,838,817	\$79,481,250	\$182,473	319	120	4%, OMEP	PHB HOME, Portland Clean Energy Fund

** Up to amount

Rural

Project Name	Sponsor	Project City	County	PSH Funds	Federal HTF	Maximum Annual Services Funding	Maximum Annual Rental Assistance Funding	OAHTC	Annual 4% LIHTC	Tax Credit Equity	Conduit Bonds \$**	OMEF \$	Total Units	Total PSH Units	Leveraged OHCS funds	Leveraged Non-OHCS Funds
Ontario Affordable Housing	Northwest Housing Alternat	Ontario	Malheur	\$0	\$0	\$60,000	\$46,440	\$0	\$0	\$0	\$0	\$0	55	6	GHAP, HOME, 9%, HUD 811	Oregon Housing Opportunities for Persons with AIDS (HOPWA)
Desert Horizons	BB Development/Klamath Housing Authority	Lakeview	Lake	\$4,231,450	\$0	\$170,000	\$133,788	\$0	\$0	\$0	\$0	\$0	17	17	None	None
Total				\$4,231,450	\$0	\$230,000	\$180,228	\$0	\$0	\$0	\$0	\$0	72	23		
Total for all categories				\$15,000,000	\$2,481,150	\$1,080,000	\$816,072	\$0	\$4,853,732	\$42,838,817	\$79,481,250	\$182,473	391	143		

Available Funding

Sources	Available	Requested	Remaining
PSH Capital Funds	\$15,000,000	\$ 15,000,000	\$0
Federal Housing Trust Fund	\$8,000,000	\$ 2,481,150	\$5,518,850
Total	\$23,000,000	\$17,481,150	\$5,518,850



**OREGON HOUSING *and*
COMMUNITY SERVICES**

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY

Project Name:	Good Shepherd Village		
City:	Happy Valley	County:	Clackamas
Sponsor Name:	Caritas Community Housing Corp./Catholic Charities		
Urban/Rural :	Urban	Total Units/Total PSH Units	142/35
# Rent Assisted Units:	35	Units by Size & Affordability:	8 0-BR at 30% AMI 5 0-BR at 60% AMI 22 1-BR at 30% AMI 28 1-BR at 60% AMI 19 2-BR at 30% AMI 40 2-BR at 60% AMI 9 3-BR at 30% AMI 11 3-BR at 60% AMI
Funding Request		Funding Use	
PSH Capital Request:	\$ 3,500,000	Acquisition	\$1,000,000
Annual 4% LIHTC:	\$2,235,374	Construction	\$41,320,869
Conduit Bonds:	Up to \$40,635,000	Development	\$18,253,721
Federal Housing Trust Fund:	\$ 0	Good Shepherd Village is using non-OHCS PBRA and Services funding for their PSH units.	
PSH Rental Assistance and Services:	0 slots	Total:	\$60,574,590
OMEP:	\$166,495		

PROJECT DETAILS

Project Description:	<p>In 2012, the Brockamp family donated 11 acres to Catholic Charities of Oregon (CCO) to be developed as affordable housing. CCO’s dedicated housing entity—Caritas Community Housing Corporation—will build the first affordable housing development within the city limits of Happy Valley. This new development—Good Shepherd Village—is walking distance from groceries, healthcare, transit and parks.</p> <p>The property has a 4-acre natural area in its northeast quadrant, focusing the development’s 143 units, including 35 as PSH, serving single adults, families, and Veterans, within the 7 developable acres. Most of the family-sized (2- / 3-bedroom) units will be focused in 2 walk-up buildings, each surrounding a courtyard. A third, 4-story building will</p>
----------------------	--



	<p>have studios, 1- and some 2-bedrooms, plus management and supportive service offices, indoor and outdoor gathering spaces and play areas. Trauma-informed design of units and amenities was further refined by robust community feedback, including from culturally-specific partners and their clients.</p>
Partnerships to Serve Communities of Color:	<p>As the housing arm of Catholic Charities of Oregon (CCO), Caritas Housing will leverage CCO’s great depth of services and multi-cultural programs at Good Shepherd Village alongside culturally-specific services provided by partner organizations including the Asian Pacific American Network of Oregon (APANO), El Programa Hispano, Familias en Acción, and services for senior and Veteran populations offered by the Department of Human Services and Veterans Affairs. These organizations have been involved in predevelopment community engagement and design input, will be involved in marketing to reach diverse households, and will have programming on site during operations. Specific to Catholic Charities’ services that will be available to residents, Case Managers, Peer Support Specialists, and the Resident Services Coordinator (RSC) will collaborate with CCO’s other programming, including culturally-responsive services such as the Immigration Legal Services program, Multi-Cultural Counseling Center, and Cultural Orientation training through CCO’s Migration Services program (which also includes Refugee Resettlement).</p> <p>Catholic Charities will focus on reaching Asian and Hispanic/Latinx communities for this property. Specific to the populations recognized as having a high barrier to housing or those who disproportionately experience poverty and homelessness, culturally specific organizations (APANO, El Programa Hispano, and Familias en Acción) and their clients have participated in engagement regarding design, site amenities, and other attributes, and will help ensure the intended communities successfully become residents of the completed property.</p>
Reaching Underserved Communities:	<p>Partnerships with Veterans Affairs and the Department of Human Services in Clackamas County will help ensure that Good Shephard Village is also accessible to Veterans and seniors. The project has recently begun to establish a partnership with Easter Seals of Oregon, who will offer robust connections to employment and volunteer opportunities for residents and will help connect their existing clients to this housing, especially their focus populations of people with disabilities, seniors and Veterans. These partners complement CCO’s existing experience and model of providing resident services that are responsive to the population, geography, and other needs of each property’s residents.</p>
MWESB Target:	<p>Good Shepherd Village plans to exceed 25% participation for COBID-certified professional services firms.</p>
Alignment with Statewide Housing Plan:	<ul style="list-style-type: none"> • Permanent Supportive Housing • Affordable Rental Housing



- Homelessness
- Equity and Racial Justice

The PSH program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.

