

# Housing Stability Council

## MEETING MATERIALS PACKET



Hattie Redmond Apts.  
Portland, Or

January 22, 2024  
9:00 a.m. – 9:30 a.m.  
Oregon Housing & Community Services  
Webinar  
Reconvening

**Council Members:**

Claire Hall, Chair  
 Sami Jo Difuntorum  
 Mary Ferrell  
 Maggie Harris  
 Mary Li  
 Erin Meechan  
 Javier Mena  
 Kristy Rodriguez  
 Sharon Nickleberry Rogers


**AGENDA**

January 22, 2024 9:00 a.m. – 9:30 a.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	<b>Meeting Called to Order</b>		Call Roll
9:05	<b>Public Comment</b> <ul style="list-style-type: none"> <li>Public hearing comments on transaction item</li> </ul>		
9:10	<b>Affordable Rental Housing Division (pg. 03)</b> <i>Natasha Detweiler-Daby, Director of Affordable Rental Housing Division</i> <ul style="list-style-type: none"> <li><b>MF Housing Transaction Recommendations:</b> <i>Tai Dunson-Strane, Assistant Director Production</i> <ul style="list-style-type: none"> <li><b>Julia West</b></li> </ul> </li> </ul>		Decision
9:30	<b>Meeting Adjourned</b>		

*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.*

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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.

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>

## Statewide Housing Plan Policy Priorities



**Equity & Racial Justice**



**Homelessness**



**Permanent Supportive Housing**



**Affordable Rental Housing**



**Homeownership**



**Rural Communities**

Date: January 22, 2024

To: Housing Stability Council  
Andrea Bell, Executive Director

From: Dana Schultz, Permanent Supportive Housing Program Analyst  
Amy Cole, Development Resources Manager  
Roberto Franco, Assistant Director of Development Resources  
Hattie Iott, Production Manager  
Tai Dunson-Strane, Assistant Director of Production  
Natasha Detweiler-Daby, Director of Affordable Rental Housing

RE: Approval for Resolution #2024-01-22

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**Motion: Approve the Resolution #2024-01-22** recommendation for the following project:

Move to approve Pass-Through Revenue Bond Financing in an amount up to and not to exceed \$29,435,000 to JW Portland Limited Partnership for the construction of **Julia West**, subject to the borrower meeting OHCS, Aegon, Bank of America's and Citibank's underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval for the bond sale.

## BACKGROUND

At the January 22<sup>nd</sup> 2024 meeting of Housing Stability Council, we are seeking to re-introduce the Julia West project for funding recommendation and approval. In order to be responsive to the January 5<sup>th</sup> conversation on the project we are providing:

- This memo which serves to provide Housing Stability Council with documentation of the OHCS due diligence of the project review that has been done and through which staff have derived confidence in this project;
- A memo that follows from the project owner, Community Development Partners, providing details regarding their organization and the course of action to be supportive and responsive to tenants in Milepost 5 and across their portfolio of projects.
- Resolution 2024 – 01 – 22 and associated documentation for consideration.



## **OHCS PROJECT DILIGENCE**

Over the course of considering applications for funding, a network of strategies are applied including through: technical assistance and training for permanent supportive housing project development and operations, competitive project application review, underwriting and financial performance, documentation and partnerships.

### **1. Oregon Permanent Supportive Housing Institute**

The Julia West development team participated in the 2019-2020 OHCS funded Permanent Supportive Housing (PSH) technical assistance training. A foundational tenant of the OHCS PSH Initiative, is to build toward success by investing in robust technical assistance and training. We do this in partnership with the Corporation of Supported Housing (CSH) who conducts an Oregon Supportive Housing Institute. This Institute provides targeted training and technical assistance to both new and experienced development teams. Teams receive intensive training over 5 months including individualized team technical assistance and support to assist in planning quality projects. CSH Subject matter experts from across the State and the country, in partnership with local expertise, provide intensive training on provision and coordination of services and property management, building a race equity culture, financing, funding, and trauma-informed design.

Permanent Supportive Housing (PSH) is a nationally recognized best practice and proven strategy to successfully house people experiencing chronic homelessness. Members of these households often have complex needs including mental illness, substance use, and chronic physical difficulties alongside their experience of long-term homelessness. The OHCS PSH Program combines three elements: the development of permanently affordable housing, funding of comprehensive tenancy support services, and project-based rental assistance. OHCS-funded PSH must be affordable to households with extremely low incomes and must provide pre-tenancy services, housing retention support and other wraparound services. PSH services are designed to effectively support communities' most vulnerable populations in reaching long-term housing success. PSH is a key resource for people who, without support in their tenancy, may not be successful in maintaining stable housing and who, without housing, may not be as successful in utilizing services to achieve and maintain recovery, health, and wellness.



