

Oregon Housing and Community Services
PAB/4% LIHTC - NOFA# 2023-10
Recipients List

Balance of State										Award Order Confirmation				Post Award Order Confirmation		
Project City	Project Name	Sponsor(s)	Unit Count	Unit Total	Intake App PAB Request	Tentative Close	PAB Request + 10%	Running Total	Recom'd	HAO	Local Funds	OHCS/Federal	W/O Other	CSO	Lowest AMI	PSH
Eugene	Ollie Court	Homes for Good Agency	80	80	\$ 21,600,000	06/26/24	\$ 23,760,000	\$ 23,760,000	x	x						
Bend	College View Apartments	Housing Works	59	139	\$ 12,225,000	07/01/24	\$ 13,447,500	\$ 37,207,500	x	x						
Salem	Orchard Park	Salem Housing Authority / Aberdeen Capital	224	363	\$ 43,500,000	09/01/24	\$ 47,850,000	\$ 85,057,500	x	x						
Astoria	Marine Drive PSH	Clatsop Behavioral Health and Edlen & Co	33	396	\$ 8,762,000	10/01/24	\$ 9,638,200	\$ 94,695,700	x		x					x
Cascade Locks, Reedsport, The Dalles	Cypress Hills Apartments	Chrisman Development, Inc.	100	496	\$ 11,055,000	06/01/24	\$ 12,160,500	\$ 106,856,200	x			x			100%	
Hood River	Rand Road AH	Community Development Partners and Columbia Cascade Housing Corporation	130	626	\$ 33,121,000	12/09/24	\$ 36,433,100	\$ 143,289,300	!			x			30%	
Salem	Salem Apartments	Green Light Development & Seed of Faith Ministries	120		\$ 23,050,000	06/25/24	\$ 25,355,000	\$ 168,644,300				x			20%	
Phoenix	Phoenix Corner	Stewardship Development LLC & Oregon Human Development Corporation	88		\$ 14,315,470	04/01/24	\$ 15,747,017	\$ 159,036,317				x			0%	
								BOS Set-Aside	\$ 135,749,333							

Metro										Award Order Confirmation				Post Award Order Confirmation		
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Milwaukie	Hillside Park Building C	HACC / Related Northwest	100	100	\$ 35,412,482	06/01/24	\$ 38,953,730	\$ 38,953,730	x	x						
Portland	Peaceful Villa	Home Forward	166	266	\$ 49,769,759	06/25/24	\$ 54,746,735	\$ 93,700,465	x	x						
Milwaukie	Hillside Park Building A	HACC / Related Northwest	92	358	\$ 24,081,022	07/11/24	\$ 26,489,124	\$ 120,189,589	x	x						
Milwaukie	Hillside Park Building B	HACC / Related Northwest	83	441	\$ 16,244,000	07/11/24	\$ 17,868,400	\$ 138,057,989	x	x						
Hillsboro	Dolores	Hacienda CDC	67	508	\$ 19,640,000	06/01/24	\$ 21,604,000	\$ 159,661,989	x		x			x	40%	x
Lake Oswego	Lake Grove Apartments	Hacienda CDC	55	563	\$ 14,700,000	02/01/25	\$ 16,170,000	Funded 2025 PAB	x		x			x	36%	x
Portland	M Carter Commons	Northwest Housing Alternatives with Urban League of Portland	63	626	\$ 17,488,022	12/07/24	\$ 19,236,824	Funded 2025 PAB	x		x			x	17%	
Portland	PCC SE Housing	Human Solutions, Inc. dba Our Just Future and APANO	124	750	\$ 28,981,954	07/01/24	\$ 31,880,149	\$ 191,542,139	x		x			x	16%	
Portland	Strong Family Project	Community Development Partners and Self Enhancement Inc.	75	825	\$ 21,500,000	03/01/24	\$ 23,650,000	\$ 215,192,139	x		x			x	14%	
Portland	The Clifford Apartments	Innovative Housing, Inc.	88	913	\$ 18,479,163	03/01/25	\$ 20,327,079	Funded 2025 PAB	x		x				88%	x
Wilsonville	Wilsonville TC Housing	Palindrome Wilsonville Limited Partnership	121	1034	\$ 26,835,758	07/01/24	\$ 29,519,334	\$ 244,711,473	x		x				33%	x
Portland	HollywoodHUB	BRIDGE Housing Corporation	224	1258	\$ 74,377,681	09/10/24	\$ 81,815,449	\$ 326,526,922	!		x				31%	
Portland	Barbur Apartments	Innovative Housing, Inc.	150		\$ 35,457,710	10/01/24	\$ 39,003,481	\$ 365,530,403			x				21%	
Portland	Clara Vista Redevelopment	Gorman & Company, LLC and Hacienda CDC	108		\$ 19,640,000	06/01/24	\$ 21,604,000	\$ 387,134,403				x		x	24%	
								METRO Set-Aside	\$ 252,105,904							

	Firm 2024 Recommendations	Soft 2024 Recommendations	Firm 2025 Recommendations	All 2024 Recommendation (Firm and Soft)	PAB still to be requested for soft commitments	Total PAB	Recommended	BOS	Metro	Total
	\$ 351,567,673	\$ 118,248,549	\$ 55,733,903	\$ 469,816,222	\$ 81,960,985	\$ 525,550,125	Award Order 1: \$ 85,057,500	\$ 138,057,989	\$ 223,115,489	
							Award Order 2: \$ 9,638,200	\$ 244,202,835	\$ 253,841,035	
							Award Order 3: \$ 48,593,600	\$ -	\$ 48,593,600	
								\$ 143,289,300	\$ 382,260,825	\$ 525,550,125

Legend and Explanation:

Projects Recommended are under the "Recom'd" column
Projects marked with an "x" are recommended with OHCS PAB authority (2024 or 2025)
Projects marked with an "!" are next up for recommendation with additional PAB Authority from PABC
Project Recommendations were made prioritizing maximum efficiency of PAB resources.

Did Not Pass Threshold

La Creole Manor	McCormack Baron Salazar/West Valley Housing Authority	07/01/24	\$10,500,000
Lombard Apartments	HMS Development & POIC	07/01/24	\$12,000,000
Block 67	Centro Cultural and Related NW	12/15/24	\$21,175,000