This development conforms to all OHCS underwriting standards. The primary risk is with the current unknown environment relating to COVID-19 and whether it will affect the construction period or delay any material deliveries necessary for the project. Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence, and is delegated to OHCS Finance Committee and the Executive Director.

Rendering: Communities Buildings





**OREGON HOUSING and
COMMUNITY SERVICES**

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Garden Park Estates		
City:	Portland	County:	Multnomah
Sponsor Name:	Innovative Housing, Inc.		
Urban/Rural :	Urban	Total Units/Total PSH Units	117/25
# Rent Assisted Units:	25	Units by Size & Affordability:	5 0-BR at 30% AMI 3 0-BR at 60% AMI 5 1-BR at 30% AMI 1 1-BR at 60% AMI 15 2-BR at 30% AMI 75 2-BR at 60% AMI 5 3-BR at 60% AMI 8 2-BR Market Rate
Funding Request		Funding Use	
PSH Capital Request:	\$ 3,750,000	Acquisition	\$5,069,400
Annual 4% LIHTC:	\$ 1,768,985	Construction	\$26,202,948
Conduit Bonds:	Up to \$26,325,000	Development	\$10,777,463
Federal Housing Trust Fund:	\$ 0		
PSH Rental Assistance and Services:	25 slots	Total:	\$42,049,811
OMEPE:	\$15,978		

PROJECT DETAILS	
Project Description:	Garden Park Estates is an existing LIHTC property located in SE Portland. It currently contains 62 2-BR apartments and one 3-BR house scattered over an irregularly shaped 4.13 acre site. All the units are in poor condition. IHI plans to improve the property and better utilize the generous acreage by tearing down 29 of the units and rebuilding 83, netting an increase of 54 units and creating a community that increases from 63 to a total of 117 permanently affordable homes. Twenty-five of the new homes will be dedicated as PSH, serving single adults and families. The newly configured property will provide lower rent levels and a wider array of unit types than currently offered. IHI will retain and improve all existing site amenities (a children’s play area, on-site management offices, a laundry room, and many of the mature trees) while adding a community/resident services space,



	improved security, on-site supportive services plus additional programming for PSH families, walking paths, and an outdoor amphitheater.
Partnerships to Serve Communities of Color:	<p>IHI is working with The Asian Pacific American Network of Oregon (APANO) to engage in culture building and placemaking efforts at Garden Park, both as an aspect of the project’s redevelopment and as an ongoing part of programming. APANO will consult with IHI staff and residents at Garden Park to identify spaces, modes, systems and develop programs to actively create and nurture connections and culture. This process will necessarily be relationship-based and resident-driven. APANO will share their years of experience with cultural placemaking and help IHI learn to expand their service model to integrate intentional and ongoing culture building into their work. Specific to the redevelopment project, IHI will consult with APANO to identify locations and opportunities to create resident-driven art projects such as murals, and an entry monument that signals an inclusive and welcoming space. In addition to creating welcoming public spaces, IHI is also committed to providing appropriate services for our residents. When selecting site-based staff for their projects (both management and resident services) they strive to hire people with similar lived experiences and cultural connections as the people they house. To fully meet residents’ needs, they complement their own service program with a strong network of culturally specific partners, including the Asian Family Center/IRCO, NAYA, Black Parent Initiative, El Programa Hispano, Self Enhancement, Inc. and the Latino Network.</p> <p>IHI has also developed an exciting relationship with The Blueprint Foundation at Garden Park. The Blueprint Foundation’s mission is to eliminate the opportunity gap for Black youth within the Portland Metropolitan Area by working with Black youth to expose them career options in construction and environmental jobs. IHI and The Blueprint Foundation are collaborating to create an opportunity for youth to plan, design, and build an environmental project at Garden Park Estates. In addition to working together to create a project for Blueprint Foundation participants, the two organizations will work together to engage all resident youth at Garden Park in the Blueprint Foundation’s programs and to connect both IHI residents and other Blueprint Foundation participants with IHI’s ongoing development projects to increase youth exposure to construction and environmental careers.</p>
Reaching Underserved Communities:	The services at Garden Park will be aimed first at keeping people housed, then at supporting them to reach other stabilization goals. The team will do that by building relationships with residents and connecting them to a rich offering of multicultural services provided both on and off-site. The project is designating two staff positions to PSH units: a Housing Support Specialist (HSS) and a Peer Support Specialist (PSS). These staff will start working with residents when their names are first identified by the Multnomah County Coordinated Access list (with preference for IRCO referrals, a refugee serving organization). Staff will help them through the application process, assist with securing funds for security deposits,



	<p>help them acquire needed furniture or other household goods, and provide orientation to their new apartment once they move in. Once they are living on site, a Specialist will work with them to develop an individual goal plan that will evolve as the resident accomplishes goals and articulates new ones.</p> <p>IHI has identified that low-income families often face obstacles to housing, both systemic (ie: financial barriers, rigorous compliance paperwork and timelines, criminal or credit history) and discriminatory. These barriers have disparate impacts on people of color and others with intersecting differences such as disabilities. To mitigate this, IHI has worked to develop appropriately relaxed screening criteria that minimizes criminal, credit, and rental history barriers and they provide a universal appeal process and individualized assessment for every type of denial. They accept Rent Well Certificates and do not require social security numbers. IHI's Housing Support Specialist will engage with PSH applicants during the application process to help mitigate additional barriers faced by households experiencing homelessness, and assist with Reasonable Accommodations based on disability status and universal appeals related to any screening denial.</p>
<p>MWESB Target:</p>	<p>The goal is 30% participation which is both the Portland Housing Bureau's goal and an internal Innovative Housing mandate.</p>
<p>Alignment with Statewide Housing Plan:</p>	<ul style="list-style-type: none"> • Permanent Supportive Housing • Affordable Rental Housing • Homelessness • Equity and Racial Justice
<p>The PSH program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.</p>	
<p>This development conforms to all OHCS underwriting standards. The primary risk is with the current unknown environment relating to COVID-19 and whether it will affect the construction period or delay any material deliveries necessary for the project. Enough contingency was built into the budget to mitigate risk of delay. Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence, and is delegated to OHCS Finance Committee and the Executive Director.</p>	





