

Jacqueline B. Knights, Chair & Designee
Office of the State Treasurer

Renee A. Klein, Designee
Oregon Department of Administrative Services

Theresa K. Deibele, Public Member



**PRIVATE ACTIVITY
BOND COMMITTEE**
867 Hawthorne Ave SE
Salem, OR 97301-5241
(503) 378-4930
Fax (503) 378-2870
DMD@ost.state.or.us

July 13, 2022

TO: Members of the Private Activity Bond Committee

FROM: Jacqueline Knights, Chair
Office of the State Treasurer, Director of Debt Management Division

SUBJECT: Meeting on Wednesday, July 20, 2022

The Private Activity Bond Committee will meet on Wednesday, July 20, 2022, to discuss 2022 committee volume cap allocation requests and other agenda topics.

This meeting will be conducted from 10:00 am – 12:00 pm (estimated end time) via Teams Virtual Meeting; see enclosed Public Meeting Notice and Agenda for participation details.

An e-copy of the meeting packet is provided. Due to remote working locations of staff, a hard copy is not distributed; please print if hard copy is preferred.

Please contact us at 503-378-4930 if you have any questions.

TAB 1 –

PUBLIC MEETING NOTICE & AGENDA

July 20, 2022

JACQUELINE B. KNIGHTS, Chair & Designee
Office of the State Treasurer

Renee A. Klein, Designee
Department of Administrative Services

Theresa Deibele, Public Member



**PRIVATE ACTIVITY
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PUBLIC MEETING NOTICE AND AGENDA

THE PRIVATE ACTIVITY BOND COMMITTEE WILL HOLD A REGULARLY SCHEDULED VIRTUAL MEETING ON

Wednesday, July 20, 2022
10:00am – 12:00pm¹

AUDIO AND VIDEO PARTICIPATION: [Click here to join the meeting](#)

AUDIO PARTICIPATION ONLY:	Dial-In Access	971-279-6217
	Dial-In Toll Free	833-213-7399
	Conference ID #	218 105 463#

AGENDA¹

	<u>BEGIN</u>	<u>END</u>
1. Call to Order & Roll Call	10:00 AM	10:05 AM
2. Thank You to Dan Anderson	10:05 AM	10:20 AM
3. Chair Announcement	10:20 AM	10:25 AM
4. Private Activity Bond Status	10:20 AM	10:30 AM
<ul style="list-style-type: none">2021 Carry Forward Utilization Update2022 Volume Cap2022 Allocations		
5. 2022 Volume Cap Request		
<ul style="list-style-type: none">Washington County Housing Authority, Goldcrest Apartments \$2,175,000, Qualifying IRC 142(a)(7),) & 142(d)²<ul style="list-style-type: none">Project Projection PresentationPublic Comment - <i>Each person will be restricted to 3 minutes</i>Vote	10:30 AM	10:50 AM
	10:50 AM	10:56 AM
	10:56 AM	11:00 AM
6. 2022 Volume Cap Request		
<ul style="list-style-type: none">State of Oregon, Housing and Community Services Department \$37,825,000 Qualifying IRC 142(a)(7) & 142(d)²<ul style="list-style-type: none">Project Projection PresentationPublic Comment - <i>Each person will be restricted to 3 minutes</i>Vote	11:00 AM	11:20 AM
	11:20 AM	11:29 AM
	11:29 AM	11:35 AM
7. Adjournment		

¹ Estimated times

² Residential rental projects



In appreciation of 8 years of exemplary
service as a member of the
State of Oregon
Private Activity Bond Committee

DAN ANDERSON

Your depth of knowledge of
private activity bonds and commitment to
maximizing its value to Oregonians contributed
greatly to the well-functioning of the Committee.

With gratitude from
The Private Activity Bond Committee
The Office of the State Treasurer
The Debt Management Division

2022

TAB 2 – PAB STATUS

2021 CARRY FORWARD UTILIZATION UPDATE

2022 VOLUME CAP

2022 ALLOCATIONS

Private Activity Bond Carryforward Allocation History

ALLOCATION YEAR	ALLOCATED TO/USED BY:	AMOUNT ALLOCATED	USED	Date Closed or Issued	Remaining / Expiring
2021 expires: 12/31/2024	<i>Central Oregon Regional Housing Authority (Housing Works) IRC 142(a)(7) and 142(d)</i> Ariel South	\$8,800,000.00	\$8,800,000.00	1/24/2022	
	<i>Home Forward IRC 142(a)(7) and 142(d)</i> Dekum Redevelopment	\$42,500,000.00	\$42,500,000.00	6/9/2022	
	<i>Housing Authority of Washington County IRC 142(a)(7) and 142(d)</i> Goldcrest Apartments	\$18,000,000.00	\$0.00	TBD	\$18,000,000.00
	<i>Oregon Housing and Community Services Department IRC 142(a)(7) and 142(d)</i>	\$294,872,256.40			
	Housing Development Bond (Nueva Esperanza), 2022 Series G		\$15,879,983.34	3/3/2022	\$110,712,725.06
	Housing Development Bond (Aloha), 2022 Series F-1,F-2		\$16,680,000.00	3/30/2022	
	Housing Development Bond (Oregon 4), 2022 Series I		\$23,895,104.00	3/31/2022	
	Housing Development Bond (Minnesota Place), 2022 Series J		12,987,074.00	4/7/2022	
	Housing Development Bond (Moorehouse), 2022 Series K-1,K-2		7,870,000.00	4/14/2022	
	Housing Development Bond (Maple Apartments, 2022 Series Q		\$8,404,950.00	5/31/2022	
	Housing Development Bond (Timber Ridge), 2022 Series P		19,700,000.00	6/7/2022	
	Housing Development Note (SCM Main Street), 2022 Series R		45,150,000.00	6/16/2022	
	Housing Development Bond (Renaissance Flats), 2022 Series N		11,980,000.00	6/17/2022	
	Housing Development Bond (Saltzman Road Apartments), 2022 Series S		11,100,000.00	6/23/2022	
	<u><i>Housing Development Bond (Molalla)</i></u>		<u>10,512,420.00</u>	<u>6/30/2022</u>	
	<i>Subtotal - OHCS D</i>		<i>184,159,531.34</i>		
Total		\$364,172,256.40	\$235,459,531.34		\$128,712,725.06

*Verified figures with OHCS D on 6/28/22

Private Activity Bond Committee
2022 Allocations
As of 7/20/2022

State Agencies	Legislative Cap Allocations ¹	PAB Current Requests	PAB Committee Approved Allocations	Allocations
Oregon Housing & Community Services Department	250,000,000.00			250,000,000.00
Oregon Business Development Department (OBDD)--IDBs	40,000,000.00			40,000,000.00
OBDD--Beginning & Expanding Farmer Loan Program	1,000,000.00			1,000,000.00
State Agency Subtotals	291,000,000.00			291,000,000.00

Total PAB Committee Allocation²

176,077,050.00 (or \$44,017,512/quarter)³

Local Government	
Housing Authority of Washington County	58,000,000.00 58,000,000.00
Home Forward-Dekum Redevelopment	5,790,000.00 5,790,000.00
Oregon Housing & Community Services Department	72,287,050.00 72,287,050.00
Oregon Business Development Department - <i>Withdrawn 6/29/22</i>	
Housing Authority of Washington County	2,175,000.00
Oregon Housing & Community Services Department	37,825,000.00
Local Government Subtotals	176,077,050.00 136,077,050.00

Oregon PAB Volume Cap Totals⁴	467,077,050.00	176,077,050.00	136,077,050.00
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2022 Committee PAB Current Allocation Summary	
Committee Available Allocation Cap:	\$176,077,050.00
Current Approved: -	-\$136,077,050.00
Current Requests: -	
Expired/Returned to Committee ⁵ : +	\$0.00
Potential Remaining Allocation:	\$40,000,000.00

¹ Senate Bill 5505 (2021 Legislative Session for 2021-2023 biennium)

² PAB Legislative Allocation for 2022 + Additional Allocation Based on Census Data & IRS Cap per Capita

³ The Committee agrees to allocate its annual current volume cap in equal amounts throughout the year with any unallocated quarterly portions added to the next quarter.

