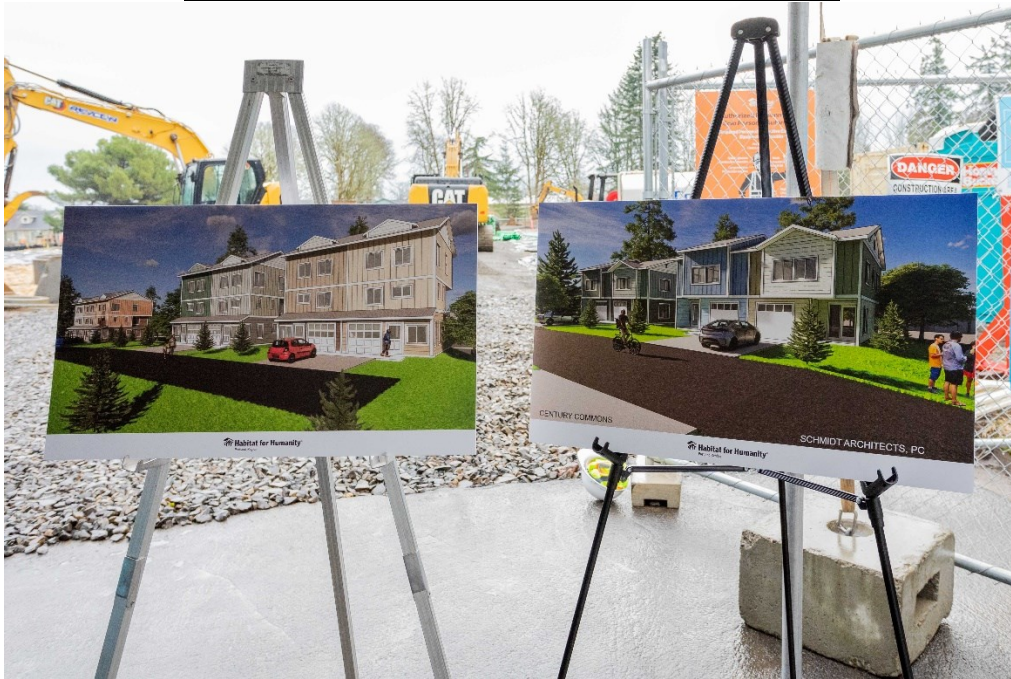


Housing Stability Council

MEETING MATERIALS PACKET



Century Commons Groundbreaking
Hillsboro, Or



August 4, 2023
9:00 a.m. – 11:45 p.m.
Oregon Housing & Community Services
Webinar

Council Members:
 Claire Hall, Chair
 Sami Jo Difuntorum
 Mary Ferrell
 Mary Li
 Javier Mena
 Sharon Nickleberry Rogers

AGENDA
 August 4, 2023 9:00 a.m. – 11:45 p.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		
9:35	Report of the Chair		Briefing
9:45	Report of the Director		Briefing
10:00	Housing Stabilization Division (pg. 04) <i>Jill Smith, Director of Housing Stabilization Division</i> Housing Stabilization Division, Organizational Development: <i>Jill Smith, Director of Housing Stabilization Division; Holly McGuire, Operations and Policy Analyst 3</i>		Decision
10:30	Break		
10:45	Affordable Rental Housing Division (pg. 07) <i>Natasha Detweiler-Daby, Director of Affordable Rental Housing Division</i> <ul style="list-style-type: none"> Orchard Park Update: <i>Roberto Franco, Assistant Director Development Resources and Production</i> Permanent Supportive Housing NOFA Recommendations: <i>Dana Schultz, PSH Program Manager; Roberto Franco, Assistant Director Development Resources and Production</i> 		Decision
11:45	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
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AGENDA

August 4, 2023 9:00 a.m. – 11:45 p.m.
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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>



**OREGON HOUSING *and*
COMMUNITY SERVICES**

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

Date: August 4, 2023

To: Housing Stability Council members
Andrea Bell, Executive Director

From: Jill Smith, Director, Housing Stabilization Division
Holly McGuire, Operations and Policy Analyst, Housing Stabilization Division

Re: Housing Stabilization Division Organizational Transformation, with Motion related to SB 893 revision to ORS 458.650

Motion: Housing Stability Council, as mandated by ORS 458.650(4)(a), hereby requires that as a condition of receiving grant funding under the Emergency Housing Account, an organization seeking grant funds must demonstrate to the satisfaction of the Oregon Housing and Community Services Department that the organization: (A) Has the capacity to deliver any service proposed by the organization; (B) Is a culturally responsive organization or is engaged in a process to become a culturally responsive organization; (C) Engages with culturally specific organizations; and (D) Supports local homelessness system planning efforts.

Housing Stabilization Division Transformation

In 2021, legislation, HB2100, was developed in the crucible of the first year of COVID lockdown and launched the Task Force on Racial Disparities in Homelessness. Just this May, SB893 was signed into law, mandating that OHCS engage in efforts to modify the state’s homelessness funding structure in alignment with those Legislative directives. The bill includes a timeline stating that the implementation of new policy and funding mechanisms should roll-out for the biennium beginning July 1, 2025. This timeline was developed in a collaborative conversation with the Task Force and key stakeholders, in acknowledgement of the scope of the project and its impacts. This 2023 legislation emerged in the context of the exploding crisis of homelessness and was influenced by Governor Kotek’s declaration of an emergency.

At the center of these calls for change and greater effectiveness in service to measurable outcomes lies the critical housing need and devastating human impact of houselessness on communities across Oregon. Meeting this need requires significant shifts in how the Housing Stabilization Division (HSD) resources reach Oregon communities and how the Agency expands its capacity to fund differently, becoming a culturally responsive agent for positive change in reducing racial disparities in how its resources reach community.

Oregon is one of the few housing finance agencies in the country to engage in coordinated and concerted efforts towards preventing and ending homelessness. As a government agency, we have a statutory mandate and moral imperative to the people of Oregon to engage constructively to solve some of our most complex housing issues.



In the last two biennia, Housing Stabilization staff have responded to the influx of millions of emergency response dollars, pivoting rapidly to get funds out to communities across the state. The Division has added new partners, many of them culturally specific, while continuing to administer core long term programs. Hiring and training have been undertaken while emergent work has been underway. Fully 50% of HSD staff have been at the agency for less than two years. HSD leadership and staff are eager to engage in outcomes-based funding, to get resources out to communities to provide the critical services and housing resources needed. The Division will do this work through existing and new funding partnerships, and in collaboration with the nine tribes and culturally responsive and specific organizations. Funding decisions will use data constructively and critically to better understand the impact of our work statewide, and to innovate in how state resources can do better and more. But to accomplish all this from a strong foundation, and without doing inadvertent harm, we must first work internally.