Upon completion, participants in the Institute have:

- A detailed, individualized supportive housing plan that can be used to apply for funding from multiple sources;
- Improved skills to create and operate existing supportive housing and develop new projects serving people who experience multiple barriers to housing;
- New and improved skills to operate 100% and integrated supportive housing;
- A strong, effective development, property management, and service team that leverages the strengths of each team member;
- A powerful network of peers and experts to assist in project development and to trouble-shoot problems;
- Post Institute technical assistance from CSH.

## 2. Performance

Julia West is the second phase of an affordable housing PSH development that complements an existing building, Alder House, that is located directly across the street. Both developments are in a unique downtown location with access to an abundance of services within close proximity. Julia West will be a new construction project that will be a 100% PSH model with a total of 89 units serving chronically homeless seniors, prioritizing BIPOC households. 20 units will be prioritized for American Indian/Alaska Native (AI/AN) households. As mentioned above, this project team went through the 2019-2020 Oregon Supportive Housing Institute.

### *Alder House:*

The first phase of this project, the Alder House, began operating as an integrated PSH development in 2022. Through this project, we have seen active work to prioritize and be responsive to tenants by the owner, CDP. Upon initial launch of Alder House, CDP had an established service provider in place, with services delivered by its Mobile PSH team. Along with the services provider, CDP hired an internal to CDP Services Program Manager to oversee the PSH operations of CDP-owned sites. This role responsive to all inquiries from OHCS and brings expertise and experience in Supportive Housing to CDP overall. The role has an explicit focus to ensure programming at CDP PSH properties are comprehensive and appropriate. The CDP Services Program Manager quickly realized that the mobile PSH approach to serving Alder House residents was not sufficient and



that as a consequence the Resident Services Coordinator who was serving the non-PSH units, was stepping up to do this work.

Once this was understood and in order to proactively address meeting tenant needs, CDP responded by working with OHCS to initiate the process to switch services providers, requesting to fully fund a new on-site PSH Services provider at Alder House. Now the new on-site provider is running an effective PSH program at Alder House with the support of CDP's Services Program Manager. The PSH services and rent assistance funding was monitored in the summer of 2023 and no major findings were found.

#### *Julia West*

As the second phase property, the CDP Services Program Manager role will also oversee the PSH operations at Julia West; where we see robust partnerships established in response to identified tenant needs. The Julia West will provide permanent supportive housing to 89 households. Northwest Pilot Project (NWPP) will provide supportive housing to 69 older adults with significant health needs. Native American Rehabilitation Association (NARA) will provide culturally specific supportive housing to 20 additional households.

NWPP is an established PSH service provider that has been providing housing placement and support services to very low and extremely low-income older adults (55+) throughout Multnomah County for decades. NWPP's mission is to offer opportunities for a life of dignity and hope to very low-income seniors in Multnomah County by solving housing and transportation needs. NWPP's Housing Program staff provides individualized housing assessments and supports client-directed housing plans, housing application assistance, technical assistance with reasonable accommodations and appeals, health care advocacy, transportation to medical and housing appointments, linkage to health care and mainstream benefits, short-term financial assistance at move-in, and ongoing retention and resident service support after housing placement. All of NWPP's Permanent Supportive Housing services are designed to help their clients establish health and housing stability. NWPP has a dedicated PSH Team, including bilingual and culturally diverse staff, to provide home-based and community-based support for extremely low-income older adults in permanent supportive housing.

The mission of NARA is to provide education, physical and mental health services and substance abuse treatment that is culturally appropriate to American Indians, Alaska





Natives and anyone in need. NARA's approach is collaborative and strengths based. Native American culture and spirituality informs their work and is offered to all of their clients. They base their work on the Medicine Wheel, integrating Health & Wellness, Mental Health, Sobriety, and Culture. NARA is a successful services partner on another operating PSH property in the OHCS portfolio and is the services partner on other properties not yet operating.