U.S.Census-Oregon x IRS Cap per Capita OR Total Volume Cap

⁴ Calculated by multiplying U.S. Census FY21 Population by 2022 IRS Cap per Capita: 4,246,155 110 \$467,077,050

⁵ Balance of expired/returned 2022 Committee Current Allocations

Any excess resulting from an increase in population and/or dollar cap subsequent to adoption of the bond bill is allocated to the PAB committee for allocation.

2022
STATE OF OREGON
PRIVATE ACTIVITY BOND (PAB) VOLUME CAP
\$467,077,050
As of 7/20/2022

	Legislatively Allocated	Amount Requested To Date	Amount Approved To Date	Allocation			Date Allocated	Date Used	Date Expires/ Returned
				Used To Date	Remaining	Returned To Committee			
PAB Committee - Allocation x SB 5505 (2021-23 Legislature)	\$151,862,385								
Additional Allocation based on 07-01-2021 U.S. Census Data	\$24,214,665								
TOTAL PAB Committee Allocation for 2022:	\$176,077,050								
Housing Authority of Washington County <i>AHP4 Portfolio Rehab</i>		58,000,000	58,000,000	58,000,000	0.00		1/19/22	06/09/22	
Home Forward <i>Dekum Redevelopment</i>		5,790,000	5,790,000	5,790,000	0.00		4/20/22	04/28/22	
Oregon Housing and Community Services Department <i>Tigard Senior Housing Apartment Project</i>		72,287,050	72,287,050		0.00		4/20/22		
<i>148th Apartments</i>				13,890,000				04/28/22	
<i>Shore Pines at Munsel Creek Apartments</i>				15,500,000				05/19/22	
<i>Maple Apartments</i>				14,302,000				05/26/22	
				28,595,050				05/31/22	
Oregon Business Development Department - <i>Withdrawn 6/29/22</i> <i>EPCOR Foothills project</i>									
Housing Authority of Washington County <i>Goldcrest Apartments</i>		2,175,000.00							
Oregon Housing and Community Services Department <i>Class of Various Affordable Housing Projects</i>		37,825,000.00							
TOTALS		176,077,050.00	136,077,050.00	136,077,050.00	0.00	0.00			

TOTAL PAB Committee Allocation for 2022: \$176,077,050.00

Allocation Approved to Date: (\$136,077,050.00)

Allocation Returned to Committee: \$0.00

Total Remaining Available to Allocate: **\$40,000,000.00**

Total Amount Volume Cap Requested for Today's Meeting: **\$40,000,000.00**

TAB 3 –

2022 VOLUME CAP REQUEST

Housing Authority of Washington County

Goldcrest Apartments

Qualifying IRC 142(a)(7) & 142(d)

\$2,175,000

Project Projection Presentation



WASHINGTON COUNTY OREGON

July 6, 2022

VIA ELECTRONIC TRANSMISSION

Jacqueline Knights, Chair
Private Activity Bond Committee
867 Hawthorne Ave. SE
Salem, OR 97301-4930

RE: Housing Authority of Washington County 2022 Private Activity Bond (PAB) Additional Request – Goldcrest Apartments

Dear Ms. Knights and Committee Members:

We thank your Private Activity Bond Committee for previously providing the Housing Authority of Washington County (HAWC) a 2021 Carryforward Allocation of \$18,000,000 for the Goldcrest Apartments project. HAWC respectfully submits this request to the Committee for an additional allocation of \$2,175,000 current year Private Activity Bond Volume Cap for the project. This additional request would bring the total allocation to \$20,175,000 for the 75-unit Goldcrest Apartments project.

Goldcrest Apartments is located in the South Cooper Mountain area of Beaverton and is sponsored by non-profit developer, BRIDGE Housing. This project is in a high opportunity area and leverages Private Activity Bonds with Metro Affordable Housing Bond funds, investments from the City of Beaverton and County, along with 4% LIHTC and BRIDGE Housing funds. The project has a mix of 1-, 2-, and 3-bedroom units that will serve 14 households earning 30% Median Family Income (MFI), 60 households earning 60% MFI, and 1 manager's unit.

Project closing had been delayed after the development team received the results of the final construction cost bidding process. Construction bids for Goldcrest came in \$3.3 million or 18% higher than the budgeted amount. While this increase is consistent with overall increases in the construction industry currently, it is unprecedented. Previous cost estimates had not reflected this additional cost. The development team worked diligently to reduce the cost of the project through value engineering. Costs savings were recognized in the following areas: eliminated unnecessary or redundant systems (example: reduced number of paint colors); simplified building (example: removed entry seat walls); eliminated minor amenities (example: project murals and projection screen); selected lower cost items (example: purchasing pre-fab planters versus having them built on site).

To fully address the funding gap for the project BRIDGE is pairing this request for an additional PAB allocation with an additional \$3.3 million request in Metro Affordable Housing Bond funds from Washington County's allocation. That request is under review by Metro staff and scheduled for approval in early August by the Washington County Board of Commissioners and Metro. With additional funds, the Goldcrest Apartments project is well-positioned to close in early October. The project has building permits in hand and the lender and investor team are prepared to meet this timeline.

Housing Authority of Washington County
Washington County, Oregon, Department of Housing Services
111 NE Lincoln Street, Suite 200-L, MS 63, Hillsboro, OR 97124-3082
(503) 846-4794 • fax (503) 846-4795 • TTY dial 711
www.co.washington.or.us/housing
Equal Housing Opportunity



WASHINGTON COUNTY OREGON

HAWC appreciates your Committee's support of housing for low-income Oregonians, as well as previous PAB allocations. In early June HAWC closed on the AHP4 Portfolio Rehabilitation project, which utilized a \$58 million allocation from your Committee for the \$150 million project to renovate 332 units. Last year, HAWC closed on two projects using PAB allocations from your committee – Terrace Glen Apartments and The Valfre at Avenida 26. Combined, these projects will add 180 units of affordable housing in Washington County. Both projects are proceeding smoothly through construction.

We thank you for your consideration of this request and look forward to the opportunity to share more detail about Goldcrest Apartments at your July 20, 2022 meeting.

Sincerely,

A handwritten signature in black ink that reads "Komi P. Kalevor".

Komi P. Kalevor
Executive Director

Jacqueline B. Knights, Chair &
Designee Oregon State Treasury

Renee A. Klein, Designee
Department of Administrative Services

Theresa K. Deibele, Public Member



PRIVATE ACTIVITY BOND COMMITTEE

867 Hawthorne Ave SE
Salem, OR 97301-5241
(503) 378-4930
DMD@OST.state.or.us

PRIVATE ACTIVITY BOND ALLOCATION REQUEST

ALLOCATION REQUEST TYPE

Current Year Allocation Request
Carry Forward Allocation Request

DATE:

ISSUER DETAILS

Issuer:

Address:

City, State, Zip:

Contact Name:

Contact Phone:

Contact Email:

PROJECT INFORMATION

Title of Project:

Project Amount:

Bond Amount:

Request Amount:

Sale Date:

Closing Date:

IRC Section & Paragraph Applicable to Qualifying Private Activity Bond Project *(if selecting 'Other', specify below)*:

Please describe the project:

Expected Number of Family Wage Jobs Created/Saved:

Describe how the project meets statutory standards:

HOUSING PROJECT INFORMATION, if applicable

Expected Number of Resulting Housing Units:

Describe how the affordability status of housing units was determined:

If project qualifies for 4% low income housing tax credit (LIHTC), submit a [Low Income Housing Tax Credit Uses & Sources](#) (see sample).

Has either a pre-application package or a final application package been submitted to [Oregon Housing & Community Services for 4% LIHTC](#)?