As we look at the new 2023-25 biennium, the legislative budget invests at greater levels than ever before and calls for us to hold a vision and course of action towards achieving results. This provides the Division yet another opportunity to advance progress that will be felt in the lives of individuals and families across Oregon. To administer 2023-25 biennium funding and prepare for 2025-27 well, we must take hold of this opportunity to vision, to plan, and to assess—an opportunity also extended by the HB2100 task force timeline and recommendations.

Therefore, HSD is engaging in a deep organizational assessment, projected to launch in September, upon completion of a contract with a consultant. The Division is approaching full staffing, and by the September should have all key hires in process or completed. But the level and rate of change over the last two biennium—including significant statutory change, the stress on our staff, and the demands that lie ahead—require the Division to do our internal work before moving change outward. The assessment will provide us with a current state report and recommendations for a future state goal around staffing levels, roles, lines of authority, and policy and rule gaps. This assessment is slated to be completed in early December.

Building off the work of the assessment and organizational change, the Division will be prepared to launch the work to modify our policy, program, and funding to the outcome-oriented and evidence-based best practices called for in SB893, and which underlie the HB2100 Task Force recommendations. We have drafted a work plan that is being internally reviewed and have identified an Agency wide work group. This work group will ensure that the changes HSD moves forward with align with the priorities identified by the Governor, the Agency, and the Task Force stakeholders. While the assessment work is launching, HSD has put the Task Force implementation project in front of the Project Management team. We have been invited to develop a charter and bring the plan to the Project Governance Committee for review and anticipate approval and allocation of Project Management resources. This will give this work priority status and Agency wide resource that will significantly increase the level of impact we can have on systems design, community engagement, and program and funding shifts to be ready to put funding out differently in the 2025-27 biennium.

HSD 2023-25 biennium funds will go out through one-time investments building on new grantee relationships started in 2021-23, such as Oregon Worker Relief Coalition, Urban League, the Immigrant and Refugee Community Organization (IRCO), a growing roster of Project Turnkey and Navigation Centers, and deepening partnerships with the nine sovereign tribes. These investments



compliment ongoing programs and longstanding work and partnerships with the CAA Network funded with the Emergency Housing Account. This intertwining of existing work aligned with the theme of deep change work brings us to our request of the Council to approve the following motion.

Requesting passage of a motion:

This motion is essentially a re-statement of a section of statute modified by SB893 which was signed into law in May 2023. It is a critical administrative requirement for HSD to be able to carry out the work mandated for the Emergency Housing Account funds. The piece of statute, 458.650, governs the Emergency Housing Account.

Until 2021 this was a linear piece of statute: OHCS awards funds to assist individuals who are homeless or at risk, council develops policy with advice of CAAs, prioritizes organizations that receive funds under the Housing Development Grant Program. But as described above, the landscape has changed, both in statute and on the ground.

The opening sentence at the core of today's request is a good example of technical statutory language, and it results in a potentially difficult to understand motion. The statute states:

The [housing stability] council shall require as a condition of awarding a grant [funded by the Emergency Housing Account] that the organization demonstrate to the satisfaction of the department that the organization:

- (A) Has the capacity to deliver any service proposed by the organization.
- (B) Is a culturally responsive organization or is engaged in a process to become a culturally responsive organization.
- (C) Engages with culturally specific organizations; and
- (D) Supports local homelessness system planning efforts.

In simplest terms, what the motion is asking Council to approve is that the Council does require that organizations satisfy OHCS of the identified conditions.

The Division acknowledges that this is an awkward ask and wants to be transparent that as the department in question, HSD cannot say we are deeply or contentedly satisfied about all organizations' progress on the four conditions. However, we *are* confident in our next steps and that we are on a planning path that aligns with the recommendations of the revised statute language.

We see the work required, and we are working strategically and with intention internally and with partners and community to *reach* an operating state by July 1, 2025, where we are able to say confidently that we are satisfied that our grantees meet these conditions.

The motion we are asking you to pass gives us the authority to do that with the funds in the Emergency Housing Account for the 2023-25 biennium.





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Date: August 4, 2023

To: Housing Stability Council Members;
Andrea Bell, Executive Director

From: Roberto Franco, Assistant Director of Development Resources and Production
Natasha Detweiler-Daby, Director of Affordable Rental Housing Division

Re: Preservation Acquisition Area Median Income Update

MOTION: Housing Stability Council approves the restrictions for Orchard Park at 80% AMI

Overview

At the October 2022 Housing Stability Council meeting OHCS received approval to use dedicated preservation resources as General Housing Account Program (GHAP) funds to support the purchase and preservation of Orchard Park Apartments in Salem, Oregon. ([page 34](#)) Given constraint of Private Activity Bonds (PAB) that are required to generate a 4% LIHTC, the project team used an innovative strategy to secure private investment now to ensure the project could be secured through purchase.

Following the purchase, the project team will work to stabilize the project and address critical repair issues before pursuing the addition of 4% LIHTC in the next couple years. This holding process is now critical as the project had already expired from affordability and upon unit turn over units began to be rented to households that do not meet 60% AMI income requirements.

Through the underwriting process, it became clear that in order to effectively structure the transaction to be resilient, that it was necessary to use the GHAP allowable 80% AMI restrictions in lieu of the 60% AMI structure initially presented to Housing Stability Council in October of 2022. This will ensure units cease converting to market rents and position the project to be able to re-constitute the 60% AMI restrictions upon tax credit syndication. We are thrilled to share that the development team was able to act and avoid further delay and project risk and successfully [purchased and preserved](#) the property this month. The impact of this incredible work is the preservation of 224 units of affordable housing, bringing stability back to a community of residents.

Timing did not allow us to delay closing to bring this motion forward prior to the purchase of the property. We are bringing forward this request today in order to ensure accurate approvals are documented and reflected in the public space. The 80% AMI restriction is aligned with allowable use of the GHAP resources and the project sponsor has already initiated an Intent Resolution for OHCS regarding the future investment of 4% LIHTC, at which point the restrictions will be moved back to 60% AMI in alignment with the LIHTC program.