NWPP and NARA will engage with households prior to housing placement and throughout the application and the move-in process for each resident. Supportive services staff will reach out to all tenants at least monthly, but as frequently as directed by the needs and goals of the residents. Residents will identify their service goals, and these goals will likely include health stabilization through health care advocacy and follow-through, food security, benefits acquisition, and reduced social isolation, in addition to stable housing. Because the building will be a dedicated PSH property, supportive services staff will have a regular presence at the building, including office hours. NWPP, NARA, and the property management staff will check in weekly with each other to facilitate strong communication and partnership. With staff on-site throughout the week, NWPP and NARA will be aware of possible tenant crises as they are developing and will work diligently to de-escalate and respond to client needs before they become crises. NWPP and NARA supportive services staff will work closely with crisis response teams and the property management staff to respond to and address the underlying concerns for tenant crises. Supportive services staff will establish a protocol with the property management staff for any crises that occur after work hours or on the weekend.

### **3. Project application and underwriting review**

This project has been scrutinized by staff at the initial application as well as throughout the underwriting and development process. To be clear, unlike Milepost 5 which was funded through a non-competitive and non-service-enriched 4% LIHTC investment, the Julia West was funded with PSH Initiative resources at the Housing Stability Council meeting in August 2022. The resources are not open-door but are specifically intended to be evaluated against strong accountability measures and within Housing Stability Council adopted programmatic frameworks.





The PSH Investments provide additional ways in which OHCS has oversight and performance evaluation engaged and the property. Resources are specifically built into the project to support not only tenant rent payments but to provide supportive services for all PSH households, two significant components that Milepost 5 does not have. Additionally, Julia West was awarded Article XI-Q bond resources through PSH development resources, which gives OHCS operating control over the property.

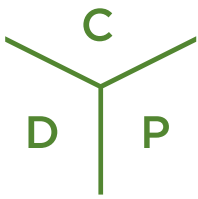
This project was selected for funding based on having met both our programmatic and underwriting guidance and is being brought forward for final approval of the Private Activity Bond conduit issuance because it has continued to meet established requirements.

## Summary

While it is not possible to reflect in memo the full intricacies of project review and underwriting, we are optimistic that this overview helps build Housing Stability Council understanding of our process and confidence in bringing forward this recommendation today.

In the memo that follows, you will hear more from Community Development Partners about their experience and engagement to support their work across their portfolio and within Milepost 5.





## Community Development Partners

### Memorandum

To: Housing Stability Council, Oregon Housing Community Services  
From: Community Development Partners  
Date: January 10th, 2024

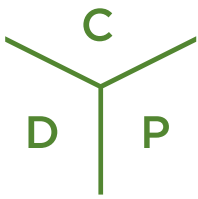
Dear Members of the Housing Stability Council,

Community Development Partners appreciates the opportunity to share more information about Milepost 5 and our organization. We are committed to supporting the residents and the stabilization of the property post-pandemic. CDP's team has been all hands-on deck across all levels of the organization to support the Milepost 5 project. This work has been comprehensive and includes consistent updates from CDP to OHCS. CDP takes seriously the feedback received from residents of the property and is following up on all complaints made by residents. In this memorandum we will address some of the comments made in the January 5th meeting, and include more specific information about CDP's efforts to improve resident experiences at Milepost 5.

#### **January 5th OHCS HSC Public Comment Feedback**

We understand it felt like there was a lack of CDP presence at the meeting, and this was not our intention. CDP team members were present but did not provide public comment per our agreement with OHCS to respond to statements made during the public comment period of the OHCS HSC meetings through the monthly memos on Milepost 5, which are included with the monthly meeting materials. CDP will provide detailed follow-up on the public comments made during the January 2024 meeting as is our current procedure, however, we feel it is important to respond to a few of the comments made at the most recent meeting on January 5th.

- A few public comments were related to an alleged fire that occurred at the property just a few nights prior to the meeting. Unfortunately, this is a misunderstanding on the part of the neighbor and tenants, and emergency response verified there was no fire. CDP can provide written documentation from a third party to verify this if requested.
- Numerous comments have been made regarding tenants at Milepost 5 who neighbors and residents feel shouldn't be living there. FPI is the property management company and they process prospective resident applications in accordance with the requirements of local, state, and federal housing laws.
- Given the public comment related to unsecure exterior doors, following the OHCS HSC meeting, CDP's Asset Manager assigned to MP5 went to the property to verify if the exterior doors were locked. She walked the exterior of the property and attempted to open all of the doors, and each door was locked. It is unclear what doors the residents were referring to in their public comment. The building has several points of entry around the building and this complaint regarding unsecure doors comes up often. CDP has observed several different factors contributing to this challenge including doors being propped open by tenants and damaged. Our onsite staff team and security check the doors throughout the day and at night to ensure they are locked or document any damaged doors that need to be fixed which are then repaired as soon as possible.
- Tenants reported an incident on Dec 16th where a black SUV parked in the parking lot illegally and alleged associated criminal activity with this vehicle was not addressed. There is additional context we would like to provide. While there was a Black SUV parked in the parking lot, security services did attempt to have the vehicle removed and contacted police who were also unsuccessful at removing the