PRINCIPAL USER OF ISSUE PROCEEDS, if different from Issuer

Company:

Address:

City, State, Zip:

Contact Name:

Contact Phone:

Contact Email:

BOND COUNSEL

Firm Name:

Address:

City, State, Zip:

Contact Name:

Contact Phone:

Contact Email:

*Requests must be received by Oregon State Treasury – Debt Management Division (contact details on page 1) **at least 2 weeks prior to a scheduled Private Activity Bond Committee meeting** and must **include a non-refundable \$200 application fee** payable to the Office of the State Treasurer with “PAB” in the memo field. Payments by wire are preferred; wire instructions can be provided by fax or phone.*

Issuer: Housing Authority of Washington County

Project Name: Goldcrest Apartments

Location: 1647 SW 172nd Terrace, Beaverton OR 97006

Date: July 6, 2022

Sources	Construction	Permanent
Tax Exempt Bond Financing	20,175,000	5,900,000
Tax Credit Equity	2,733,262	17,008,262
Metro Affordable Housing Bond	12,000,000	12,000,000
Local Funds	1,680,000	1,680,000
Sponsor Cash	2,750,000	2,750,000
OHCS MEP & Energy Trust of Oregon	166,212	166,212
Deferred Developer Fee	1,150,000	1,150,000
Total	40,654,474	40,654,474

Uses	Total Project Costs	Total units	Total Sq. Ft.
		Per Unit	Per Sq Ft.
Land	2,445,306	32,604	31.02
Construction	25,299,700	337,329	320.92
Soft costs			
Development Costs	2,661,933	35,492	33.77
General Fees	6,354,741	84,730	80.61
Financing	1,318,912	17,585	16.73
Construction Period Interest	1,670,000	22,267	21.18
Lease-Up	349,882	4,665	4.44
Reserves and Contingencies	554,000	7,387	7.03
Total	40,654,474	542,060	516

	Total	Cash Paid Fee	Contributed	Deferred Fee
Developer Fee	5,000,000	1,100,000	\$ 2,750,000	1,150,000
Consultant Fee	345,000			
Aggregate Fees		5,345,000		

PAB Volume Cap Requested \$20,175,000

Estimated Tax Credit Basis \$38,001,259

PAB Volume Cap/Basis 53.09%



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July 1, 2022

Private Activity Bond Committee
c/o Debt Management Division
Oregon State Treasury
350 Winter Street NE, Suite 100
Salem, OR 97301-3896

Re: *Housing Authority of Washington County -- Request for Additional Allocation of
Private Activity Bond Volume Cap for Goldcrest Apartments Project*

Ladies and Gentlemen:

This letter is submitted pursuant to OAR 170-071-0005(3)(k) and with respect to an affordable 75-unit multifamily housing project to be known as the Goldcrest Apartments and located at 1647 SW 172nd Terrace, Beaverton, OR 97006 (the “Project”). The Project is proposed to be financed, in part, by the issuance of private activity bonds (the “Bonds”) by the Housing Authority of Washington County (“HAWC or the “Authority”). We are serving as Bond Counsel to the Authority in connection with the financing of the Project.

On January 24, 2022, the Private Activity Bond Committee approved an \$18,000,000 allocation of 2021 carry forward volume cap for the Project. The Authority has informed us that it wishes to request an additional allocation of private activity volume cap, in the amount of \$2,175,000, to finance a portion of the costs of the Project through the issuance by the Authority of its Housing Development Revenue Bonds (Goldcrest Apartments Project), Series 2022. The financing of the Project through the issuance of the Bonds is authorized by ORS Chapter 456, including specifically ORS § 456.120, 456.175 & 456.185. The Project will be financed, developed, constructed and operated at all times as a “qualified residential rental project” within the meaning of Section 142(d)(1) of the Internal Revenue Code of 1986, as amended (the “Code”). The Project will be financed with exempt facility private activity bonds issued in accordance with Sections 141(e)(1)(A) and 142(a)(7) of the Code, which requires an allocation by the Committee of private activity bond volume cap to the Project.

Private Activity Bond Committee
July 1, 2022
Page 2



We would be pleased to answer any questions you may have regarding the qualification of the Bonds and Project under the Code.

Very truly yours,

ORRICK, HERRINGTON & SUTCLIFFE LLP

A handwritten signature in black ink, appearing to read "Michael E. Schrader".

Michael E. Schrader

cc: Komi Kalevor, Executive Director, HAWC
Shannon Wilson, Housing Development Manager, HAWC
Andrew Crampton, Housing Development Coordinator, HAWC



Goldcrest Apartments

- Komi Kalevor, Executive Director
- Shannon Wilson, Housing Development Manager

Housing Authority of Washington County
Private Activity Bond Committee –
July 20, 2022



View of site looking northwest from SW 172nd Terrace and
SW Albatross



Goldcrest Project Features



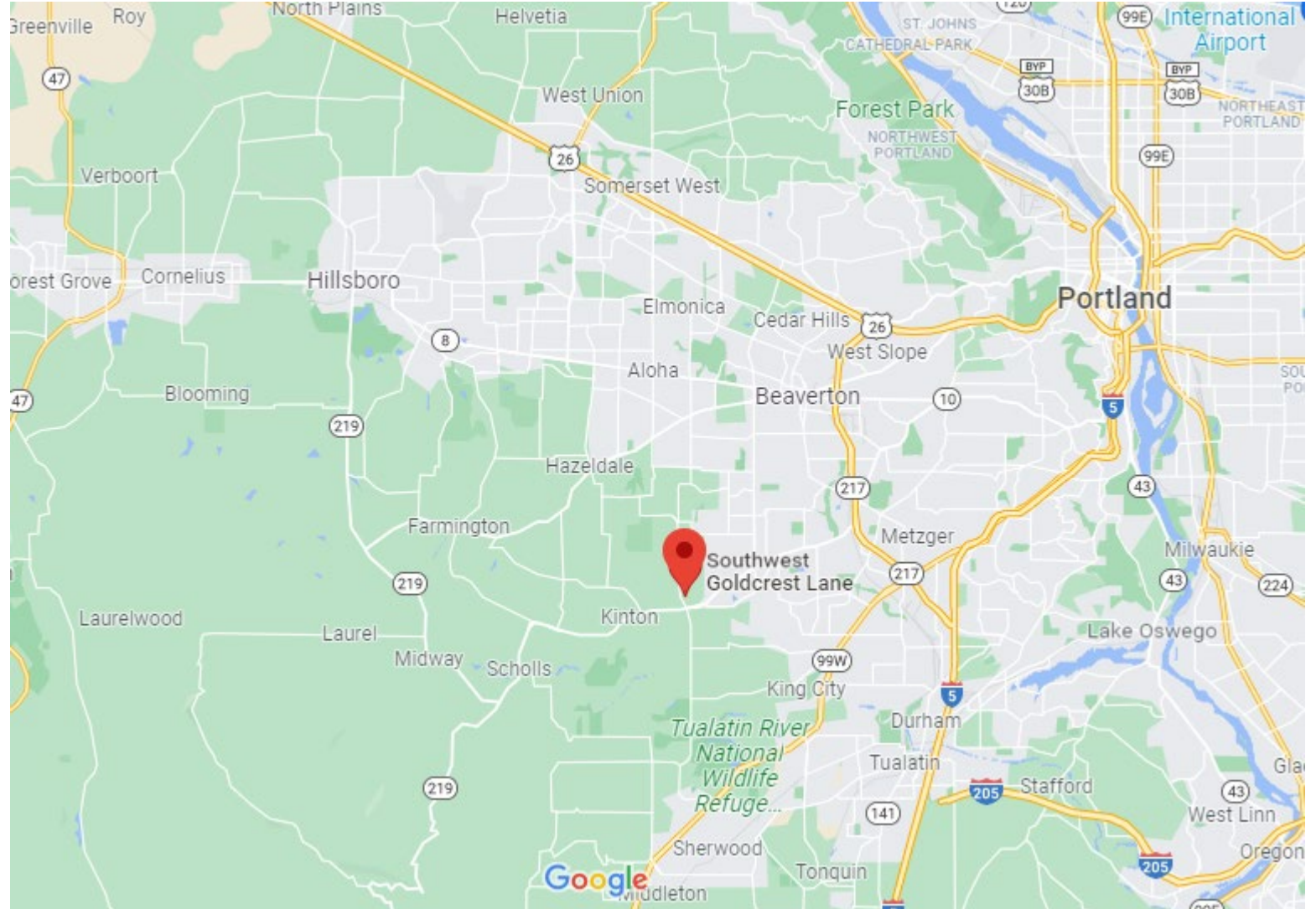
- 75 units; 14 units at 30% AMI
- A mix of 1-, 2- and 3-bedroom units
- COBID certified general contractor and architect
- Anticipated closing: early-October 2022
- Anticipated construction completion: May 2024



Goldcrest Location

Located in South Cooper Mountain

- New urban growth area of Beaverton
- Adjacent to new high school
- High opportunity area with parks, schools and transit





Goldcrest Additional PAB Allocation

- Leverages additional Metro Affordable Housing Bond Investment.
- Enables project to close in fall 2022.
- Additional allocation request of \$2,175,000 resulting in total allocation of \$20,175,000.