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Date: August 4, 2023

To: Housing Stability Council Members
Andrea Bell, Executive Director

From: Dana Schultz, PSH Program Analyst
Amy Cole, State Development Resources Manager
Roberto Franco, Assistant Director, Development Resources and Production
Natasha Detweiler-Daby, Director, Affordable Rental Housing

Re: 2023 PSH NOFA Funding Recommendations

Motion: Approve the Permanent Supportive Housing (PSH) funding recommendations for the following projects:

- **Third Street Commons in Corvallis, \$9,200,000 in PSH capital funds, 46 units of PSH Rental Assistance and Services Funding**
- **Kafoury Court, \$11,999,960 in PSH capital funds, 40 units of PSH Rental Assistance and Services Funding**
- **Woodland Hearth, \$3,000,000 in HTF funds, 22 units of PSH Rental Assistance and Services Funding**
- **Marine Drive, \$6,144,641 in PSH capital funds, 32 units of PSH Rental Assistance and Services Funding**
- **Bridges on Broadway \$8,400,000 in PSH capital funds, 56 units of PSH Rental Assistance and Services Funding**
- **The Clifford, 31 units of PSH Rental Assistance and Services funding**

Summary

At the upcoming Housing Stability Council meeting, we will be presenting the PSH funding recommendations to Council. These recommendations are based on the program requirements laid out in the 2023 PSH NOFA.

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 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:

The PSH NOFA was released on January 18th, 2023, with an offering of \$35 million: \$25 million in PSH capital funds, and \$10 million in federal Housing Trust Fund (HTF). 4% Low Income Housing Tax Credits (LIHTC) and \$50 million in Private Activity Bonds (PAB) were also made available along with PSH Project-based rental assistance and PSH Services. The NOFA included soft set-asides of 40% for developments serving urban areas, 45% for developments serving rural areas, and 15% for Tribal-led projects.

To be eligible for funding, project teams were required to have completed one of the three OHCS-sponsored Corporation for Supportive Housing (CSH) Supportive Housing Institutes. Applications could also be submitted by developers who were part of a team that went through the Institute but are now working with a new team and/or a new project. Applicants could apply for 100% PSH projects or integrated PSH projects where at least 5 units of PSH were proposed.

Projects could request PSH development capital (Article XI-Q funding), PSH project-based rental assistance, and/or PSH services funding via the 2023 NOFA. To be eligible to request PSH project-based rental assistance and/or services funding, without a 2023 NOFA offering capital request, the project must have previously received OHCS development funding.

Applications

Responses to the NOFA were due March 30, 2023; OHCS received 9 proposals with cumulative requests of approximately \$39,944,601 with 8 projects in urban areas and 1 project in a rural area. No applications for Tribal-led projects were submitted. Three proposals were only seeking PSH Rental Assistance and PSH Services funding.

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:

- PSH Subsidy Per Unit (for Capital requests) or Justification for adding PSH funds (for PSH PBRA/Services only requests): 10 points
- Community Support: 2 points
- Completion of CSH Endorsement: 2 points
- Financial Viability: 12 points
- Financial Viability for PSH Services: 6 points
- Development Team Experience and Capacity: 18 points



- MWESB: 5 points
- PSH Project Narratives: 30 points
 - o Community need for PSH
 - o PSH Services plan
 - o Inclusion of culturally responsive and equity measures
 - o Tenant-centered design
 - o Tenant referral process and low barrier access
 - o PSH Outcomes and reporting capacity

The development resources requested by applicants were greater than the resources published as available capital for PSH development. To assist in this gap, we are able to add \$7 million from returned PSH funding to cover a portion of the oversubscription and fund the development of more PSH units.

Funding Recommendation:

We are recommending a funding reservation for 6 projects. Together, these projects will create 227 new PSH units in Oregon. This recommendation would require the forward allocation of \$3,457,483 in PSH development capital as the total funds requested for the recommended projects is \$35,744,601 in PSH development capital (excluding the HTF funded project) and we have \$32,287,118 available in PSH Development resources (including the \$7 million dollars in returned funds). Due to the increase in Article XI-Q bond proceeds awarded to OHCS for the 2023-25 biennium, we believe this is a reasonable action to fund more PSH projects sooner than later.

Through this NOFA, PSH projects are also eligible to request funding for rental subsidies and supportive services. 400 slots of PSH Services and Rental Assistance have been made available for the 2021-23 biennium, with 210 remaining for this NOFA. 227 slots are requested across the 6 recommended project applications. It is our recommendation to award all 227 slots for PSH Services Funding and Rental Assistance, forward allocating 17 slots, or around \$340,000. The slots and development capital will be subtracted from the next PSH offering.

Projects Serving Urban Communities

Project Name	County	Total Units	PSH Units	Sponsor	PSH/HTF Only or 4%/PAB?
Third St. Commons	Benton	46	46	Corvallis Housing First	PSH Only



Kafoury Court	Multnomah	40	40	Portland Community Reinvestment Initiatives, Inc.	PSH and 4%/PAB
Woodland Hearth	Washington	63	22	Community Partners for Affordable Housing	HTF and 4%/PAB
Bridges on Broadway	Lane	57	56	Homes for Good	PSH Only
The Clifford	Multnomah	88	31	Innovative Housing, Inc.	N/A
Total		294	195		

Projects Serving Rural Communities

Project Name	County	Total Units	PSH Units	Sponsor	PSH Only or 4%/PAB?
Marine Drive	Clatsop	33	32	Clatsop County Behavioral Health	PSH and 4%/PAB
Total		33	32		

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 our systems for future fund offerings to better achieve PSH policy priorities.

In this round of funding there were two main refinements made:

- **Increased subsidy amounts:** There is no subsidy cap for the PSH NOFA, but points are awarded to projects who submit subsidy requests under certain amounts. This year those amounts were increased, and points allotted to subsidy amounts were decreased to lessen the weight of this scored item. This is because we have realized the PSH properties simply cost a great deal more in both construction and operation, and we want to encourage applicants to request what they truly need to ensure long term viability for State-funded PSH.
- **Increased expected operations costs:** We are now requiring applicants to explain if their projects’ operating costs do not meet our standard of at least \$7,500 per unit per year. We have made this change to confirm applicants understand the true costs of operating PSH and to ensure that projects are truly operationally viable for the long term.

After scoring this round of proposals, two things became clear:



- **Separate application process are needed for PSH Rental Assistance and Services Only applications:** Three projects were submitted requesting only PSH Rental Assistance and Services funding. It was clear the full application causes confusion for these types of applications and a simpler process is needed for applicants if we continue to offer the resource in this way. Program staff will work to develop an alternative path for projects to request these operations resources if development capital is not being requested.
- **Operating costs should be higher and more operating resources are needed:** After reviewing applications and seeing how the first year has gone for several previously funded PSH projects, it is clear PSH operations Per Unit Per Year (PUPY) amounts should be required at a higher level and more resources (higher rental assistance and services amounts) should be made available to applicants and PSH projects to meet new operating cost standards.

Equity Considerations

All applications for PSH are required to provide the following in their application in order to ensure OHCS is funding PSH projects that are working towards racial justice and inclusion:

- A narrative that provides an overview of the culturally responsive measures to be taken to further equity and service to historically marginalized populations and Communities of Color.
- If not utilizing Coordinated Entry, a description of their tenant referral process that addresses racial disparities in accessing PSH
- Explanation of the sponsor's approach to furthering equity through the use of Minority, Women and Emerging Small Business (MWESB) contracting, sub-contracting, and professional services for the project.
- A signed Diversity, Equity, and Inclusion (DEI) agreement that outlines actions that the sponsor will take and/or is currently taking to increase diversity, equity and inclusion within their organization and in the services that the organization provides to the public.