parked SUV. It appears someone from the SUV did gain entry to the building, however, onsite management confronted the intruder and they ran away. Management reviewed video camera footage and did not see any evidence of theft.

- There was a separate incident where there was a break-in into the woodshop. Again the onsite staff intervened while the crime was in progress before anything was stolen. Onsite staff filed a police report and provided additional information to Portland Police regarding the incident.

## **CDP Efforts to Improve Resident Experience at Milepost 5**

### **1. Facilitating a sense of community, trust and accountability for tenants**

Community Development Partners has worked to facilitate a sense of community, trust and accountability for tenants through heightened security, regular resident meetings, onsite services with third party service providers, and regular written follow-up communications for residents to increase transparency.

#### *Security*

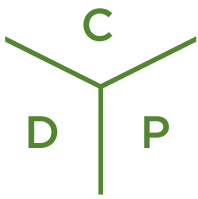
Since May of 2022, and during this period of stabilization, Milepost 5 is providing enhanced overnight security through Echelon daily from 7 pm to 5 am. The Property Management team is onsite during business hours. While onsite the officers patrol the property to check common areas, verify the perimeter is secure and exterior doors are locked, as well as respond to resident calls and address incidents. The security company provides daily incident reports to both ownership and property management for follow-up.

#### *Community Meetings*

In late Spring of 2022 Community Development Partners, in conjunction with the City of Portland Office of Civic Life hosted a community meeting for the neighborhood to facilitate a conversation around neighborhood concerns related to the property. The intent of this meeting was to begin fostering a relationship between CDP and the neighborhood, however, this meeting did not achieve its intended goal and at this time CDP, in consultation with OHCS, made the decision to focus relationship building within the resident community at Milepost 5 prior to branching out to building relationships with the neighborhood since CDP and CDP's partners have control over the property but not the larger neighborhood.

In June 2022, CDP and Guardian (the property management company at the time), started hosting monthly resident meetings that continue today. The main objective of these meetings is to provide an open forum where residents can discuss ongoing property concerns with ownership and property management. These monthly meetings are held in the evening to accommodate resident schedules. Ahead of the meetings, flyers are posted to the resident doors as a reminder and invitation to attend. Following the meetings, meeting notes are also posted to resident doors providing an update of what was discussed as well as a list of the attendees from ownership and property management, along with staff emails.

In the Summer of 2023 an additional separate monthly meeting between a small number of tenants and property management was held to discuss feedback on the tenant lease. As OHCS is aware the tenant lease was approved in December 2023.



#### *Third Party Resident Service Providers*

In recent years CDP has worked with two service providers at the site. Cornerstone Community Services provided resident services at the site from October 2022 through August 2023. Cornerstone programming included regular weekly onsite services for 1 business day a week. During their time onsite, they planned activities and events that emphasized community building through meals, gardening, recreational social activities, as well as one time events like the summer block party that the property hosted in the summer of 2023 which included neighbors in addition to residents. In addition to community building events and activities, they also provided residents with referrals for resources related to transportation and some rent assistance referrals. In a mutual decision the Cornerstone Services contract ended in August 2023. CDP still partners with CDP at a number of other properties. CDP continues to assess resident needs and is committed to providing services relevant to the needs of the resident population.

In November of 2023 PDX Saints Love, an organization doing housing work in Clackamas County, began providing services at the site. PDX Saints Love utilizes a Community Health Worker peer support model, and tailors their onsite programming to align with property specific needs/ interests. Prior to beginning programming, PDX Saints Love conducted a listening session open to all Milepost 5 residents in the first week of November to gather resident feedback and identify program interests. Based on feedback collected in that listening session, they are now focusing their programming on supporting residents to address basic needs through food access and access to entitlement benefits. PDX Saints Love is onsite weekly on Wednesdays and Thursdays from 10 am - 6 pm and will attend monthly resident meetings with Property Management and Ownership.