View of the project site looking south from intersection of SW Goldcrest Lane & SW 172nd Terrace toward existing multifamily market-rate housing and Mountainside High School to the west.

TAB 4 –

2022 VOLUME CAP REQUEST

Oregon Housing and Community Services Department

Qualifying IRC 142(a)(7) & 142(d)

\$37,825,000

Project Projection Presentation



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

DATE: July 7, 2022

TO: Private Activity Bond Committee

FROM: Andrea Bell, Executive Director OHCS
Caleb Yant, Deputy Director OHCS
Natasha Detweiler-Daby, Interim Director of Affordable Rental Housing OHCS
Matthew Harris, Capital Markets AD OHCS

SUBJECT: 2022 2nd Current PAB Allocation Revised Request & Program Update

Chair Knights and members of the Private Activity Bond Committee (PABC),

We're writing to provide an update since April's PABC meeting which highlighted the critical importance of a unified and statewide approach to how PABC is to allocate bonding capacity to Affordable Rental Housing (ARH). Since April, Oregon Housing and Community Services (OHCS) has continued to convene affordable rental housing developers, partners, and funders in order to build a structure through which we can support affordable rental housing investments statewide.

In May, OHCS reached agreement with the Housing Authorities of Oregon to work together on a shared pipeline; whether resources are received directly through legislative direction or through PABC request, we anticipate beginning in 2023 OHCS will make those requests for affordable housing investments in partnership with the Housing Authorities of Oregon. In June, our efforts pivoted toward engaging with stakeholders and national expertise to identify a new foundation from which to re-open our 4% LIHTC program in a way that:

- Supports development statewide;
- Uses existing sources of leverage to have the broadest reach of these over-subscribed resources;
- Furthers production and policy goals;
- Imbeds clear accountability and performance objectives.

At the July Housing Stability Council staff presented early recommendations from those conversations; as reflected in the memo included as Appendix A. The key recommendations for feedback are centered around both:



- 1- What the future 4% LIHTC program looks like that is predictable and able to make timely use of the limited PAB resources available
- 2- Builds in strategic efforts to help serve to lessen the degree to which the PAB resource for affordable rental housing are over-subscribed.

It is our hope that we are able to formalize direction with our August Housing Stability Council in order to move forward with both 2023 pipeline development and in incorporating updates into our Qualified Allocation Plan which guides and directs Low Income Housing Tax Credits.

In the meantime, we're providing pipeline material in Appendices B through E which shows:

1. As of June 30, 2022, OHCS has issued more than \$350.5M in PAB totaling 20 projects which represents 2,070 affordable rental units this year
2. OHCS has named projects with closing dates and OHCS funding commitments of \$377M in 2022 (notably, these projects were awarded prior to readiness criteria being established and therefore the closing dates may shift **and** PAB amounts may increase as due to rapidly increasing development costs)

Considering this extensive pipeline, OHCS is requesting that the 2022 PABC award the Department a current year allocation of \$37,825,000. If received, OHCS will use this Private Activity Bond ("PAB") allocation to issue of bonds for any of the IRC Section 142(a)(7) qualified residential rental projects further described in Appendix D. Additional project financial details are provided in Appendix E.

Project Name	PAB Request	One Bedroom	Two Bedroom	Three Bedroom	Total Units	Est. Closing Date
Sunshine Park	\$17,500,832	24	84	36	144	10-Aug-22
Gateway	\$36,960,194	40	90	54	184	17-Aug-22
Powellhurst Apts	\$13,912,000	19	46	0	65	18-Aug-22
Marylhurst Commons:	\$21,920,751	17	61	22	100	15-Sep-22
Lincoln & 25 th	\$ 19,000,000	41	50	16	107	16-Sep-22
Totals:	\$109,293,777	141	331	128	600	

Current projections indicate that OHCS will fully expend its 2021 Carryforward allocation awarded in January 2022 by mid-August of 2022 without a new award. The Department's legislatively allocated PAB of \$250 million of current year volume cap for 2022 is projected to be fully utilized late in the third quarter or early in the fourth quarter of this year, depending on ongoing management of project timelines and schedules without any new award.

To summarize and caveating with the aforementioned variables related to shifting closing dates and increasing development costs:



- Should the PABC grant this request, which is requested by OHCS and supported by PHAs, OHCS attempt to fund **41 projects** in 2022 totaling \$727.9M in PAB issuance, and OHCS would have an additional 21.2M to cover continually rising construction costs for its approved projects (scenario 2 in Appendix C)
- Should the PABC **not** grant this request, OHCS will be \$16.6M short in PAB of funding **40 projects** totaling \$701.8M in PAB issuance (scenario 1 in Appendix C)

Appendix A
*July 1, 2022 memo to the
Oregon Housing Stability Council*



Date: July 1, 2022

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

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

Re: 4% LIHTC / Private Activity Bond - Introduction

Overview: This month the Affordable Rental Housing Division will be bringing forward an initial programmatic recommendation around the 4% LIHTC and Private Activity Bond resource for Housing Stability Council input. The expectation is HSC and stakeholder input will be incorporated into an updated framework for HSC support at the August Housing Stability Council meeting. Following that support, staff will work to implement the direction along with pursuing a public comment process to incorporate needed updates into the state Qualified Allocation Plan (QAP) which guides the Low Income Housing Tax Credit program.

Given the complexity of the context behind these recommendations, we are providing additional background materials via a pre-recorded overview; please visit [this link](#) to watch brief video overview that provides context and details for each of the key questions laid out below. In addition to these resources, you may also find the complete materials and recording of our recent public engagement with stakeholders on this topic on our website [here](#).

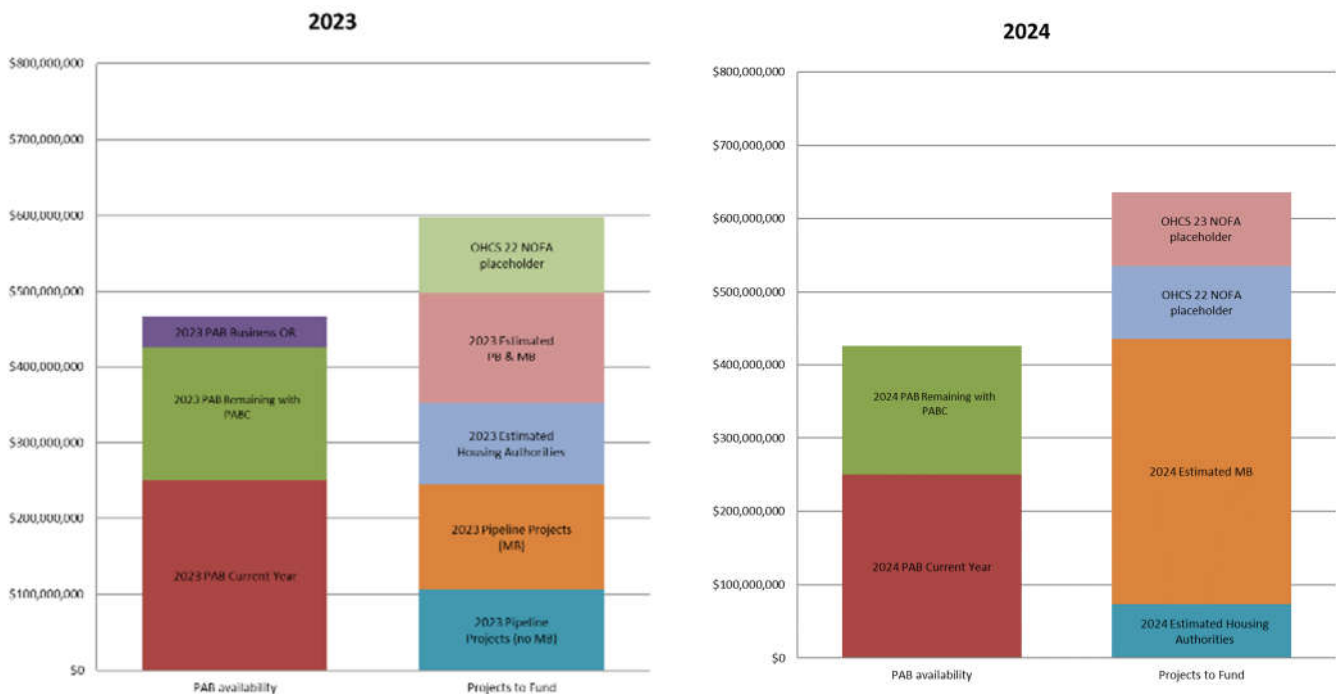
The role of this memo will be to highlight key recommendations for feedback and discussion at the upcoming July Housing Stability Council meeting.