Statewide Housing Plan

As a PSH development offering with funding set-aside for rural and Tribal-led 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



August 4, 2023

PSH NOFA Project Recommendations and Policy Analysis

- Homelessness
- Equity and Racial Justice





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SUMMARY			
Project Name:	Bridges on Broadway		
City:	Eugene	County:	Lane
Sponsor Name:	Homes for Good		
Urban/Rural:	Urban	Total Units/PSH Units:	57/56
# Rent Assisted Units:	56 units, including: 56 0-BDRM	Units by Size & Affordability:	18 0-BDRM @ 30% AMI 38 0-BDRM @ 50% AMI
Funding Request		Funding Use	
PSH Request:	\$8,400,000	Acquisition	\$0
Expected 4% LIHTC Annual:	\$0	Construction	\$7,585,712
OAHTC Loan Amount:	\$0	Development	\$2,696,163
Expected Conduit Bond Request:	\$0	Total:	\$10,281,875

PROJECT DETAILS	
Project Description:	Bridges on Broadway is the evolution of the Lane County’s Project Turnkey, which provides temporary housing for victims of recent wildfires. Homes for Good Housing Agency and Lane County will convert the former 50-room Red Lion Hotel into a 57-unit 100% Permanent Supportive Housing (PSH) apartment community serving people experiencing chronic homelessness. Homes for Good will provide Project Based Vouchers and Lane County will provide referrals through the Coordinated Entry waitlist for Bridges on Broadway. Based on Homes for Good’s experience operating the temporary shelter at this facility, the team will continue to operate Bridges on Broadway once it is converted to PSH, providing both property management and supportive services.
Partnerships to Serve Communities of Color:	Homes for Good and Lane County are working to make sure that the Bridges on Broadway PSH project provides culturally specific and responsive programming. Homes for Good employs bilingual, bicultural staff who can meet clients where they are and ensure the services are built with a culturally appropriate lens. Homes for Good recognizes the importance of culturally competent staff and gives hiring preference to those with lived experience. Homes for Good will actively work to build and maintain partnerships that support BIPOC and other historically marginalized populations at Bridges on Broadway. Tenants will be provided the opportunity to engage in programming from other culturally



Bridges on Broadway – Housing Stability Council

	<p>responsive and specific organizations that meet these needs and bring in partners to help provide culturally responsive services. As a part of the support services offered, the culturally specific interests and needs of residents will be regularly surveyed and offered to develop a more engaging customized service plan.</p>
<p>Reaching Underserved Communities:</p>	<p>All residents will be referred through Lane County’s Coordinated Entry Central Wait List. As such, Homes for Good recognizes that ensuring equitable access to Permanent Supportive Housing for historically marginalized populations and Communities of Color will need to include the Coordinated Entry System (CES). The CES is accessible through a variety of access points spread across the county, including in-person brick and mortar sites that are open to all populations (commonly referred to as Front Door Agencies), street outreach teams that engage with those individuals who are most likely to not engage with traditional social service access points, and phone and web access via 211. All Front Door Agencies are required to use non-discriminatory practices according to Fair Housing practices and provide accessibility based on cultural and language needs such as language interpreters, assisted listening devices, and alternative communication methods. Lane County conducts a racial disparity analysis each year to identify any disparities by race in access to housing and homelessness services, as well as performance outcomes. Lane County has already increased street outreach capacity to be able to offer CES Front Door Assessments to those who may not typically access homelessness services and they are in the process of developing a new CE assessment tool that ensures BIPOC, LGBTQIA+, and other underserved populations are accurately assessed for vulnerability.</p>
<p>MWESB Target:</p>	<p>Homes for Good has committed to achieving 20% MWESB/SDVBE owned subcontractors.</p>
<p>Alignment with Statewide Housing Plan:</p>	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing • Permanent Supportive Housing • 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 will need to conform to all OHCS underwriting standards. The primary risk is with the current construction environment relating to cost escalations, subcontractor labor, and interest rate increases. Enough contingency/escalation was built into the construction budget to mitigate risk of inflation.</p>	



Rendering of Bridges on Broadway



Bridges on Broadway – Housing Stability Council

EQUITY & RACIAL JUSTICE (ERJ) Project Status	
Project Name:	Bridges on Broadway
Developer Name:	Homes for Good Housing Agency
This project meets the funding framework criteria adopted by Housing Stability Council for this resource, including all applicable Threshold Requirements below:	
Diversity Equity & Inclusion (DEI) Agreement Signed Affirmative Fair Housing Marketing Plan in Place MWESB Strategic Outreach Plan in Place Tenant Demographic Reporting	
ERJ Alignment Area	Project Status
<u>Development Team</u>	
Development Team Structure	Non-Culturally Specific Non-Profit Organization
Development Team Leadership and Staff Representation	Some BIPOC Leadership and Staff
<u>Ownership</u>	
Ownership Structure	Culturally Responsive Owner
Ownership Leadership/Staff Representation	Some BIPOC Leadership and Staff
Ownership Partnerships	No ownership partnerships
Ownership MOUs	Do not have an MOU
<u>Property Management</u>	
Property Management Structure	Culturally Responsive Property Manager
Property Management Leadership/Staff Representation	Some BIPOC Leadership and Staff
Property Management Partnerships	No partnerships with Culturally Specific or Responsive Organization(s)
Property Management MOUs	Do not have an MOU
<u>Service Provider(s)</u>	
Service Providers Structure	Culturally Responsive service provider(s)
Service Providers Leadership/Staff Representation	Some BIPOC Leadership and Staff
Service providers MOUs	Do not have an MOU
<u>Marketing</u>	
Marketing Partnerships	No marketing partnerships
Marketing Partnerships MOU	Do not have an MOU
<u>MWESB</u>	
MWESB Commitments	20% target
MWESB Performance	Has not met but have had good faith efforts



EQUAL HOUSING OPPORTUNITY



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SUMMARY			
Project Name:	Kafoury Court		
City:	Portland	County:	Multnomah
Sponsor Name:	Portland Community Reinvestment Initiatives, Inc.		
Urban/Rural:	Urban	Total Units/PSH Units:	40/40
# Rent Assisted Units:	40 units, including: 5 0-BDRM 35 1-BDRM	Units by Size & Affordability:	5 0-BDRM @ 30% AMI 35 1-BDRM @ 30% AMI
Funding Request		Funding Use	
PSH Request:	\$11,999,960	Acquisition	\$1,034,340
Expected 4% LIHTC Annual:	\$1,321,925	Construction	\$17,649,106
OAHTC Loan Amount:	\$0	Development	\$8,720,382
Expected Conduit Bond Request:	\$14,550,786	Total:	\$27,403,828