#### *Regular written communication for Residents*

Residents are provided with written updates in the form of monthly resident meeting notes as well as weekly renovation project updates. The resident meeting notes have been provided to residents since the start of the resident meetings in June of 2022. The weekly renovations project updates have been provided starting in October 2023 based on feedback gathered in the resident meetings.

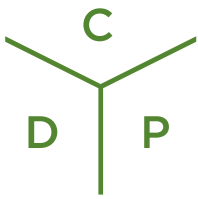
In addition to the written notices provided to residents onsite, CDP and the Property Management company provide monthly written updates to OHCS following the Housing Stability Council Meetings to address concerns raised during the public comment segment of the meeting. These memos are available to the general public through the OHCS website.

## **2. Responsiveness to work orders (realistic commitments)**

CDP is working closely with FPI in order to oversee the ongoing responsiveness to resident work order requests as well as the current OHCS funded capital improvement project at the property. The capital improvement project is well underway and expected to be completed by the end of 2024.

#### *Regular Maintenance work order requests*

Residents have a variety of ways to report maintenance issues to FPI. FPI will accept work orders in the form of email, phone call, written on an official work order request or in person with the manager in the office. In addition to regular work order submission and follow-up procedures, property management also conducts twice daily site walks to verify exterior doors are secure as well as inspect bathrooms and kitchens to ensure they are



in working order. When a work order is submitted to property management it is entered into yardi for tracking through completion. With a new assistant coming on board Milepost 5 a part of their role will be following up with residents after maintenance items are completed in their unit to ensure the repaired item is functioning as it should. At this time there is only one unit with outstanding work orders and 100% of the exterior building doors are secure.

#### *Capital Improvement Project*

At this time several renovation projects have been completed and several others are underway to make improvements at the building as part of the larger capital improvement project. Updates on these projects are communicated to the residents in the form of written notices that are posted weekly prior to the end of business. During the course of the renovations there have also been unforeseen circumstances that have impacted the scope of the project and thus impacted the initial project timelines.

### **3. Clear and current signage details on site hours and phone numbers**

The office hours are posted on the property manager office door, as well as the office phone number and emergency maintenance number and after hours security phone number.

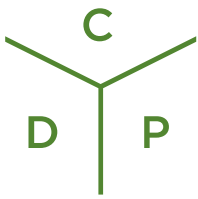
### **4. Proactive community engagement**

CDP has made multiple efforts to proactively engage residents at the building as described in the first community building bullet point. Efforts made on this front include hosting monthly resident meetings with property management, as well as bringing onboard onsite services (PDX Saints Love) that base their programming on resident feedback.

### **5. Establishing a flow of communication and responsiveness thereof, across tenants-service provider-owner**

Residents have been asked to report ongoing concerns and maintenance issues to the onsite property management company. In addition to reporting these concerns to FPI, these items also sometimes get reported to the service provider as well as ownership. CDP and FPI meet weekly to review property operations including any incidents, lease enforcement status, leasing, and maintenance items. Additionally, FPI and PDX Saints Love also meet weekly to discuss resident programming or other relevant resident services items. The overnight security company also provides daily reports to CDP and FPI.

Not unique to Milepost 5 are the challenges around balancing tenant privacy and tenants perception of the level of responsiveness from ownership. We must abide by the law which means we as an owner can receive information/concerns from residents, their guests, and non-residents about specific residents, but the action taken on a specific resident should not be shared with anyone, unless they are involved as a witness in active litigation and the owners legal representative has authorized the sharing of information. The most owners should be sharing is that they will look into the concern/allegation, and if warranted, will perform per Oregon's Landlord-Tenant Law.



**Community  
Development  
Partners**

**6. Give the council a sense of who CDP is and describe the track records and values**

CDP's mission is to create life enhancing affordable housing that transcends the fundamental goal of providing high quality homes by building innovative and sustainable developments with a focus on long-term community engagement.

Since our inception in 2011, CDP has focused exclusively on meeting local housing needs by creating vibrant communities that enrich the quality of life of residents by incorporating art, public parks, gardens, fresh food, and cultural and social programming. Alongside an incredible cohort of local, public and private partners and service providers, we extended our work into Oregon in 2015, where today, we have built a portfolio of 15 unique, 100% affordable projects comprising over 1,350 homes in seven different cities throughout the state, including communities in rural Oregon through Housing Authority joint venture partnerships and tackling some of the most challenging preservation projects.