Challenge: Private Activity Bonds (PAB) are necessary in order to generate a 4% Low Income Housing Tax Credit (LIHTC or “Tax Credit”) to fund affordable rental housing with leveraged Tax Credit equity investments. PAB authority is a limited resource allocated to states and while in the past we had ample resources to meet demand by using under-used resources saved from years prior (carry forward), we are now in a position where we are spending as much PAB as is available to us and the demand exceeds that supply. In short, the success we have found in the past few years of utilizing this previously underutilized resource has resulted in its oversubscription which we now must adjust to.

APPENDIX A: Housing Stability Council Memo, July 1, 2022

4% LIHTC and PAB Update and Input

Current Situation: Existing pipeline of projects with commitments in both 2022 and 2023; with demand for resources that far exceeds supply for several years. Substantial resources from state investments (LIFT, PSH, Preservation) as well as Portland Metro area voter approved resources that are dependent on the 4% LIHTC leverage.



KEY STRATEGIES FOR HOUSING STABILITY COUNCIL FEEDBACK:

Readiness to Proceed: prioritize readiness to proceed for project investments. Since the demands for resources exceed the supply, when we make the decision on what projects to fund, we should be investing in those that will be successful in moving forward timely.

- Benefit: predictability around deploying resources into the community; ability to ensure the ability to use all available resources to further affordable rental housing investments.
- Feedback: getting projects ready means incurring costs, and this over time will serve to disadvantage development organizations that are less resourced (including small and culturally specific development organizations) from participating.
- Question: while readiness to proceed is a fundamental and largely unavoidable component of managing a constricted resource, and we have put forward a strategy to give priority to culturally specific development organizations:
 - o To what degree would Housing Stability Council want to consider other programmatic investments to provide affordable resources for loan guarantees, land acquisition, and predevelopment to support small and culturally specific developers that might help them be competitive, complete projects, and attract investors.



General Programmatic Updates: in addition to the detailed operational and programmatic updates reviewed above, staff recommend that we also look to:

- Extend 60-year affordability to all 4% LIHTC transactions to align with other programmatic investments (note: with the exception of the Article XI-Q bond resources which are designed to work with a 30-year affordability period that is extended for another 30 years in order to satisfy the loan).
- Require cultural responsiveness and strategies to align with furthering equity and racial justice that goes beyond base expectations for affirmative marketing and tenant selection processes.
- **Question:**
 - o Does Housing Stability Council have any feedback or direction for staff about these two key programmatic shifts?

Resource Buckets: In May Housing Stability Council approved our funding strategy to commit Housing Trust Funds and LIFT resources to Metro Bond funded projects to help address funding gaps and reduce reliance on Private Activity Bonds. Then in June we reported on our agreement with the Housing Authorities of Oregon to share a pipeline and have broad support for OHCS becoming the primary conduit for accessing private activity bonds commitments for affordable rental housing projects in Oregon. In this agreement we are supporting PAB assignment to Housing Authority owned projects; after that commitment we have proposed targeting 70 percent of resources to prioritize PAB use where there are substantial local funding investments; the remaining 30 percent would allow OHCS to ensure coverage of rural communities as well as preservation projects. If and when the local resources are not sufficient to use 70 percent of the resources, we would come back for an updated strategy to consider; and when these priorities do not use all available resources we would open our application to other 4% LIHTC Projects that do not leverage state or local resources.

- **Benefit:** clarity of resource allocations; for context as discussed in prior conversations traditionally the 4% credit is primarily used in urban areas with the exception of pairing with state LIFT and PSH resources.
- **Feedback:** once Metro Bond resources have all been committed, the need for a large local investment bucket will change and at that point OHCS will need to re-evaluate the distribution; should other OHCS development resources, besides 4% LIHTC, prioritize rural investments?
- **Question:** traditionally given the dynamics of urban areas ability to leverage 4% tax credits into large projects that meet the appropriate economies of scale, we have tended to target many of our non-tax credit offerings to rural areas. With that in mind:
 - o Does Housing Stability Council have concerns or feedback regarding the 70 / 30 split as presented?



Prioritization Criteria: when resource buckets are oversubscribed, we are recommending first priority be given to culturally specific organizations and/or partnerships. Second layer for prioritizing investments would be to prioritize projects with the higher percentage of units affordable to extremely low income households.

- Benefit: having clear selection processes in place
- Feedback: interest in understanding what definition of culturally specific organizations and partnerships would apply, as well as interest in further prioritizing expanded affordability terms, and preference for permanent supportive housing.
- Question: having clear criteria helps to support a transparent prioritization process; inherent to this program are robust minimum expectations that apply to all projects with these priorities in place to be deciding factors between otherwise equally viable and impactful affordable rental housing projects.
 - o As we work to finalize this recommendation what guidance and priorities does Housing Stability Council want to provide to staff?

Project Performance: enforce clear performance expectations with benchmarks in place to support a development readiness timeline. While in a non-competitive environment, as projects are unable to meet deadlines we have been able to be flexible in regard to project timelines – often moving closing timelines several times over the course of months and even years. With a constricted resource, holding placement on a closing calendar means that another project is going to fail to access resources. As such, we are recommending pivoting our program lens to one of accountability to performance and not engaging with project sponsors about the reasonability or fault of delay (except where OHCS readiness is the driver). Instead, if projects fail to meet timelines they would lose placement and need to re-enter at the next opportunity.

- Benefit: predictability and ability to use resources for projects that are able to move forward. For current pipeline projects this may help to decompress some of the timeline constraints as well as allow us, where a project continues to not meet timelines, to use those resources to support another project that would be able to move forward.
- Feedback: some timelines are difficult to predict and developers do not always have control over them.
- Question: while we understand that developers do not control all timelines, part of readiness and planning is making sure to give adequate time to work through processes including permits, environmental reviews, and HUD subsidy layering analysis. Further, the idea would be if a project fails to meet timelines, we would have a clear path for re-entering at the next opportunity. However it will be a cultural shift to hold firm to performance expectations.
 - o First, is Housing Stability Council comfortable supporting this strategy that may have real impacts on projects that do not meet timelines?
 - o Secondly, does Housing Stability Council support OHCS having **pipeline projects re-cast** their project timelines in order to bridge our substantial current commitments into our future programmatic frame and hold them accountable to performance?

9% LIHTC Consideration: one of the thoughts to decompress the current constraint of resources for 4% LIHTC would be to use an annual allocation of 9% LIHTC (already competitive) for 4% projects already in the pipeline. Essentially switching the source of LIHTC for those projects already in our pipeline. While this resource is not a fit for all projects (it would be a good fit generally for smaller, policy rich projects), we believe this strategy could reduce reliance on PAB by \$90 - \$120 million. If pursued, we would recommend that we delay the 2023 scheduled offering from January to July 2023 with funding recommendations to occur in / around February 2024. And then we would not have resources to offer another 9% LIHTC NOFA until 2025.

- Benefit: would allow the 4% program to meet a greater amount of the demand over the next several years; ensuring viability of the current pipeline and creating space for more projects that are ready to leverage 4% LIHTC.
- Feedback: need clarity over the parameters for decisions about what projects may be a fit for a 9% LIHTC; there is precedence for making this strategic move however we need to acknowledge it will have an impact on those planning to compete for 9% LIHTC.
- Question:
 - o Does Housing Stability Council support this concept and if so, what additional information would you need to see to adopt it?