PROJECT DETAILS	
Project Description:	Portland Community Reinvestment Initiatives, Inc. (PCRI) proposes 40 newly constructed affordable rental units under the project title Kafoury Court. Kafoury Court will provide 35 one-bedroom units and five studio units, for a total of 40 requested Permanent Supportive Housing (PSH) units. The project offers a PSH administrative office and a private counseling room with large common balconies. PCRI is the site owner, sponsor, developer, and property manager. NW Pilot Project (provides culturally responsive services) and The Black Community of Portland (provides culturally specific services) will provide PSH services for residents on-site.
Partnerships to Serve Communities of Color:	The Black Community of Portland (BCP) and Northwest Pilot Project (NWPP) will work closely with the Coordinated Access Leadership Team to implement an equitable referral process within the Coordinated Access system and to allow for greater reach to BIPOC clients. BCP and NWPP will provide PSH Case Management in a team model, ensuring staff BIPOC representation and bilingual service delivery. PCRI and the service providers will abide by the City of Portland’s FAIR Ordinance and State of Oregon Landlord-Tenant laws. PCRI’s Property Management team has the capacity to ensure that management, residential services, and PSH services are culturally-specific. PCRI is primarily BIPOC and BIPOC-led, The Black Community of Portland is BIPOC and BIPOC-led, and NW Pilot



Kafoury Court – Housing Stability Council

	Project is a culturally responsive organization. PCRI and the Black Community of Portland draw on their lived experience and knowledge of the community to provide culturally-specific services; and NW Pilot Project, with BIPOC staff and trained leadership, has the capacity to provide culturally-responsive services in collaboration and partnership with PCRI and The Black Community of Portland.
Reaching Underserved Communities:	All referrals will come through Coordinated Access. Applicants identifying as Black/African American and requesting culturally specific services will be prioritized for the culturally specific PSH services offered at the Kafoury Court. NWPP, The Black Community of Portland, and PCRI will work collaboratively to ensure the screening criteria for the Kafoury Court creates as few barriers as possible to access for applicants. NWPP and The Black Community of Portland will work with applicants to collect documentation and address specific issues of concern with the shared understanding that the housing is designed to create opportunities for people with barriers rather than exclude them from opportunities. Referrals will come through Multnomah County’s Coordinated Access system and will include people facing the highest vulnerabilities and barriers.
MWESB Target:	PCRI has committed to achieving 60% MWESB/SDVBE owned subcontractors.
Alignment with Statewide Housing Plan:	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing • Permanent Supportive Housing • Homelessness
The PSH program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement, and engage MWESB organizations.	
This development will need to conform to all OHCS underwriting standards. The primary risk is with the current construction environment relating to cost escalations, subcontractor labor, and interest rate increases. Enough contingency/escalation was built into the construction budget to mitigate risk of inflation.	

Rendering of Kafoury Court



EQUITY & RACIAL JUSTICE (ERJ) Project Status	
Project Name:	Kafoury Court
Developer Name:	Portland Community Reinvestment Initiatives
This project meets the funding framework criteria adopted by Housing Stability Council for this resource, including all applicable Threshold Requirements below:	
Diversity Equity & Inclusion (DEI) Agreement Signed	
Affirmative Fair Housing Marketing Plan in Place	
MWESB Strategic Outreach Plan in Place	
Tenant Demographic Reporting	
ERJ Alignment Area	Project Status
Development Team	
Development Team Structure	Culturally Specific Non-Profit Organization
Development Team Leadership and Staff Representation	Majority BIPOC Leadership and Staff
Ownership	
Ownership Structure	Culturally Specific Owner
Ownership Leadership/Staff Representation	Majority BIPOC Leadership and Staff
Ownership Partnerships	No ownership partnerships
Ownership MOUs	Do not have an MOU
Property Management	
Property Management Structure	Culturally Specific Property Manager
Property Management Leadership/Staff Representation	Majority BIPOC Leadership and Staff
Property Management Partnerships	No partnerships with Culturally Specific or Responsive Organization(s)
Property Management MOUs	Property Manager is a CSO. No MOU needed.
Service Provider(s)	
Service Providers Structure	Culturally Specific service provider(s)
Service Providers Leadership/Staff Representation	Some BIPOC Leadership and Staff
Service providers MOUs	Have an MOU with CSO and CRO
Marketing	
Marketing Partnerships	No marketing partnerships
Marketing Partnerships MOU	Marketer is a CSO. No MOU needed.
MWESB	
MWESB Commitments	Exceeded 30% target
MWESB Performance	Has Met/Exceeded





**OREGON HOUSING *and*
COMMUNITY SERVICES**

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SUMMARY			
Project Name:	Marine Drive		
City:	Astoria	County:	Clatsop
Sponsor Name:	Clatsop County Behavioral Health/Edlen and Co.		
Urban/Rural:	Rural	Total Units/PSH Units:	33/32
# Rent Assisted Units:	32 units, including: 32 0-BDRM	Units by Size & Affordability:	32 0-BDRM @ 30% AMI
Funding Request		Funding Use	
PSH Request:	\$6,144,641	Acquisition	\$350,000
Expected 4% LIHTC Annual:	\$743,543	Construction	\$12,845,001
OAHTC Loan Amount:	\$0	Development	\$5,660,323
Expected Conduit Bond Request:	\$8,028,749	Total:	\$18,855,324

PROJECT DETAILS	
Project Description:	Marine Drive is a three-story, 32-unit permanent supportive housing project focused on houseless individuals in Clatsop County with serious and persistent mental illness. All units will be affordable to households at 30% AMI. The project will be designed using trauma-informed design principles. Residential common areas include office space for property management and housing specialists, a community room, a community manager unit and laundry on each floor. Clatsop Behavioral Healthcare (CBH) will own the project and provide onsite PSH services. Edlen & Co. will provide development and asset management services. A daylight basement will provide a permanent home for CBH’s “Open Door” program as well as shared spaces that will be utilized by Open Door and available to residents evenings and weekends. Open Door is a series of programs and services designed to help individuals with serious and persistent mental illness live in the community and meet their full potential.
Partnerships to Serve Communities of Color:	CBH employs clinicians who identify as Native American who provide mental health and substance use services using a blend of spiritual and Western techniques to address intergenerational trauma and healing for the Native population. Clinicians will conduct outreach and engagement to Native American clients to assist with input on project trauma informed design and service planning, as well as informing the Native community about the housing opportunity. CBH offers bilingual and bicultural therapeutic services for the Latinx community. On the mental health side, CBH offers bilingual/bicultural mental health services via telehealth which has allowed for greater reach to the Latinx