**OREGON HOUSING *and*
COMMUNITY SERVICES**

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Sequoia Crossings		
City:	Salem	County:	Marion
Sponsor Name:	Salem Housing Authority		
Urban/Rural :	Urban	Total Units/Total PSH Units	60/60
# Rent Assisted Units:	60	Units by Size & Affordability:	54 1-BR at 30% AMI 6 2-BR at 30% AMI
Funding Request		Funding Use	
PSH Capital Request:	\$ 3,518,550	Acquisition	\$ 790,000
Annual 4% LIHTC:	\$ 849,373	Construction	\$12,179,726
Conduit Bonds:	Up to \$12,521,250	Development	\$5,246,041
Federal Housing Trust Fund:	\$ 2,481,150		
PSH Rental Assistance and Services:	60 slots (only 30 for RA)	Total:	\$18,215,767
OMEP:	\$0		

PROJECT DETAILS	
Project Description:	Sequoia Crossings will provide housing and intensive services to 60 vulnerable community members experiencing chronic homelessness in Salem. Residents will be referred from Salem’s Coordinated Entry System, a waiting list that prioritizes people experiencing homelessness and matches them with appropriate housing. Incorporating trauma informed design, culturally responsive services and property management expertise, Sequoia Crossings will consist of 54 one-bedroom and 6 two-bedroom apartments for single adults, couples, and small families experiencing chronic homelessness and struggling with addiction, mental illness, and other complex health conditions. Supportive services will be offered on-site by The ARCHES Project, an experienced local services provider. The site is ideally situated for affordable housing with bus lines, a grocery store, shopping and services within walking distance or a short bus ride away.
Partnerships to Serve Communities of Color:	The ARCHES Project, the service provider at Sequoia Crossings, will partner with the following local culturally-specific organizations to appropriately support communities of color in both accessing and living at Sequoia Crossings: -Seeds of Faith Ministries (primarily serving the African American community),



	<p>-Mano a Mano (a vital service provider for the Latinx community), and</p> <p>- Island Boy Camp (Marshallese community connector).</p>
<p>Reaching Underserved Communities:</p>	<p>In order to be responsive to the characteristics of people experiencing homelessness in Salem, Sequoia Crossings aims to be inclusive of persons who identify with racial and ethnic minority groups; survivors of domestic violence and mental, emotional or physical trauma; people with developmental disabilities; and people who identify as LGTBQIA. The ARCHES Project will attempt to address the major factors influencing homelessness for people of color, and ensure equitable access to this vital permanent supportive housing by employing the following measures:</p> <ul style="list-style-type: none"> • Drawing directly from the Coordinated Entry waiting list which has already identified those most in need of permanent supportive housing, and prioritizes people based on a vulnerability index that includes factors like frequent involvement with systems (criminal justice, foster care, emergency rooms), substance use, and chronic health conditions that disproportionately impact people of color. • Employing Housing First and low-barrier screening including minimal criminal background screening, low thresholds for credit screening, and an appeal process that allows applicants to request reasonable accommodations or submit evidence to demonstrate that situations in their backgrounds that may not meet screening criteria and are unlikely to happen again. • Ensuring that the design team Incorporates trauma-informed design principles and input from ARCHES staff and people with lived experience of homelessness and trauma. • Working in partnership with culturally specific organizations and continuously work to provide services that are inclusive and culturally responsive such as providing accessible information and application materials. All materials for residents will be written in plain language, and staff will assist residents in understanding the content of written materials when necessary. Intake/application forms can be completed orally if requested by the applicant; and written materials are available in languages spoken by the applicants. Translated materials, and/or interpretation and translation services will be available to residents as needed.
<p>MWESB Target:</p>	<p>For the Sequoia Crossings project, SHA’s goal for MWESB/SFVBE COBID certified firm utilization is 30%. The team decided on this goal because it exceeds OHCS’ goal of 20% for the non-metro region, and is both ambitious and achievable based on the General Contractor’s history of success.</p>
<p>Alignment with Statewide Housing Plan:</p>	<ul style="list-style-type: none"> • Permanent Supportive Housing • Affordable Rental Housing



- Homelessness

The PSH program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.

This development conforms to all OHCS underwriting standards. The primary risk is with the current unknown environment relating to COVID-19 and whether it will affect the construction period or delay any material deliveries necessary for the project. Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence, and is delegated to OHCS Finance Committee and the Executive Director.

Rendering: Communities Buildings



VIEW LOOKING TOWARDS BUILDING A



VIEW LOOKING TOWARDS ADMIN/COMMUNITY BUILDING & BUILDING B





**OREGON HOUSING *and*
COMMUNITY SERVICES**

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Desert Horizons		
City:	Lakeview	County:	Lake
Sponsor Name:	BB Development/Klamath Housing Authority		
Urban/Rural :	Rural	Total Units	17
# Rent Assisted Units:	17	Units by Size & Affordability:	13 0-BR at 60% AMI 4 1-BR at 60% AMI
Funding Request		Funding Use	
PSH Capital Request:	\$ 4,231,450	Acquisition	\$201,500
4% LIHTC:	\$ 0	Construction	\$3,089,790
Federal Housing Trust Fund:	\$ 0	Development	\$940,160
PSH Rental Assistance and Services:	17 slots		
OMEPS:	\$0	Total:	4,231,450

PROJECT DETAILS	
Project Description:	Desert Horizons is a new construction PSH project with 17 units to be located in Lakeview. The unit mix will consist of 13 SRO and 4 one-bedroom units. Desert Horizons is a permanent supportive housing project, designed to address the increasing population of persons experiencing homelessness in Lakeview. Two units will be fully ADA accessible. There will be a common area that will include laundry facilities, a community space and restrooms. Desert Horizons will follow the "Housing First" model of providing permanent supportive housing as a necessary part of stabilizing residents, to support the access and use of needed supportive services. A Housing Services Manager will provide on-site tenancy support services and Lake County service organizations will offer an array of services, including financial, medical and behavioral health support to residents.
Partnerships to Serve Communities of Color:	The Desert Horizons team has well established relationships with local service providers within the community in order to support residents of various cultural and socio-economic backgrounds. OHCS will ensure MOUs with appropriate partners are in place to provide culturally relevant services to residents.