Appendix B

OHCS PAB 2022 Bond Issuance

OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT
FEDERAL VOLUME CAP - PRIVATE ACTIVITY BONDS (PAB)
AS OF June 30, 2022

	Issue Date	2020 Multi-Family Carry Forward	2021 Multi-Family Carry Forward	2022 PABC Current Year	2022 Legislative Current Year	Total Private Activity Volume Cap Used	Total Issuance
PAB Current Year Allocation (as of 1/1/2022)							
PAB Carryforward Allocations							
Expires 12/31/23 (remaining balance)		\$94,071,733.66	\$294,872,256.40	\$72,287,050.00	\$250,000,000.00		
Expires 12/31/24							
Housing Development Note (Stillwater Crossing), 2022 Series C	2/3/2022	(3,900,000.00)				3,900,000.00	3,900,000.00
Housing Development Note (Kentonwood), 2022 Series B	2/10/2022	(4,037,000.00)				4,037,000.00	4,037,000.00
Housing Development Bond (Fremont Manor), 2022 Series A	2/16/2022	(5,400,000.00)				5,400,000.00	5,400,000.00
Housing Development Bond (Canopy Apartments at Powell), 2022 Series D-1, D-2	2/17/2022	(32,500,000.00)				32,500,000.00	36,500,000.00
Housing Development Bond (Garden Grove), 2022 Series E	2/24/2022	(6,330,000.00)				6,330,000.00	6,330,000.00
Housing Development Bond (Good Shepherd), 2022 Series H-1, H-2	2/28/2022	(31,425,000.00)				31,425,000.00	31,425,000.00
Housing Development Note (Nueva Esperanza), 2022 Series G	3/3/2022	(10,479,733.66)	(15,879,983.34)			26,359,717.00	26,359,717.00
Housing Development Note (Aloha), 2022 Series F-1, F-2	3/30/2022		(16,680,000.00)			16,680,000.00	16,680,000.00
Housing Development Note (Oregon 4), 2022 Series I	3/31/2022		(23,895,104.00)			23,895,104.00	23,895,104.00
Housing Development Note (Minnesota Place), 2022 Series J	4/7/2022		(12,987,074.00)			12,987,074.00	12,987,074.00
Housing Development Bond (Moorehouse), 2022 Series K-1, K-2	4/14/2022		(7,870,000.00)			7,870,000.00	7,870,000.00
Mortgage Revenue Bonds (Single-Family Mortgage Program), 2022 Series AB	4/27/2022				0.00	0.00	84,900,000.00
Housing Development Bond (Tigard Senior), 2022 Series L-1, L-2	4/28/2022			(13,890,000.00)		13,890,000.00	13,890,000.00
Housing Development Bond (148th Apartments), 2022 Series M	5/19/2022			(15,500,000.00)		15,500,000.00	15,500,000.00
Housing Development Bond (Shore Pines at Munsel Creek), 2022 Series O-1, O-2	5/26/2022			(14,302,000.00)		14,302,000.00	14,302,000.00
Housing Development note (Maple Apartments, 2022 Series Q	5/31/2022		(8,404,950.00)	(28,595,050.00)		37,000,000.00	37,000,000.00
Housing Development Note (Timber Ridge), 2022 Series P	6/7/2022		(19,700,000.00)			19,700,000.00	19,700,000.00
Housing Development Note (SCM Main Street), 2022 Series R	6/16/2022		(45,150,000.00)			45,150,000.00	45,150,000.00
Housing Development Bond (Ranesiance Flats), 2022 Series S	6/17/2022		(11,980,000.00)			11,980,000.00	11,980,000.00
Housing Development Bond (Saltzman Road Apartments), 2022 Series S	6/23/2022		(11,100,000.00)			11,100,000.00	11,100,000.00
Housing Development Bond (Molalla Apartments Project), 2022 Series U-1, U-2	6/30/2022		(10,512,420.00)			10,512,420.00	10,512,420.00
Housing Development Bond (Plaza Los Amigos), 2022 Series T-1, T-2 (estimated close 7/13/2022)	7/13/2022		(24,780,814.00)			24,780,814.00	24,780,814.00
Balance of PAB Allocation Available		(\$0.00)	\$85,931,911.06	\$0.00	\$250,000,000.00	\$375,299,129.00	\$464,199,129.00



Appendix C

Shared statewide pipeline approach

Scenario 1

Assuming No additional PAB is made available to Affordable Rental Housing Projects

Calendar Year	PAB Begin Balance					Bonds Issued Using PAB - Actual and Projected			PAB Ending Balance		Additional PAB Needed
	Existing Carryforward	Carryforward Allocated by PAB Committee	Total Carryforward Available in Calendar Year	Current Year Allocation	Total Carryforward & Current Year	Multi-Family Affordable Housing Projects	Oregon Bond Loan1st-time Homebuyer Mortgages	Total	Remaining Carryforward	Current Year (reverts to PAB Committee at CYE)	
2020	\$220,410,785	\$248,875,233	\$469,286,018	\$250,000,000	\$719,286,018	\$232,973,325	\$5,598,437	\$238,571,762	\$236,312,693	\$244,401,563	
2021	\$236,312,693	\$386,080,581	\$622,393,274	\$250,000,000	\$872,393,274	\$528,321,540	\$24,163,517	\$552,485,057	\$94,071,734	\$225,836,483	
2022	\$94,071,734	\$294,872,256	\$388,943,990	\$322,287,050	\$711,231,040	\$727,856,380	\$0	\$727,856,380	\$0	\$0	(\$16,625,340)
2023	\$0	\$0	\$0	\$250,000,000	\$250,000,000	\$767,917,086	\$0	\$767,917,086	\$0	\$0	(\$517,917,086)
2024	\$0	\$0	\$0	\$250,000,000	\$250,000,000	\$464,503,162	\$0	\$464,503,162	\$0	\$0	(\$214,503,162)

Scenario 2

Assuming OHCS receives its 2nd Current Year Allocation Request & All Estimated Future Allocation

Calendar Year	PAB Begin Balance					Bonds Issued Using PAB - Actual and Projected			PAB Ending Balance		Additional PAB Needed
	Existing Carryforward	Carryforward Allocated by PAB Committee	Total Carryforward Available in Calendar Year	Current Year Allocation	Total Carryforward & Current Year	Multi-Family Affordable Housing Projects	Oregon Bond Loan1st-time Homebuyer Mortgages	Total	Remaining Carryforward	Current Year (reverts to PAB Committee at CYE)	
2020	\$220,410,785	\$248,875,233	\$469,286,018	\$250,000,000	\$719,286,018	\$232,973,325	\$5,598,437	\$238,571,762	\$236,312,693	\$244,401,563	
2021	\$236,312,693	\$386,080,581	\$622,393,274	\$250,000,000	\$872,393,274	\$528,321,540	\$24,163,517	\$552,485,057	\$94,071,734	\$225,836,483	
2022	\$94,071,734	\$294,872,256	\$388,943,990	\$360,112,050	\$749,056,040	\$727,856,380	\$0	\$727,856,380	\$0	\$0	\$21,199,660
2023	\$0	\$0	\$0	\$250,000,000	\$250,000,000	\$767,917,086	\$0	\$767,917,086	\$0	\$0	(\$517,917,086)
2024	\$0	\$176,077,050	\$176,077,050	\$250,000,000	\$426,077,050	\$464,503,162	\$0	\$464,503,162	\$0	\$0	(\$38,426,112)



Appendix D

OHCS Named Project List Overview and Statewide Housing Plan Alignment

1. Sunshine Apartments:

Sunshine Park Apartments will provide 144 units of affordable workforce and family housing to the City of Roseburg. The project will include 24 one-bedroom units, 84 two-bedroom units, and 36 three-bedroom units. Sunshine Park Apartments will address the critical need for affordable housing in Roseburg by providing homes for individuals and families earning 60% or less of the area median income (AMI).

The project is located in the east end of Roseburg, an area that does not already have affordable multi-family housing options. The project site is adjacent to Sunshine Park, a large recreational ballpark facility that also serves as an established pick-up/drop-off location for the school district. The regional transportation system, U-Trans, has agreed to extend service to the project and the project design includes a bus pull-out and covered bus stop.

OHCS Policy Priorities:

- Affordable Rental Housing
- Equity and Racial Justice

2. Gateway:

Gateway is an 8-acre, 184-unit, new construction, multi-building complex set around a central green space that will be designed as a publicly accessible area. With several schools within walking distance, this is the ideal location for families to grow and thrive.