Marine Drive – Housing Stability Council

	<p>community.. CBH will prioritize hiring housing staff who are bicultural and will foster a culture that is inclusive and welcoming. CBH will work with local organizations to ensure PSH access for the Latinx population and the Native Community. Community partner, Clatsop Community Action (CCA), has made a commitment to the community to offer culturally specific services to the Latinx population. CCA has multiple Latinx staff who will offer support as well as referrals to Marine Drive. Consejo Hispano is a very small culturally specific organization in Clatsop which primarily serves the undocumented Latinx community. CBH will work with Consejo Hispano primarily for referrals and services.</p>
Reaching Underserved Communities:	<p>Clatsop Behavioral Healthcare (CBH) will work directly with Clatsop Community Action (CCA), Clatsop County's Coordinated Entry provider, in what is already an established housing coordination process. CBH and CCA meet twice monthly in a coordination meeting to review active CBH client referrals in the Coordinated Entry system. CBH representatives from various service departments discuss available housing resources, application status, barriers and next steps for housing acquisition/placement. Since CBH is the predominant Medicaid provider of behavioral health services in the county, the majority of CBH clients are eligible for subsidized housing programs overseen by the CCA Coordinated Entry system. Other non-profits such as Helping Hands Reentry Outreach Center and Beacon Clubhouse also join the CCA coordination meeting to ensure that those navigating mental illness and substance use are represented even if not currently enrolled in CBH services. These partner agencies refer to CBH services for clinical treatment whenever an individual expresses the readiness and desire to do so. It is through this coordination process that most individuals with serious and persistent behavioral health issues are supported in finding affordable housing, community support services, behavioral health services and physical health services.</p>
MWESB Target:	<p>CBH and Edlen and Co. have committed to achieving 20% MWESB/SDVBE owned subcontractors.</p>
Alignment with Statewide Housing Plan:	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing • Permanent Supportive Housing • 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 will need to conform to all OHCS underwriting standards. The primary risk is with the current construction environment relating to cost escalations, subcontractor labor, and interest rate increases. Enough contingency/escalation was built into the construction budget to mitigate risk of inflation.</p>	



EQUITY & RACIAL JUSTICE (ERJ) Project Status

Project Name:

Marine Drive PSH

Developer Name:

Clatsop Behavioral Health, Edlen & Co

This project meets the funding framework criteria adopted by Housing Stability Council for this resource, including all applicable Threshold Requirements below:

- Diversity Equity & Inclusion (DEI) Agreement Signed
- Affirmative Fair Housing Marketing Plan in Place
- MWESB Strategic Outreach Plan in Place
- Tenant Demographic Reporting

ERJ Alignment Area

Project Status

Development Team

Development Team Structure	Non-Culturally Specific For-Profit Organization
Development Team Leadership and Staff Representation	Some BIPOC Leadership and Staff

Ownership

Ownership Structure	Not culturally specific or responsive owner
Ownership Leadership/Staff Representation	Some BIPOC Leadership and Staff
Ownership Partnerships	No ownership partnerships
Ownership MOUs	Do not have an MOU

Property Management

Property Management Structure	Not culturally specific or responsive Property Manager
Property Management Leadership/Staff Representation	Some BIPOC Leadership and Staff
Property Management Partnerships	Partnerships with Culturally Responsive Organization(s)
Property Management MOUs	Have an MOU with CRO

Service Provider(s)

Service Providers Structure	Not culturally specific or responsive service provider(s)
Service Providers Leadership/Staff Representation	Some BIPOC Leadership and Staff
Service providers MOUs	Have an MOU with CRO

Marketing

Marketing Partnerships	Culturally competent marketing strategies include CSO and CRO partnership
Marketing Partnerships MOU	Have an MOU with CRO

MWESB

MWESB Commitments	20% target
MWESB Performance	Has Met/Exceeded





OREGON HOUSING *and*
COMMUNITY SERVICES

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SUMMARY			
Project Name:	The Clifford		
City:	Portland	County:	Multnomah
Sponsor Name:	Innovative Housing, Inc.		
Urban/Rural:	Urban	Total Units/PSH Units:	88/31
# Rent Assisted Units:	78 units, including: 28 SRO 50 0-BDRM	Units by Size & Affordability:	28 SRO @ 30% AMI 5 SRO @ 50% AMI 37 0-BDRM @ 30% AMI 18 0-BDRM @ 50% AMI
Funding Request		Funding Use	
PSH Request:	N/A Services funding and rental assistance only	Acquisition	N/A
Expected 4% LIHTC Annual:	\$0	Construction	N/A
OAHTC Loan Amount:	\$0	Development	N/A
Expected Conduit Bond Request:	\$0	Total:	N/A

PROJECT DETAILS	
Project Description:	The Clifford Apartments has been providing a vital housing resource to an extremely vulnerable group of residents for over a decade. The bulk of the 88 studio/SRO units at Clifford are filled through contracts with IHI's service partners: the Department of Justice and New Narratives. Clifford residents cannot access market housing due to limited income, criminal records, and/or poor rental histories. The Clifford, with its low barrier screening and on-site services, provides a critical housing resource in the local continuum. The Clifford recently received Preservation funding from the OHCS Preservation NOFA, and PSH Rental Assistance and Services funding will be used to increase the number of units that can serve PSH eligible adults in Portland.
Partnerships to Serve Communities of Color:	The property has existing service relationships with New Narrative and Multnomah County's Department of Community Justice (DCJ). The team is developing a partnership with Volunteers of America (VOA) to provide a direct referral source to their culturally specific drug and alcohol and mental health treatment services. This direct referral source offers an alternative service to those that want culturally specific services or would prefer



The Clifford – Housing Stability Council

	to receive services outside of the building. VOA has an existing relationship with DCJ and years of experience providing services to the BIPOC community.
Reaching Underserved Communities:	Prospective tenants for PSH units will be referred by Multnomah County Coordinated Access. People referred through coordinated access will be pre-screened for program eligibility and will engage with service staff as soon as the referral is made so that IHI staff can provide housing navigation assistance. This will include help with the often extensive and sometimes overwhelming compliance requirements and paperwork, including submitting Reasonable Accommodations and appeals. This immediate engagement is designed to create trust and continuity for prospective residents and provide critical trauma informed support throughout the very stressful housing application process. The HSS will also help with accessing move-in funds to pay for security deposit, utility deposit, screening fees, ID replacement, and transportation.
MWESB Target:	IHI has committed to achieving 30% MWESB/SDVBE owned subcontractors.
Alignment with Statewide Housing Plan:	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing • Permanent Supportive Housing • Homelessness
The PSH program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement, and engage MWESB organizations.	
This development will need to conform to all OHCS underwriting standards. The primary risk is with the current construction environment relating to cost escalations, subcontractor labor, and interest rate increases. Enough contingency/escalation was built into the construction budget to mitigate risk of inflation.	