<p>Reaching Underserved Communities:</p>	<p>The Desert Horizons team has well established relationships with organizations around Lake County in order to identify the underlying needs of individuals while respecting their cultural and socio-economic experiences. This will allow for future residents to access necessary resources intended to promote overall well-being and self-sufficiency in a way that positively impacts the community at large. Coordination between the region’s service providers including Oregon Department of Human Services, Lake District Wellness Center, Klamath Lake Community Action Services and Lake Health District, will connect underserved households to the project. Desert Horizons will form a case conferencing committee with the above providers to consider the applicants and support them in accessing this PSH. Klamath Housing Authority has used this model for placement at both Trail's View and Liberty Park Village and it has been very successful. The turnover rate at these properties is very low, and the client stabilization rate has been extremely high.</p>
<p>MWESB Target:</p>	<p>Desert Horizons development team has established a goal of 20% MWESB firm participation for this project. This percentage aligns with the OHCS-MWESB Compliance Manual Update from January 2021, which identifies a 20% goal for Lakeview (Region 4 - Rural)</p>
<p>Alignment with Statewide Housing Plan:</p>	<ul style="list-style-type: none"> • Permanent Supportive Housing • Affordable Rental Housing • Rural Communities • Homelessness
<p>The PSH program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.</p>	
<p>This development conforms to all OHCS underwriting standards. The primary risk is with the current unknown environment relating to COVID-19 and increased costs of materials necessary for the project.</p>	

Rendering: Communities Buildings





OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

SUMMARY			
Project Name:	Ontario Affordable Housing		
City:	Ontario	County:	Malheur
Sponsor Name:	Northwest Housing Alternatives		
Urban/Rural :	Rural	Total Units/Total PSH Units	55/6
# Rent Assisted Units:	16	Units by Size & Affordability:	2 0-BR at 30% AMI 8 0-BR at 50% AMI 6 0-BR at 60% AMI 13 1-BR at 50% AMI 10 1-BR at 60% AMI 8 2-BR at 50% AMI 8 2-BR at 60% AMI
Funding Request		Funding Use	
PSH Capital Request:	\$ 0	Acquisition	n/a
4% LIHTC:	\$ 0	Construction	n/a
Federal Housing Trust Fund:	\$ 0	Development	n/a
PSH Rental Assistance and Services:	6 slots	Ontario Affordable Housing was awarded development funds from OHCS in 2020. Through the 2021 PSH NOFA, the project is only seeking 6 funding slots for PSH Services and Project-Based Rental Assistance.	
OMEP:	\$0	Total:	n/a

PROJECT DETAILS	
Project Description:	Northwest Housing Alternatives' (NHA) Ontario Affordable Housing will be a place to call home for adults and families experiencing chronic homelessness, people receiving care for HIV/AIDS and mental illness, as well as working individuals and families. There is an immense need for well-built, affordable housing with wraparound services in Ontario where we see high rates of poverty. To address these needs NHA has partnered with 10 local organizations through the Malheur United for Housing Task Force to provide services and supports at Ontario Affordable Housing to ensure positive outcomes for residents. The proposed site is a former senior care facility that is ideally located in the community and capable of providing 55 new homes including 6 PSH units. All the pieces are in place to



	<p>ensure that this project is ready to transform the lives of its future residents and create brighter opportunities for Ontario.</p>
<p>Partnerships to Serve Communities of Color:</p>	<p>NHA and its myriad service partners that will play an integral part in the Ontario Affordable Housing Development have made outreach to specific racial and ethnic groups in the region a key part of the overall approach to developing supportive housing. Because of the unique demographics and history of Eastern Oregon, input has been gathered from a variety of service providers, governmental agencies, and citizens over three years to shape the equity goals and strategies for this project. As one of the chief service providers for PSH tenants at the development, Community in Action (CinA) provides services in a culturally responsive way to ensure that all residents of Ontario and the wider community have access to services that are meaningful to them. Staff who are hired to work with customers have diverse backgrounds, a variety of lived experience, and have language preferences that match those of our communities. The CinA service delivery demographics include White, Latino, American Indian, Japanese, Basque, and African. More recently new refugee families from North Africa and the Middle East have been relocated to the community with assistance from the IRCO Refugee Welcome Center.</p> <p>CinA will work in consort with the Resident Services provider at the project, Euvalcree, a culturally specific organization based in Ontario with offices in several towns across Eastern Oregon. Euvalcree is a nonprofit organization that arose to provide a voice to Eastern Oregon’s large population of Latinx residents. Their unique blend of services, grassroots outreach, and community organizing ensure that community member’s current needs are met while also advocating for stronger and more prosperous Latinx communities in the future. Euvalcree is the current Resident Services provider of four of Northwest Housing Alternatives’ affordable housing properties in Hermiston, Oregon (Umatilla County). The partnership with Euvalcree at Ontario Affordable Housing will build upon this existing relationship to create better outcomes for all residents at the property, including those receiving joint supports from CinA.</p> <p>With this development NHA will ensure that those residents of Ontario who have historically had the least supports: the 45% of residents who identify as Latino or Hispanic, Native Peoples, and Refugees; receive the best and most comprehensive services. These services will come from a broad equity-focused network of supportive organizations headlined by Community in Action, Euvalcree, and NHA.</p>
<p>Reaching Underserved Communities:</p>	<p>As a community-based services provider in Malheur and Harney counties, Community in Action (CinA) participates fully in the coordinated entry systems for both counties. Other key organizations at the project (Euvalcree, DHS, and Lifeways) are also participants in the Coordinated Entry systems administered by CinA. Community in Action will be able to</p>



	refer individuals and families to the project who are at the highest risk of homelessness and the most critically in need of supportive stabilization services. While challenges unique to this region including vast distances, extremely limited financial resources, and limited services; this dedicated group of providers has been able to shape the CE system to rise to these challenges. Through active partnership with other service providers in the county, underserved individuals and families in need will have the highest chance at long-term success in housing. The development features several levels of services designed for reaching underserved populations, including supports and on-site staff from Department of Human Services (DHS), mental health care through Lifeways, intensive case management services through CinA, and wrap-around Resident Services from Euvalcree.
MWESB Target:	15% DMWESB-SDV professional services contracting, 10% DMWESB-SDV construction contracting, 20% DMWESB-SDV participation in property management services contracting
Alignment with Statewide Housing Plan:	<ul style="list-style-type: none"> • Permanent Supportive Housing • Affordable Rental Housing • Homelessness
The PSH program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.	
This development conforms to all OHCS underwriting standards.	