Site amenities include community garden space, walking paths, children's play areas, outdoor picnic areas, movie/game room, book share library, computer stations, and a demonstration kitchen area for events/classes. A separate community building will host the onsite property and resident service management staff, a leasing office, a 1,000 Square Feet community room, and a smaller art/tech room. A separate 4-story (3 floors of timber over 1 floor of concrete) Senior Building with 46 units will include an elevator, and its own dedicated community/fitness space, which will be accessible by all residents



within the development. The remaining 8 buildings (138 units) will be 3-story walk-ups and have been designed to efficiently stack and construct.

OHCS Policy Priorities:

- Affordable Rental Housing
- Equity and Racial Justice

3. PowellHurst:

PowellHurst is a single 4-story 65-unit building of contemporary design, which includes 10 covered parking spaces, a landscaped courtyard with a playground, a community room, and management and resident services offices. The planned layout design of the units will be provided as 19 one-bedroom units, 45 two-bedroom units, and 1 two bedroom for the Manager.

The development/funding of Powell Hurst will go towards long-term housing opportunities for adjusted median incomes of 60% for 51 units and 13 units at 30% AMIs. Powellhurst neighborhood is ideal for mid-sized affordable housing of this type due to its excellent transit connections which include the MAX light rail access and bus stations within walking distance. To better serve low-income families and communities of color, SE Portland residents need access to stable and affordable housing.

OHCS Policy Priorities:

- Affordable Rental Housing
- Equity and Racial Justice

4. Marylhurst Commons:

Marylhurst Commons is a 100-unit, three and four-story building located on the former Marylhurst University campus at 17600 Pacific Highway, in Lake Oswego. The project consists of 17 one-bedroom units, 61 two-bedroom units, and 22 three-bedroom units.

The target population at Marylhurst Commons is a mix of households earning 60% AMI and below. In partnership with the Housing Authority of Clackamas County, which has made a conditional award for 30 project-based rental assistance units and service funding, this project aims to also serve 30 households earning 30% AMI or less and who are homeless, on the verge of homelessness, or at-risk of becoming homeless. Mercy



Housing Northwest will collaborate with the Lake Oswego School District to help with referrals for these units to reduce the number of homeless families with children enrolled in Lake Oswego Schools.

OHCS Policy Priorities:

- Affordable Rental Housing
- Equity and Racial Justice
- Homelessness

5. Lincoln and 25th:

Lincoln City 25th Street Apartments is a new construction multi-building project with 107 units to be in Lincoln City. The apartments will offer 16 three-bedroom, 50 two-bedroom, and 41 one-bedroom units in seven garden-style buildings. The target population is low and moderate-income families, with a focus on Latino and Native American families. Site amenities include a community building with a large community room with a kitchen available to be checked out by residents for gatherings, common laundry rooms, on-site resident services staff and offices, an onsite property manager, resident services offices, community barbeque grills, playground, covered outdoor play space, picnic tables and benches, community garden, bike shelter and a walking trail that circles the entire site.

Lincoln County is an employment center offering much lower-wage entry-level and tourist industry jobs but few affordable housing options, causing scarcity for employers and prospective residents. The Echo Mountain Fire in October of 2020 exacerbated the need for affordable housing in the area as many of the people who lost their housing in the fire either work or are attending school in Lincoln City. In an effort to mitigate this challenge, the city awarded three city-owned parcels of land for \$1 dollar to IHI for the development of this project. Along with the land, Lincoln City is contributing SDC waivers, property tax exemption, and \$197,000 in grant funding.

OHCS Policy Priorities:

- Affordable Rental Housing
- Equity and Racial Justice



Appendix E

OHCS Named Project List Details

OHCS Named Project List Overview and Project Financial Detail										
Project Name	PAB Request	SROs	Studio	One Bedroom	Two bedroom	Three Bedrooms	Four Bedrooms	Rural Projects	Total Units	Closing Date
Sunshune Park	\$17,500,832.00			24	84	36	0		144	10-Aug-22
Gateway	\$36,960,194.00			40	90	54	0		184	17-Aug-22
Powellhurst Apts	\$13,912,000.00			19	46	0	0		65	18-Aug-22
Marylurst Commons	\$21,920,751.00			17	61	22	0		100	15-Sep-22
Lincoln & 25 th	\$19,000,000.00			41	50	16	0		107	16-Sep-22
Total	\$109,293,777			141	331	128	0	0	600	



PAB Issuance Projections and Updates – July 7, 2022

Issuer:	Oregon Housing and Community Services		
Project Name:	Sunshine Park		
Location:			
Date:			
Sources	Construction	Permanent	
Tax Exempt Bond Financing	17,500,832		
Perm Loan		10,945,822	
Tax Credit Equity	6,674,913	13,229,923	
OHCS LIFT Funds	9,800,000	9,800,000	
OHCS Weatherization Funds	200,000	200,000	
Deferred Developer Fee	806,316	806,316	
Total	34,982,061	34,982,061	
		Total Units	Total Sq. Ft.
		144	142,155
Uses	Total Project Costs	Per Unit	Per Sq. Ft.
Land (if acquired)	760,720	5283	5
Building (if acquired)	-	-	-
Construction or Rehabilitation	24,935,142	4,720	175
Soft Costs		-	-
Development Costs	915,922	6,361	6
General Fees	1,023,134	7,105	7
Financing	1,091,899	207	5283
Construction Period Interest	647,038	4,493	5
Relocation and Lease up	150,000	-	-
Reserves and Contingencies	1,988,402	376	14
Total	31,512,257	5,965	222
	Total	Cash Paid Fee	Deferred Fee
Developer Fee	3,469,804	2,663,488	806,316
Consultant Fee	-	-	-
Aggregate Fees	3,469,804	2,663,488	806,316
PAB Volume Cap Requested	17,500,832		
Estimated Tax Credit Basis and Land	31,819,694		
PAB Volume Cap / Basis	55.0%		



PAB Issuance Projections and Updates – July 7, 2022

Issuer:	Oregon Housing and Community Services		
Project Name:	Gateway		
Location:			
Date:			
Sources	Construction	Permanent	
Tax Exempt Bond Financing	18,000,000	18,960,194	
Tax Credit Equity	25,304,076	25,304,076	
OHCS LIFT funds	16,500,000	16,500,000	
Cash	2,000,000	2,000,000	
AWFHTC	2,975,000	2,975,000	
Salem HOME funds	650,000	650,000	
PWP City Reimbursements	473,463	473,463	
Adjacent Owner BCR Reimbursements	278,000	278,000	
Deferred Developer Fee	3,600,000	3,600,000	
Total	69,780,539	70,740,733	
		184	152,700
Uses	Total Project Costs	Per Unit	Per Sq. Ft.
Land (if acquired)	1,966,368	10687	13
Building (if acquired)	-	-	-
Construction or Rehabilitation	53,721,198	291,963	352
Soft Costs		-	-
Development Costs	688,450	3,742	5
General Fees	2,176,345	11,828	14
Financing	1,550,885	8,429	184
Construction Period Interest	1,716,620	9,329	11
Relocation and Lease Up	150,000	-	-
Reserves and Contingencies	1,515,912	8,239	10
Total	63,485,778	345,031	416
	Total	Cash Paid Fee	Deferred Fee
Developer Fee	7,254,954	3,654,954	3,600,000
Consultant Fee		-	-
Aggregate Fees	7,254,954	3,654,954	3,600,000
PAB Volume Cap Requested	36,960,194		
Estimated Tax Credit Basis and Land	65,848,990		
PAB Volume Cap / Basis	56.1%		

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PAB Issuance Projections and Updates – July 7, 2022