EQUITY & RACIAL JUSTICE (ERJ) Project Status

Project Name: The Clifford

Developer Name: Innovative Housing, Inc.

This project meets the funding framework criteria adopted by Housing Stability Council for this resource, including all applicable Threshold Requirements below:

Diversity Equity & Inclusion (DEI) Agreement Signed

Affirmative Fair Housing Marketing Plan in Place

MWESB Strategic Outreach Plan in Place

Tenant Demographic Reporting

ERJ Alignment Area	Project Status
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Development Team

Development Team Structure	Non-Culturally Specific Non-Profit Organization
Development Team Leadership and Staff Representation	Some BIPOC Leadership and Staff

Ownership

Ownership Structure	Culturally Responsive Owner
Ownership Leadership/Staff Representation	Some BIPOC Leadership and Staff
Ownership Partnerships	No partnerships in ownership structure with Culturally Specific or Responsive Organizations
Ownership MOUs	Have an MOU with CRO

Property Management

Property Management Structure	Not culturally specific or responsive Property Manager
Property Management Leadership/Staff Representation	Some BIPOC Leadership and Staff
Property Management Partnerships	No partnerships with Culturally Specific or Responsive Organization(s)
Property Management MOUs	Do not have an MOU

Service Provider(s)

Service Providers Structure	Culturally Responsive service provider(s)
Service Providers Leadership/Staff Representation	Some BIPOC Leadership and Staff
Service providers MOUs	Have an MOU with CRO

Marketing

Marketing Partnerships	No marketing partnerships
Marketing Partnerships MOU	Do not have an MOU

MWESB

MWESB Commitments	30% target
MWESB Performance	Has Met/Exceeded





OREGON HOUSING *and*
COMMUNITY SERVICES

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SUMMARY			
Project Name:	Third Street Commons		
City:	Corvallis	County:	Benton
Sponsor Name:	Corvallis Housing First		
Urban/Rural:	Urban	Total Units/PSH Units:	46/46
# Rent Assisted Units:	46 units, including: 5 0-BDRM 41 1-BDRM	Units by Size & Affordability:	5 0-BDRM @ 60% AMI 41 1-BDRM @ 60% AMI
Funding Request		Funding Use	
PSH Request:	\$9,200,000	Acquisition	\$0
Expected 4% LIHTC Annual:	\$0	Construction	\$16,291,042
OAHTC Loan Amount:	\$0	Development	\$5,403,958
Expected Conduit Bond Request:	\$0	Total:	\$21,695,000

PROJECT DETAILS	
Project Description:	Third Street Commons consists of 46 units for chronically houseless adults. All units will be operated as Housing First, Permanent Supportive Housing. The property includes 5 studios and 41 one-bedroom apartments. Third St. Commons design is based on Trauma Informed Design principles to help houseless adults achieve and maintain housing stability, self-sufficiency, and improved well-being. Third St. Commons also aims to serve people of color in our community that need PSH. Third St. Commons will be developed on the site of a hotel purchased by Corvallis Housing First in 2021 through Project Turnkey. The 1.33 acres site is zoned appropriately, located at a bus stop, and close to various services for houseless adults. Corvallis Housing First will own the site and provide PSH services. An experienced team is assembled to carry out the project. The project has support from a broad base of community stakeholders and due to its financing structure, the project is less susceptible to financing changes and can start construction within 12 months of an award.
Partnerships to Serve Communities of Color:	Third St. Commons' goal is established for at least 40% of the project's residents to identify as BIPOC and/or LGBTQ+. Corvallis Housing First has established and will continue to work to form strong connections for services referrals with local advocacy organizations and culturally specific services such as the NAACP, Siletz Tribe Housing



Third Street Commons – Housing Stability Council

	<p>Department, Casa Latinos Unidos, and the Linn Benton Health Equity Alliance. The team will also focus on the following actions to continue to address inequity:</p> <ul style="list-style-type: none"> • Increase workforce diversity at all levels. • Sustain staff through improved pay, benefits, and caseloads to support the ability to attract a diverse, skilled workforce and best support staff working in a Trauma-Informed environment. • Provide anti-racism and cultural competency training and incorporate into supervision and accountability. • Improve outreach strategies for both staff and residents. • Create culturally-informed spaces
<p>Reaching Underserved Communities:</p>	<p>Residents of Third St. Commons will be identified through Benton County’s Coordinated Entry System, which draws from data collection and vulnerability assessments done by the Corvallis Daytime Drop-In Center and street outreach team, housing case managers, and the local Community Action Agency, Community Services Consortium. This follows a “no wrong door” Coordinated Entry system, meaning individuals can participate in coordinated entry housing referrals at several different agencies that are using a consistent approach. Groups involved in the coordinated entry also participate in Coordinated Entry case conferencing that occurs twice a month to review the needs of individuals on the list and units available. Facilitated by Community Services Consortium, the purpose of this case conferencing is to have a human-centered approach to making successful housing referrals and prioritizing chronically homeless people for PSH units. Program staff will work with referred households to support them in application, barrier removal, and move-in.</p>
<p>MWESB Target:</p>	<p>Corvallis Housing First has committed to achieving 30% MWESB/SDVBE owned subcontractors.</p>
<p>Alignment with Statewide Housing Plan:</p>	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing • Permanent Supportive Housing • 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 will need to conform to all OHCS underwriting standards. The primary risk is with the current construction environment relating to cost escalations, subcontractor labor, and interest rate increases. Enough contingency/escalation was built into the construction budget to mitigate risk of inflation.</p>	



Rendering of Third Street Commons



Third Street Commons – Housing Stability Council

EQUITY & RACIAL JUSTICE (ERJ) Project Status

Project Name:

Third Street Commons

Developer Name:

Corvallis Housing First

This project meets the funding framework criteria adopted by Housing Stability Council for this resource, including all applicable Threshold Requirements below:

Diversity Equity & Inclusion (DEI) Agreement Signed

Affirmative Fair Housing Marketing Plan in Place

MWESB Strategic Outreach Plan in Place

Tenant Demographic Reporting

ERJ Alignment Area

Project Status

Development Team

Development Team Structure

Non-Culturally Specific Non-Profit Organization

Development Team Leadership and Staff Representation

Some BIPOC Leadership and Staff

Ownership

Ownership Structure

Culturally Responsive Owner

Ownership Leadership/Staff Representation

No BIPOC Leadership or Staff

Ownership Partnerships

Partnerships in ownership structure with Culturally Responsive Organization

Ownership MOUs

Have an MOU with CSO

Property Management

Property Management Structure

Not culturally specific or responsive Property Manager

Property Management Leadership/Staff Representation

No BIPOC Leadership or Staff

Property Management Partnerships

Partnerships with Culturally Responsive Organization(s)