Date: May 28, 2021

To: Housing Stability Council

From: Caleb Yant, Deputy Director and Kim Travis, Wildfire Recovery Manager

Re: OHCS Wildfire Recovery Update

Background:

Labor Day weekend 2020, after weeks of dry weather conditions, unusually high winds caused multiple wildfires to rapidly expand and spread throughout different regions across Oregon. When the fires finally subsided, all told, one million acres burned and over 4,000 homes were destroyed, including over 1,700 manufactured homes in 20 Manufactured Home Parks. Thousands of Oregonians found refuge with a family member, friend, or in a non-congregate shelter setting quickly stood up by the American Red Cross in coordination with local, state, and federal government. Working closely with the American Red Cross, Oregon Department of Human Services is the lead state agency overseeing “Mass Care” to ensure survivors can access shelter at hotels across Oregon.

Spurred into action, with equity and racial justice embedded from the beginning, OHCS assembled an Oregon Disaster Housing Task Force bringing together key housing partners across levels of government, non-profit, and private sector for a kick-off meeting on September 18th. In Oregon’s Disaster Recovery Plan, OHCS is designated as the lead for State Recovery Function 5 – Disaster Housing, responsible for convening the Task Force and developing the Disaster Housing Recovery Action Plan. Long-term housing recovery being a key focus, staff analyzed ways to incentivize future housing investments in wildfire affected communities and found that Latinx and agricultural worker populations were disproportionately impacted in many of the wildfire affected areas. The Oregon Disaster Housing Task Force began to develop a Disaster Housing Recovery Action Plan to guide state agency resources in support of local recovery efforts. Federal partners, led by HUD, initiated a Housing Impact Assessment to document pre-and post-Disaster Housing Impacts (HUD presentation attached).

OHCS Investments for Response and Recovery:

Affordable Rental Housing Investments

Oregon Housing and Community Services (OHCS) staff, leadership, and the OHCS Housing Stability Council responded quickly to both immediate needs of survivors and to long-term housing recovery. The Affordable Rental Housing Division provided temporary relief to survivors seeking housing by allowing Low Income Housing Tax Credit (LIHTC) building owners to request a waiver to rent to over-income households. Within weeks OHCS encouraged

existing developments and those in the pipeline to preference wildfire survivors. To support long term redevelopment in Disaster Declared Counties, OHCS positioned Affordable Rental Housing resources to prioritize funding opportunities in Notices of Funding Availability (NOFAs) through 2023. The OHCS Housing Stability Council approved the adoption of preferencing new development and preservation in the eight Federally Declared Wildfires counties starting in 2021.

OHCS swiftly amended state rules and the Qualified Allocation Plan (QAP) to make recovery-responsive preferences, allow for projects in impacted areas to receive preference points in the scoring of project applications, and support long term recovery and rebuilding of much needed housing supply. For example, being that there was varying degree of housing impact by County and within specific Census Tracts, we tiered the NOFA scoring criteria accordingly with the highest level of points to city/town jurisdictions with the highest degree of housing units impacted, second level to the remainder of the jurisdiction directly impacted by wildfires, and the third level to the remainder of the declared counties. This preference is adopted for the next three years of funding cycles for our 9% LIHTC, HOME, and our General Obligation Bond funded Local Innovation and Fast Tract (LIFT), Veterans, and Small-Scale Projects offerings. The following resources have been prioritized in 2021:

- \$10M in Low Income Housing Tax Credits
- \$24M in Oregon Affordable Housing Tax Credits
- \$2.875M in Agricultural Worker Housing Tax Credit
- \$60M in LIFT (funding decisions on June 4, 2021)
- \$26.5M in Gap Funding
- \$4M in HOME

Housing Stabilization Division Investments

In October, the Emergency Board allocated \$10M in funding for the Wildfire Damage Housing Relief Program. Prior to the wildfires of 2020, this program was not utilized and required rule changes to allow for renters to access this program. These are flexible funds to support a variety of needs, with a maximum payment of \$6500 to qualifying households. The qualifications include being able to verify damage or loss to their primary residence, which needed to be considered uninhabitable, and be below 200% of the Federal Poverty Level. To date, about \$4.7M has been distributed in cash payments to wildfire survivors. OHCS contracted with Oregon Latinx Leadership Network to work with local partners for outreach to individuals who face barriers such as race, language and access to technology to apply for the Wildfire Damage Relief Fund. The Network has been supporting households applying for the program by completing the application on their behalf and with their consent or providing technology and access to allow them to complete the process, including support with gathering necessary documentation. OHCS is also working closely with Oregon Department of Human Services to assist survivors in non-congregate shelters to apply for the Wildfire Damage Housing Relief Program.

Due to the extensive destruction in Jackson County, with an estimated 2,357 residential structures lost or damaged including 1,700 manufactured homes, a collaborative of local safety net providers are launching a Housing Stability Center for fire survivors. The Center will provide one-stop services, available in Spanish and English, for survivors who need more stable housing options, including assistance in securing rental housing or housing counseling and homeownership assistance that is targeted at supporting manufactured home ownership. OHCS has made \$1 million available to ACCESS, the lead agency to implement the Housing Stability Center. Partners include: Maslow Project, Jackson County Housing Authority, and the Oregon Human Development Corporation, who is providing bilingual services. This collaboration will be closely connected to the Jackson Long Term Recovery Group to ensure wildfire survivors have access to needed resources throughout disaster recovery.