Issuer:	Oregon Housing and Community Services		
Project Name:	Powellhurst Place		
Location:			
Date:			
Sources	Construction	Permanent	
Tax Exempt Bond Financing	8,922,000	4,990,000	
Tax Credit Equity	7,838,000	11,770,000	
PHB HOME Funds	4,822,363	4,822,363	
PHB Metro Bond Funds	4,091,048	4,091,048	
Metro TOD Funds	300,000	300,000	
Sponsor Loan (Solar Energy Rebate)	120,000	120,000	
Solar Tax Credit Equity	44,590	44,590	
Deferred Developer Fee	1,151,640	1,151,640	
Total	27,289,641	27,289,641	
		Total Units	Total Sq. Ft.
		65	58,350
Uses	Total Project Costs	Per Unit	Per Sq. Ft.
Land (if acquired)	443,000	6815	105
Building (if acquired)	-		
Construction or Rehabilitation	19,212,602	295,578	329
Soft Costs			
Development Costs	615,852	9,475	11
General Fees	1,481,228	22,788	25
Financing	1,016,834		
Construction Period Interest	675,000	10,385	12
Relocation and lease up	35,000		
Reserves and Contingencies	781,026	12,016	13
Total	24,260,542		
	Total	Cash Paid Fee	Deferred Fee
Developer Fee	2,879,100	1,727,460	1,151,640
Consultant Fee	150,000	-	-
Aggregate Fees	2,879,100	1,727,460	757,463
PAB Volume Cap Requested	13,912,000		
Estimated Tax Credit Basis and Land	25,295,131		
PAB Volume Cap / Basis	55.0%		



PAB Issuance Projections and Updates – July 7, 2022

Issuer:	Oregon Housing and Community Services		
Project Name:	Maryhurst Commons		
Location:			
Date:			
Sources	Construction	Permanent	
Tax Exempt Bond Financing	8,951,476		
Mercy Loan Fund	1,500,000	1,500,000	
Perm Loan		12,904,258	
Tax Credit Equity	16,835,137	16,835,137	
OHCS LIFT Funds	4,250,000	4,250,000	
Oregon Energy Trust	130,000	130,000	
Deferred Developer Fee	1,500,000	1,500,000	
GP Equity	1,000	1,000	
Total	33,167,613	37,120,395	
		Total Units	Total Sq. Ft.
		100	81,159
Uses	Total Project Costs	Per Unit	Per Sq. Ft.
Land (if acquired)	510,000	5100	6
Building (if acquired)	-	-	-
Construction or Rehabilitation	27,239,823	272,398	336
Soft Costs		-	-
Development Costs	207,607	2,076	3
General Fees	1,801,812	18,018	22
Financing	882,646	8,826	100
Construction Period Interest	976,243	9,762	12
Relocation and Lease up	135,117	-	-
Reserves and Contingencies	955,217	9,552	12
Total	32,708,465	327,085	403
	Total	Cash Paid Fee	Deferred Fee
Developer Fee	4,394,429	2,894,429	1,500,000
Consultant Fee	17,500	-	-
Aggregate Fees	4,411,929	2,894,429	1,500,000
PAB Volume Cap Requested	21,920,751		
Estimated Tax Credit Basis and Land	34,227,606		
PAB Volume Cap / Basis	64.0%		



PAB Issuance Projections and Updates – July 7, 2022

Issuer:	Oregon Housing and Community Services		
Project Name:	25th Street Apartments		
Location:			
Date:			
Sources	Construction	Permanent	
Tax Exempt Bond Financing	19,000,000		
Perm Loan		2,362,845	
Tax Credit Equity		15,321,655	
OHCS LIFT funds	15,238,480	16,553,980	
Lincoln City Grant	197,000	197,000	
Sponsor Capital Contribution	1,433,201	1,433,201	
Sponsor Loan/rebates	40,000	40,000	
Deferred Developer Fee	646,799	646,799	
Total	36,555,480	36,555,480	
		107	94,603
Uses	Total Project Costs	Per Unit	Per Sq. Ft.
Land (if acquired)	1	0	0
Building (if acquired)	-	-	-
Construction or Rehabilitation	27,677,836	258,671	293
Soft Costs		-	-
Development Costs	610,510	5,706	6
General Fees	1,999,291	18,685	21
Financing	1,008,665	9,427	107
Construction Period Interest	936,594	8,753	10
Relocation and lease up	20,000	-	-
Reserves and Contingencies	422,583	3,949	4
Total	32,675,480	305,378	345
	Total	Cash Paid Fee	Deferred Fee
Developer Fee	3,880,000	3,233,201	646,799
Consultant Fee		-	-
Aggregate Fees	3,880,000	3,233,201	646,799
PAB Volume Cap Requested	19,000,000		
Estimated Tax Credit Basis and Land	35,080,571		
PAB Volume Cap / Basis	54.2%		



Jacqueline B. Knights, Chair &
Designee Oregon State Treasury

Renee A. Klein, Designee
Department of Administrative Services

Theresa K. Deibele, Public Member



PRIVATE ACTIVITY BOND COMMITTEE

867 Hawthorne Ave SE
Salem, OR 97301-5241
(503) 378-4930
DMD@OST.state.or.us

PRIVATE ACTIVITY BOND ALLOCATION REQUEST

ALLOCATION REQUEST TYPE

DATE: 07/07/2022

- ☒ Current Year Allocation Request
☐ Carry Forward Allocation Request

ISSUER DETAILS

Issuer: State of Oregon, Housing and Community Services Department
Address: 725 Summer Street NE Suite B
City, State, Zip: Salem, OR 97301-1266
Contact Name: Matthew Harris
Contact Phone: 503-580-7816 Contact Email: matthew.d.harris@hcs.oregon.gov

PROJECT INFORMATION

Title of Project: Various
Project Amount: TBD Bond Amount: 37,825,000 Request Amount: 37,825,000
Sale Date: Various Closing Date: Various

IRC Section & Paragraph Applicable to Qualifying Private Activity Bond Project (*if selecting 'Other', specify below*):

Residential rental projects (IRS 142(a)(7) & 142(d))

Please describe the project:

This allocation would support OHCS's continuous efforts as well as the Governor's and Statewide Housing Plan, goals and initiatives concerning affordable multi-family housing under the Housing Development Revenue Bonds (Conduit) Program. This allocation is necessary to finance additional Multifamily Conduit Revenue bond projects in the overall OHCS pipeline.

The projects that may be funded include:

Sunshine Park
Gateway
Powellhurst Apts
Marylhurst Commons
Lincoln & 25th

Additional project details are attached to this application separately.

Expected Number of Family Wage Jobs Created/Saved: 310

Describe how the project meets statutory standards:

This allocation would be used to issue private activity bonds for the Departments ongoing Multi-Family housing programs. Loans financed under the Departments multi-family housing bond programs create economic benefits to the citizens of Oregon by providing for economic development and affordable housing opportunities. These loan programs are statewide, serving both urban and rural areas of the State. These loan programs also support the State's economy in various industries including construction, real estate, finance and banking. Borrowers under the multi-family housing bond programs are able to obtain financing at lower rates, which provides opportunities to reduce rents for multi-family project borrowers. These lower payments provide a direct financial benefit to eligible Oregonians

HOUSING PROJECT INFORMATION, if applicable

Expected Number of Resulting Housing Units: 600

Describe how the affordability status of housing units was determined:

For multi-family housing projects financed with tax-exempt bonds, Federal tax law requires that housing projects financed with tax-exempt bonds elect to provide either 1) 20% of the units affordable to individuals at 50% of median income or 2) 40% of the units affordable to individuals at 60% of median income. Compliance with these requirements is monitored through the Department's Asset Management and Compliance section.

☒ If project qualifies for 4% low income housing tax credit (LIHTC), submit a [Low Income Housing Tax Credit Uses & Sources](#) (see sample).

Yes Has either a pre-application package or a final application package been submitted to [Oregon Housing & Community Services for 4% LIHTC?](#)

PRINCIPAL USER OF ISSUE PROCEEDS, if different from Issuer

Company:

Address:

City, State, Zip:

Contact Name:

Contact Phone:

Contact Email:

BOND COUNSEL

Firm Name: Orrick, Herrington, Sutcliffe

Address: 1120 Nw Couch

City, State, Zip: Portland, Oregon 97209

Contact Name: Doug Goe

Contact Phone: 503-943-4810

Contact Email: dgoe@orrick.com

*Requests must be received by Oregon State Treasury – Debt Management Division (contact details on page 1) **at least 2 weeks prior to a scheduled Private Activity Bond Committee meeting** and must **include a non-refundable \$200 application fee** payable to the Office of the State Treasurer with “PAB” in the memo field. Payments by wire are preferred; wire instructions can be provided by fax or phone.*