One of the accomplishments that CDP is most proud of in Oregon is our work with culturally specific organizations, leveraging their community experience with CDP's development experience to create communities that are responsive to these organizations' constituents. Such projects include work with NAYA/NARA/Confederated Tribes of Siletz (Nesika Illahee, Mamook Tokatee, and Hayu Tillixum), Hacienda CDC (Rockwood Village, Las Flores), and Self Enhancement, Inc. (Alberta Alive - The Paul & Geneva Knauls Building, The Ronnie Herndon Building, The Dr. Darrell Milner Building, and the Strong property). The work CDP has done to help these organizations build their development capacity and serve their communities exemplifies our commitment to meeting local needs.

CDP is a mission-driven organization and certified B Corporation that prioritizes impact over profit and is dedicated to the highest standards of social and environmental stewardship, community-informed designs, and impactful services and programming. We are guided by six core values—commitment, sustainability, community, equity, innovation and culture—and our team of multidisciplinary professionals ensures these values remain at the forefront of our work.

**STATE OF OREGON**  
**OREGON HOUSING AND COMMUNITY SERVICES**  
**HOUSING STABILITY COUNCIL**

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**RESOLUTION NO. 2024 – 01-22**  
**ADOPTED: JANUARY 22ND, 2024**

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**A RESOLUTION OF THE HOUSING STABILITY COUNCIL APPROVING PASS-THROUGH REVENUE BONDS AND HOUSING PROGRAM FUNDING TO FINANCE THE PROJECTS DESCRIBED HEREIN, SUBJECT TO THE BORROWERS AND PROJECTS MEETING CERTAIN PROGRAM REQUIREMENTS, CLOSING AND OTHER CONDITIONS AS DESCRIBED HEREIN; AND AUTHORIZING AND DETERMINING OTHER MATTERS WITH RESPECT THERETO.**

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**WHEREAS**, the State of Oregon (the “**State**”), acting by and through the State Treasurer (the “**Treasurer**”) and the Oregon Housing and Community Service Department (the “**Department**” and collectively with the State and the Treasurer, the “**Issuer**”), is authorized, subject to Housing Stability Council (the “**Council**” or “**HSC**”) review and approval, pursuant to Oregon Revised Statutes (“**ORS**”) Chapter 286A and ORS Sections 456.515 to 456.725, inclusive, as amended (collectively, the “**Act**”) and Oregon Administrative Rules (“**OAR**”) Chapter 813, Division 35 pertaining to the Department’s Pass-Through Revenue Bond Financing Program (the “**Conduit Bond Program**”), to issue revenue bonds, notes and other obligations (collectively, “**Bonds**”) and to loan the proceeds thereof to borrowers (“**Borrowers**”) in order to finance certain costs associated with the acquisition, rehabilitation, development, construction, improvement, furnishing and/or equipping of multifamily housing;

**WHEREAS**, through the federal 4% Low-Income Housing Tax Credit Program (“**LIHTC Program**”), the Department allocates tax credits (the “**Credits**”) in accordance with the Act and OAR Chapter 813, Division 90 pertaining to the Department’s LIHTC Program;

**WHEREAS**, through the Department’s various financing programs as authorized by the Act and ORS Chapter 458 (collectively, “**Housing Programs**”), the Department, subject to the Council’s review and approval, provides loans, grants and other financing pursuant to the Act, ORS Chapter 458, applicable OARs and in conformance with Department policies (the “**Housing Program Funding**”). The Conduit Bond Program, the LIHTC Program and the Housing Programs are collectively referred to herein as the “**Programs**”; and

**WHEREAS**, the Department’s Finance Committee (the “**Committee**” or “**FC**”) has (i) approved the allocation of Credits, (ii) recommended to the Council the issuance of Bonds, and (iii) approved or recommended providing the Housing Program Funding to finance each of the affordable multifamily rental projects as listed on **Exhibit A** attached hereto (each an “**FC-Approved Project**” and collectively, the “**FC-Approved Projects**”); and

**WHEREAS**, Council desires to accept the recommendations of the Committee by (i) approving the Bonds and directing the Department to request that the State Treasurer issue the Bonds and (ii) further ratifying and/or approving providing the Housing Program Funding to finance each of the FC-Approved Projects; and