OHCS positioned federal funding to support survivors on their path to recovery from these disasters. Emergency Solutions Grant (ESG) funding is available through a number of community-based non-profits across the state to support urgent needs including homelessness prevention, emergency shelters, outreach, data collection, and case management.

In total, \$22,385,087 was awarded to grantees across the 8 wildfire affected counties in Emergency Solutions Grants (ESG) CV Wave 2. The grants award numbers are in the following service areas:

- Lane County, 1 grant of \$6,758,209
- Jackson County, 5 grants totaling \$2,691,067
- Marion County, 2 grants totaling \$5,930,373
- Lincoln & Linn, 4 grants totaling \$5,449,667
- Douglas County, 2 grants totaling \$730,485
- Klamath County 0 grants
- Clackamas County, 3 grants totaling \$1,159,283

One of the grantees in Jackson County, Options for Helping Residents of Ashland, received a \$1,464,192 to prevent and respond to COVID-19. OHRA purchased a 62-unit hotel for use as a shelter for households from wildfire areas in Southern Oregon. These funds also help people get out of the hotel using “rapid rehousing” dollars to pay rent and provide additional support. NW Coastal Housing in Lincoln County received \$833,125 in ESG to support the Phoenix Rising NW, a hotel acquisition as part of the Oregon Community Foundation’s Project Turnkey effort.

The wildfires exacerbated extremely low vacancy rates across Oregon but most notably in Lincoln, Marion, Lane and Jackson Counties. This has made increased rental assistance resources inadequate to address the need. Many wildfire survivors are experiencing loss from the wildfires compounded by COVID-19. Additionally, local community organizations engaged in development and service delivery are stretched thin and don’t have the capacity to produce shovel ready interim housing projects at the pace needed. OHCS has made a recent pivot to lead and facilitate the creation of more interim housing solutions in partnership with local organizations.

In Marion and Linn Counties, wildfire survivors will be able to access interim housing at the Marion County Turnkey project in Salem, the former Super 8 Hotel currently being acquired by Mid-Willamette Valley Community Action Agency. OHCS is providing \$750,000 to facilitate this acquisition.

In Jackson County, OHCS is providing a \$1 million grant and a \$700,000 low-interest Oregon Rural Rehabilitation Loan to the Talent Urban Renewal Agency as support for the Gateway transitional to permanent housing project that will house 53 families. Together, with a grant from the People's Bank of Commerce Foundation, the Gateway Site will be the first site in Talent to house fire survivors — and is targeted at survivors who might not be eligible for FEMA support, and to stabilize families with children in the Phoenix-Talent School District.

Among many partners, OHCS is supporting work on the ground in Southern Oregon with CASA-Unete. Relationships developed during its Farmworker Housing Needs Assessment, which was already underway prior to the fires, now will be leveraged post-fire to: (1) Obtain quick data needed to articulate housing needs and potentially inform the current session of the Oregon Legislature; and (2) drill down deeper for other information that will help farmworker communities to make progress in seeking assistance.

Manufactured Housing Investments

Nearly 10% of Oregon's population, 140,000 households, live in a manufactured home and nearly half of those are at least 40 years old and can have significant health and safety hazards, as well as locational issues such as being in floodplains. Recognizing the scale, scope, and importance of manufactured housing as an affordable homeownership option, the Oregon Legislature passed House Bill 2896 in 2019 providing initial funding and direction for OHCS to establish two new housing-related programs, a pilot manufactured home replacement forgivable loan program and a Manufactured Home Park acquisition loan fund in partnership with Community Development Finance Institutions (CDFIs). While we are waiting for additional legislation to pass this session, we are working on setting up a delivery program specific to wildfire recovery, since we anticipate a large demand. Our current program allows for loans of up to \$35,000. We are evaluating the level of need and level of resources available to determine the max loan amount for wildfire recovery and have convened a subcommittee of the Manufactured Housing Advisory Committee to work on program details.

The Housing Impact Assessment completed by HUD states that 1,009 manufactured homeowners applied for FEMA assistance and of those applicants, 561 were not insured. Strategies for replacing lost manufactured housing is a critical and complex component of Oregon's disaster recovery. OHCS pulled together expertise to support local communities and determine eligible uses of new HB 2896 resources and recommended amendments to existing statutes in this natural disaster environment. The result is pending legislation in the form of HB 3218 that would allow for the expansion, repair, or reconstruction of parks destroyed by natural disaster and the acquisition of land for new park development. It would also allow OHCS to expand the eligibility of manufactured home replacement loans to wildfire survivors who lost

a home in a privately-owned manufactured home park, providing them with critical gap funding to help replace their homes. HB 3218 was voted unanimously off the Senate Floor and is now headed to the Governor for her signature.

Next Steps and Future State:

In April, with funding from the Emergency Board, OHCS executed a contract with national disaster recovery experts, ICF to assist with a number of key deliverables including finalizing the Disaster Housing Recovery Action Plan, completing an “Unmet Needs Assessment” to identify resources needed to support housing and infrastructure, and assisting in developing a State-Supported Interim Housing Program designed using national best practices. OHCS is bringing on additional contractors to provide development capacity in support of local efforts to create an interim housing pipeline aligned with and implemented by local community organizations.

OHCS is focused on the following short-term strategies:

- Clarifying role and funding expectations for our Community Action Agency (CAA) partners to lead service delivery efforts to re-house survivors
- Prioritizing national contractor (ICF) efforts to create a development toolkit and associated state-supported interim housing program
- Identifying and committing funding (and staff support) for interim housing projects. OHCS is currently operating under an unfunded mandate to provide interim housing. This is particularly challenging for an agency of our size which has relatively small Full-Time-Employee count and very little flexible General Fund appropriations
- Contracting with experienced Interim Housing Coordinators/Developers to quickly establish interim housing projects in alignment with a state-run interim housing program
- Working in concert with the Governors Office, ODHS, and, most importantly, community to establish metrics of success for an equitable housing recovery

Legislative Package and Staffing Needs

The Oregon Legislature is considering HB 3127, with investments to support wildfire recovery activities across state and local government. The current bill highlights \$429,500,000 in housing related investments including land acquisition, reconstruction and replacement of homes, mobile homes, manufactured housing units, and rental housing, along with funds for new construction and subsidizing costs for affordable housing development. The Legislature is interested in innovative approaches and supporting an “Oregon Rebuilding Oregon” initiative to encourage local product and materials development, including purchasing manufactured homes built in Oregon and other efforts such as creative utilization of damaged trees from the disaster to potentially bring down the cost of lumber.