Property Management MOUs

Have an MOU with CSO

Service Provider(s)

Service Providers Structure

Culturally Responsive service provider(s)

Service Providers Leadership/Staff Representation

Some BIPOC Leadership and Staff

Service providers MOUs

Have an MOU with CSO

Marketing

Marketing Partnerships

Culturally competent marketing strategies include CRO partnership

Marketing Partnerships MOU

Have an MOU with CRO

MWESB

MWESB Commitments

30% target

MWESB Performance

Insufficient Data



EQUAL HOUSING OPPORTUNITY



**OREGON HOUSING and
COMMUNITY SERVICES**

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SUMMARY			
Project Name:	Woodland Hearth		
City:	Tigard	County:	Washington
Sponsor Name:	Community Partners for Affordable Housing		
Urban/Rural:	Urban	Total Units/PSH Units:	63/22
# Rent Assisted Units:	22 units, including: 4 1-BDRM 5 2-BDRM 10 3-BDRM 3 4-BDRM	Units by Size & Affordability:	10 1-BDRM @ 60% AMI 8 2-BDRM @ 60% AMI 6 3-BDRM @ 60% AMI 2 4-BDRM @ 60% AMI 5 1-BDRM @ 50% AMI 3 2-BDRM @ 50% AMI 3 3-BDRM @ 50% AMI 4 0-BDRM @ 30% AMI 4 1-BDRM @ 30% AMI 5 2-BDRM @ 30% AMI 10 3-BDRM @ 30% AMI 3 4-BDRM @ 30% AMI
Funding Request		Funding Use	
HTF Request:	\$3,000,000	Acquisition	\$790,000
Expected 4% LIHTC Annual:	\$1,411,336	Construction	\$25,860,644
OAHTC Loan Amount:	\$0	Development	\$10,385,562
Expected Conduit Bond Request:	\$19,000,000	Total:	\$37,036,206

PROJECT DETAILS	
Project Description:	Woodland Hearth (WH) is a proposed 63-unit apartment building in the Southwest Metro transit corridor in Tigard. Conveniently located near retail and transit, the building will serve formerly homeless families and immigrant communities in Tigard. WH will consist of (4) studios, (19) 1-bedroom, (16) 2-bedroom, (19) 3-bedroom, and (5) 4-bedroom units, providing much needed family-sized apartments. Amenities include a community room with kitchen, lending library, computer stations, greenspace with playground, and bike servicing area. Services will be provided by CPAH, NARA, Community Action, and Humanity Assistance Kindness Interculturalism (HAKI), and include eviction prevention, job training,



Woodland Hearth – Housing Stability Council

	and youth after school and summer programs. WH will be designed to be both trauma-informed and sustainable.
Partnerships to Serve Communities of Color:	To meet the needs of households from diverse backgrounds and communities, CPAH refers residents to culturally specific organizations (CSOs). The services team continuously nurtures existing partnerships with CSOs and prioritizes building new partnerships that will serve BIPOC residents. The 22 households and families in PSH units will need access to supportive services, especially culturally specific services. The Native American Rehabilitation Association (NARA) has a long history of serving the populations that will be living at Woodland Hearth. NARA’s services include addiction and mental health treatment, and connections to community and culture for Native communities. This project has additional partnerships with CSOs in place. Although HAKI will not be receiving dedicated PSH units, Woodland Hearth staff will be able to refer immigrant and refugee families to HAKI for services. Virginia Garcia frequently brings medical and dental services to CPAH families through their mobile health services bus. Immigrant and Refugee Community Organization (IRCO) is another partnership utilized to provide culturally responsive services to residents. IRCO frequently provides translation services for services staff when CPAH does not have the internal capacity. Both resources will be available to Woodland Hearth residents.
Reaching Underserved Communities:	Households will reach Woodland Hearth through Washington County’s low-barrier coordinated access system, Community Connect. Agencies and residents can refer a household to Community Connect by calling their crisis line, which is available online and advertised through local resource guides. Once a resident has been referred, they participate in a basic screening which is performed over the phone with a Community Connect staff member. After the screening, eligible households at risk of or experiencing homelessness are scheduled for an appointment to do an assessment. The information shared in the assessment allows Community Connect staff to connect households with appropriate programs including PSH units at Woodland Hearth.
MWESB Target:	CPAH has committed to achieving 37% MWESB/SDVBE owned subcontractors.
Alignment with Statewide Housing Plan:	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing • Permanent Supportive Housing • Homelessness
The PSH program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement, and engage MWESB organizations.	



Woodland Hearth – Housing Stability Council

This development will need to conform to all OHCS underwriting standards. The primary risk is with the current construction environment relating to cost escalations, subcontractor labor, and interest rate increases. Enough contingency/escalation was built into the construction budget to mitigate risk of inflation.

Rendering of Woodland Hearth



EQUITY & RACIAL JUSTICE (ERJ) Project Status

Project Name: Woodland Hearth

Developer Name: Community Partners for Affordable Housing

This project meets the funding framework criteria adopted by Housing Stability Council for this resource, including all applicable Threshold Requirements below:

- Diversity Equity & Inclusion (DEI) Agreement Signed
- Affirmative Fair Housing Marketing Plan in Place
- MWESB Strategic Outreach Plan in Place
- Tenant Demographic Reporting

ERJ Alignment Area

Project Status

Development Team

Development Team Structure Non-Culturally Specific Non-Profit Organization
 Development Team Leadership and Staff Representation Some BIPOC Leadership and Staff

Ownership

Ownership Structure Culturally Responsive Owner
 Ownership Leadership/Staff Representation Some BIPOC Leadership and Staff
 Ownership Partnerships Partnerships in ownership structure with Culturally Responsive Organization
 Ownership MOUs Have an MOU with CSO

Property Management

Property Management Structure Culturally Responsive Property Manager
 Property Management Leadership/Staff Representation Some BIPOC Leadership and Staff
 Property Management Partnerships No partnerships with Culturally Specific or Responsive Organization(s)
 Property Management MOUs Do not have an MOU

Service Provider(s)

Service Providers Structure Culturally Specific service provider(s)
 Service Providers Leadership/Staff Representation Some BIPOC Leadership and Staff
 Service providers MOUs Service Provider is a CSO. No MOU needed.

Marketing

Marketing Partnerships Culturally competent marketing strategies include CSO and CRO partnership
 Marketing Partnerships MOU Have an MOU with CSO and CRO

MWESB

MWESB Commitments 30% target
 MWESB Performance Has Met/Exceeded