**WHEREAS**, the further Council desires to (i) approve the Bonds and direct the Department to request that the Treasurer issue the Bonds and (ii) further ratify and/or approve providing the Housing Program Funding to finance each of the affordable multifamily rental projects as listed on **Exhibit B** attached hereto (each a “**Proposed Project**” and collectively, the “**Proposed Projects**”), in each case subject final approval of the Projects by the Committee, including the allocation of Credits by the Committee to each of the Projects; and

**NOW, THEREFORE**, be it resolved by the Council as follows:

**SECTION 1. HSC APPROVAL.** The Council hereby acknowledges that it has reviewed the information and materials included in **Exhibit A** and **Exhibit B** attached hereto describing the Bonds and the Housing Program Funding, each FC-Approved Project and each Proposed Project (each a “**Project**” and collectively, the “**Projects**”) and the financing of each of the Projects, and hereby approves the issuance of the Bonds for the financing of each of the Projects, as described therein. Subject, in the case of each Project, to the Borrower’s compliance with all legal and other requirements of the Act and the applicable Programs and confirmation by the Department, including final approval by the Committee in the case of each Proposed Project, that the conditions described in Section 2 below have been satisfied, the Council finds that no further meeting or action of the Council is needed for the Department to request and the Treasurer to proceed with the issuance of the Bonds and for the Department to proceed with the financing of the Project.

**SECTION 2. CONDITIONS TO ISSUANCE, SALE AND DELIVERY OF BONDS.** The Council hereby approves the issuance, sale and delivery of the Bonds for each of the Projects. For each Project, such approval is subject to any remaining final approval(s) that may be required by the Committee (including the allocation of Credits to and final approval of each Proposed Project by the Committee) and/or the Department’s Executive Director (or her designee), and further subject to the Borrower meeting all requirements of the applicable Programs and satisfying all closing and funding conditions, including:

- (A) completion by the Department of all necessary due diligence related to the Project and the financing, consistent with applicable Program requirements, Department policies and practices;
- (B) the absence of any material change to the Project or the financing following the adoption of this Resolution;
- (C) confirmation that all legal and other requirements of the Act and the Conduit Bond Program for the issuance, sale and delivery of the Bonds have been satisfied, as determined by the Department, the Oregon Department of Justice and Bond Counsel; and
- (D) confirmation that all legal and other requirements of the Act and the Programs have been satisfied, as determined by the Department and the Oregon Department of Justice.

**SECTION 3. COUNCIL REVIEW, APPROVAL AND PUBLIC MEETING.** The Council hereby acknowledges that it has reviewed the information and materials included in **Exhibit A** and in **Exhibit B** attached hereto describing the Projects and the financing of each of the Projects, including the Bonds, and conducted such additional review and made such additional inquiry, if any, as it determined to be necessary or appropriate, in compliance with the Council’s obligations

under ORS 456.561(3) and other relevant authority, to review, and to approve or disapprove the financing of the Projects. The Council hereby further acknowledges that the adoption of this Resolution and the HSC approval set forth herein has been made at a public meeting of the Council as required by ORS 456.561(4) and other relevant authority, and that such meeting has been conducted in accordance with applicable law, including any required advance public notice of such meeting. Further, the Council acknowledges that in connection with the adoption of this Resolution and the HSC approval set forth herein, opportunity has been provided to the public to testify or otherwise provide public comment on the Projects and any other matters directly related thereto.

**SECTION 4. EFFECTIVENESS; CONFLICTING RESOLUTIONS.** This Resolution shall be effective immediately upon its adoption. Any prior resolutions of or other previous actions by the Council and any parts thereof that are in conflict with the terms of this Resolution shall be, and they hereby are, rescinded, but only to the extent of such conflict.

*[Signature follows next page]*

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## CERTIFICATION OF RESOLUTION

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The undersigned does hereby certify that I am the duly appointed, qualified and acting [Chair][Vice Chair][Executive Secretary] of the Oregon Housing and Community Services Oregon Housing Stability Council (the “**Council**”); that the foregoing is a true and complete copy of Resolution No. 2024-01-22 as adopted by the Council at a meeting duly called and held in accordance with law on January 22nd, 2024; and that the following members of the Council voted in favor of said Resolution:

\_\_\_\_\_  
\_\_\_\_\_

the following members of the Council voted against said Resolution:

\_\_\_\_\_  
\_\_\_\_\_

and the following members of the Council abstained from voting on said Resolution:

\_\_\_\_\_  
\_\_\_\_\_

In witness whereof, the undersigned has hereunto set [his/her] hand as of this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
[Chair][Vice Chair][Executive Secretary]

**EXHIBIT A**  
**APPROVED PROJECTS**

**N/A**

**EXHIBIT B**  
**PROPOSED PROJECTS**

**1- Julia West (FC – Meeting Schedule for 1/23/2024)**



**OREGON HOUSING *and*  
COMMUNITY SERVICES**

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301  
503-986-2000 | [www.oregon.gov/OHCS](http://www.oregon.gov/OHCS)

## SUMMARY

Project Name:	Julia West		
City:	Portland	County:	Multnomah
Sponsor Name:	CDP Oregon LLC		
Urban/Rural:	Urban	Total Units:	90
		Total Affordable Units:	89
# Rent Assisted Units:	89	Units by Size & Affordability:	60 0-bd units @ 60% AMI 29 1-bd units @ 60% AMI 1 manager unit
Cost Per Unit:	\$627,228	Construction Type:	New Construction
Affordability Term(s):	4%/Bond – 30 years PSH – 30 years	# of Units with Non-OHCS Requirements:	0 units
Funding Request		Funding Use	
		Acquisition	\$900,000
4% LIHTC:	\$2,729,403 annual allocation	Construction	\$39,041,599
PSH:	\$18,000,000	Development	\$16,508,940
Conduit Bonds	up to \$29,435,000	Total:	\$56,450,539

## PROJECT DETAILS

Project Description:	<p>Julia West is the second phase of an affordable housing development that complements an existing building, Alder House, that is located directly across the street. Both developments are in a unique downtown location in urban Multnomah County with access to an abundance of services within close proximity. Julia West will be a new construction project that will be a 100% PSH model with a total of 90 units including 1 manager unit. Project amenities will include a club house and community room, access to public transportation, internet access, laundry facilities, on site rental office, heating and air conditioning. The unit mix includes 60 studio units, 29 one-bedroom units, and 1 one-bedroom manager unit.</p> <p>Julia West and the 90 units are a stand-alone project and not subject to a master plan development. Closing is anticipated to be in late January 2023.</p>
Partnerships to Serve Communities of Color:	<p>Native Americans have the highest overall rate of chronic homelessness (51.8%), despite making up only 2.5% of Multnomah County's population. Native American Rehabilitation Association (NARA) will provide culturally specific supportive housing to 20 households. NARA was founded in 1970 in Portland, Oregon, and strives to provide education, physical,</p>



	<p>mental health, and substance abuse treatment for American Indians, Alaska Native and anyone in need. NARA operates as a residential family treatment center, an outpatient treatment center, a child and family service center, a primary health care clinic, several adult mental health locations, a wellness center, and transitional housing for Native women and children.</p>
<p>Reaching Underserved Communities:</p>	<p>Northwest Pilot Project (NWPP) will provide supportive housing to 69 older adults with significant health needs at Julia West. NWPP has been providing housing placement and support services to very low and extremely low-income older adults (55+) throughout Multnomah County for decades. NWPP’s mission is to offer opportunities for a life of dignity and hope to very low income seniors in Multnomah County by solving housing and transportation needs. NWPP’s Housing Program staff provides individualized housing assessments and supports client-directed housing plans, housing application assistance, technical assistance with reasonable accommodations and appeals, health care advocacy, transportation to medical and housing appointments, linkage to health care and mainstream benefits, short-term financial assistance at move-in, and ongoing retention and resident service support after housing placement.</p> <p>All of NWPP’s Permanent Supportive Housing services are designed to help their clients move quickly into permanently subsidized homes where they can receive individualized support services to ensure their health and housing stability. NWPP has a dedicated PSH Team, including bilingual and culturally diverse staff, to provide home-based and community based support for extremely low-income older adults in permanent supportive housing.</p>
<p>MWESB Target:</p>	<p>CDP Oregon LLC and general contractor, Walsh Construction, are committed to meeting the metro region 1 goal of 30% participation.</p>
<p>Alignment with Statewide Housing Plan:</p>	<ul style="list-style-type: none"> <li>- Equity and Racial Justice</li> <li>- Homelessness</li> <li>- Permanent Supportive Housing</li> <li>- Affordable Rental Housing</li> </ul>
<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:



Rendering