This devastating crisis has highlighted the need to have additional staff capacity to support the requirements outlined in Oregon’s Disaster Recovery Plan. OHCS is immediately requesting positions and developing a staffing model to support wildfire recovery planning and

programming new resources. The request to Legislative Fiscal Office is for a new **permanent** Disaster Response and Resiliency Unit within OHCS. The structure of this centralized unit is informed by national consultants (ICF) and is meant to be scalable from a small permanent resiliency planning team to a large “reservist” team during disaster response and recovery. This centralized team will contain an Executive Level Assistant Director, 2 Emergency Response and Resiliency Project Managers, a limited duration Community Engagement Specialist located in Jackson County, and an Administrative Support Specialist. Additional “reservist” positions will be dedicated to support specific needs including manufactured housing, land acquisition and multifamily housing development, homeless services, data/research and communications.

Recommendations from Housing Stability Council

OHCS seeks guidance from Housing Stability Council in measuring an equitable recovery. As OHCS staff work to link the Housing Impact Assessment data with the Disaster Housing Recovery Action Plan, and begin to create metrics for evaluation, input from the Housing Stability Council will provide important direction. In addition to guidance from the Housing Stability Council, OHCS recognizes the need to ground truth data from the HUD Housing Impact Assessment and will be launching a public input period in the coming weeks when the Spanish translation is available. OHCS is committed to engaging with communities and impacted individuals to describe the needs of wildfire survivors, helping state government understand the issues/barriers, design the solutions, and informing what success looks like. Data from work on the ground with CASA and Unete will be extremely valuable toward incorporating needs of displaced agricultural workers in Southern Oregon and will help advance equity in recovery.

At the last meeting of the Oregon Disaster Housing Taskforce, participants were asked to consider the Disaster Housing Recovery Action Plan and identify measures of success as the recovery effort is evaluated in the future. Taskforce members highlighted a number of relevant data including disaggregated demographics, building permits, increased housing choice and decreased gentrification, school district data and Point in Time Count data.

As OHCS works internally and across state agencies to develop data driven strategies and finalize the Disaster Housing Recovery Action Plan what feedback do you have for OHCS staff and other key state agencies to consider?

- How do we best accomplish this when the urgency of the situation dictates quick action?
- How will we know as a state that we have successfully and equitably recovered?
- How can OHCS provide leadership to measure an equitable recovery?
- What information is important to the Housing Stability Council as we report on wildfire recovery activities?



OREGON WILDFIRES

HOUSING IMPACT ASSESSMENT OVERVIEW **DR - 4562 - OR**

Prepared by: Housing Recovery Support Function (RSF)

HOUSING IMPACT ASSESSMENT

Purpose: Provide a resource document for the state , tribal, and local officials, as they consider, develop, and execute their recovery plans

Assess: (1) pre and post disaster housing and (2) demographics in impacted communities

Stakeholder Engagement

- Community Survey
- Home Builders Association, Unhoused Response and Recovery Network, Manufactured Housing , Shelter Transition Team Interview, Housing Authority of Jackson County

Coordinate with state and federal partners to identify potential recovery assistance programs

CONTRIBUTING AGENCIES

- FEMA
 - Registration data
 - Verified Loss
- State of Oregon
 - Oregon Housing and Community Services
 - Office of Emergency Management
 - Division of Financial Regulation (Insurance)
- Census Bureau
 - Population Estimates
- SBA
 - Disaster loans
- HUD
 - Public and Indian Housing
 - Multifamily Housing
 - Single Family Data
- USDA-RD
 - Multifamily Housing
 - Single Family

IMPACTED AREA DEMOGRAPHICS

- 41% of the population of Oregon reside within the eight declared counties
- 49% of Douglas and Lincoln counties residents are on a fixed income (Social Security or Retirement benefits) compared to the state average of 33%
- Six of the counties in the impacted area have a higher than the states 25% population aged 62 and over
- Median and Mean incomes are lower than the states average in all counties with the exception of Clackamas county.
- 55,000 migrant and seasonal farmworkers are estimated to live in the eight declared counties according to the Oregon Health Authority

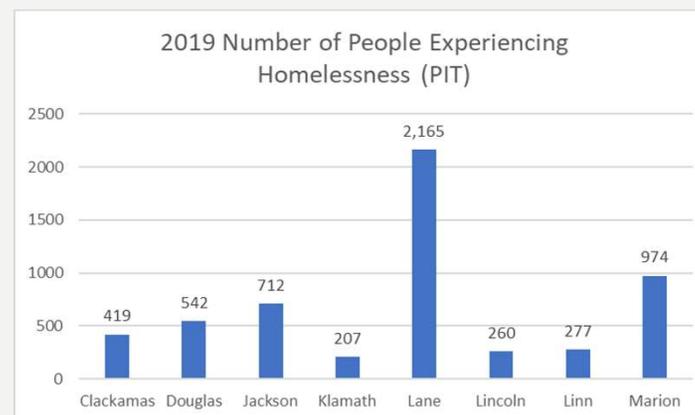
Location	Household Income	
	Median	Mean
Oregon	\$59,393	\$80,040
Clackamas	\$76,597	\$101,612
Douglas	\$45,812	\$60,606
Jackson	\$50,851	\$68,838
Klamath	\$45,354	\$56,559
Lane	\$53,172	\$70,610
Lincoln	\$46,061	\$60,104
Linn	\$52,097	\$66,040
Marion	\$56,097	\$72,055

Source: Census 2019 Population Estimates

IMPACTED AREA DEMOGRAPHICS

2020 Wildfire Impacted County Migrant/Seasonal Household Members	
County	Total Migrant, Seasonal Farmworkers and household members (Estimates)
Clackamas	12,296
Douglas	2,624
Jackson	6,567
Klamath	279
Lane	2,899
Lincoln	131
Linn	4,233
Marion	26,673

It is estimated over 55,000 Migrant Farmworkers reside within the eight disaster impacted counties.



Homeless: According to the Oregon Statewide Shelter Study (August 2019), Oregon has one of the highest homelessness rates in the country. There is a particular need among people of color, undocumented non-citizens, youth, and LGBTQ+.

PRE-DISASTER HOUSING

- Rent burden (over 30%) in the impacted counties ranged from 48%-57% in the impacted counties
 - Lane County 57% -highest
 - Douglas County 48% -lowest
- Oregon Housing and Community Services report indicated a need of over 500,000 new housing units will be needed by 2040
 - Of the above need over 104,000 are in the impacted counties
 - 30,000 new housing units needed each year between 2020 and 2040
- Oregon Home builders Association report between 15,000 and 20,000 housing units are produced annually
- Significant demand for new-build housing was outpacing supply prior to the wildfires

PRE-DISASTER HOUSING

- Housing stock in impacted counties
 - 41.6% of existing housing stock statewide is in impacted counties,
 - 51% of the homes in the state categorized as mobile homes, boats, RV, Van, etc. are in the impacted area

County	Total Housing Units	1 detached or attached unit (single family homes)	2 to 4 units	5 to 19 units	20 to 49 units	50 or more units	Mobile home, boat, RV, van, etc.
Oregon	1,750,539	1,189,113	124,610	144,785	56,819	89,220	145,992
Housing in Declared Counties	711,461	494,329	47,146	53,169	16,597	25,407	74,813
% of State Total by Type in Declared Counties		41.6%	37.8%	36.7%	29.2%	28.5%	51.2%
% of Total in Declared Counties		69.5%	6.6%	7.5%	2.3%	3.6%	10.5%

Source: American Community Survey 2018 5-year data

POST-DISASTER IMPACTS

- Oregon Office of Emergency Management
 - Over 4,000 homes lost, including 1,795 manufactured homes in 8 counties
- FEMA Verified Loss (FVL)
 - 1,533 (owner) FEMA registrants with real property FVL > \$0.01 w/ \$5.9M in FVL
 - 1,570 (owner) FEMA registrants with personal property loss >\$0.01
 - 2,035 (renter) FEMA registrants with personal property loss >\$0.01 w/ \$1.65M in combined owner/renter FVL (RP) loss
- Manufactured Housing
 - 1,009 owner registrants suffered RP loss to primary residences, of which 800 were destroyed (561 not insured)
 - 47 renter occupied residences were destroyed
- Insurance: Preliminary Insurance data as of December 31, 2020
 - 11,230 claims with \$778M in paid loss
- As of February 1, 2021 SBA had approved 344 loans

POST-DISASTER IMPACTS

Over \$95 million in real and personal property FEMA verified loss.

County	RP FVL	PP FVL	Total FVL
Clackamas	\$570,905	\$1,412,807	\$1,983,712
Douglas	\$1,664,684	\$4,686,451	\$6,351,135
Jackson	\$29,075,487	\$9,992,232	\$39,067,719
Klamath	\$217,255	\$239,313	\$456,568
Lane	\$4,936,171	\$1,914,845	\$6,851,016
Lincoln	\$29,688,698	\$990,100	\$30,678,798
Linn	\$2,044,697	\$541,605	\$2,586,302
Marion	\$5,925,631	\$1,651,373	\$7,577,004

Source: FEMA FIDA 34761, February 1, 2021

Concentrated Serious Unmet Housing Needs in Jackson County, OR

County-Place Code	Census Block Group (County, Tract, Block Group)	Place Name	Homeowner Serious Unmet Need	Renter Serious Unmet Need	Total Serious Unmet Need
4157500	410290016011	Phoenix city (part)	60	30	90
4157500	410290016012	Phoenix city (part)	58	26	84
4157500	410290016022	Phoenix city (part)	0	43	43
4172500	410290017001	Talent city	1	15	16
4172500	410290017003	Talent city	22	10	32
4172500	410290017004	Talent city	60	60	120
4199999	410290016011	Remainder of Medford CCD	151	56	207
4199999	410290016022	Remainder of Medford CCD	94	18	112
4199999	410290017003	Remainder of Ashland CCD	20	6	26
		Total	466	264	730

Within Jackson County, 96% of the homeowner serious unmet needs and 81% of renter serious unmet needs are concentrated in 9 Census Block Groups.

POST-DISASTER IMPACTS

- OHCS Affordable Housing
 - 3 properties with 127 elderly, disabled and farmworker affordable units in Jackson County were destroyed
- HUD
 - PIH/Public Housing Authorities: 75 Housing Choice Voucher holders were originally displaced; 15 HCV holders remain displaced
 - 5 Multifamily properties received minor damage
- USDA-RD
 - 2 properties with 71 elderly and farm labor units were destroyed in Jackson County
 - 7 USDA-RD borrowers reported loss of their homes due to wildfire

STAKEHOLDER ENGAGEMENT

- Stakeholder Engagement with and through OHCS was a critical part of the development of the Housing Impact Assessment
 - Oregon Disaster Housing Task Force
 - OHCS-Housing RSF Wildfire Housing Recovery Community Survey
 - Oregon Home Builders Association Consultative Meeting Summary
 - Casa of Oregon
 - Statewide Oregon Unhoused Response & Recovery Network for COVID-19 and Wildfires
 - Manufactured Housing
 - Multi-Agency Shelter Transition Team Interview
 - County Focus Group

KEY RECOVERY CONSIDERATIONS

- Apply an equity and inclusion lens in all recovery activities
- Increase permanent, affordable, and accessible housing options
- Apply a holistic approach to recovery
- Rebuild/Build resilient utilities and infrastructure
- Assist communities in recovery planning and visioning
- Expand homeownership and financial literacy opportunities



QUESTIONS