

Oregon Housing and Community Services



**HOUSING COUNCIL
MULTI-FAMILY NOFA AWARD PRESENTATION**

FRIDAY NOVEMBER 7, 2014

NOFA Improvements



- **Balance between Quantitative & Qualitative Measures**
 - Financial & Capacity measures added to competitive scoring
 - Specificity in measures for competitive scoring
 - Added Total Development Cost threshold
 - Preference for projects leveraging state HOME dollars in the Balance of State applications
- **Preservation soft set-aside; 35% of LIHTC**
 - Adjusted competitive scoring measure for “Impact” for Preservation projects with federal project based rent subsidy on 25% or more of the units

Overview



- Notice of Funding Availability issued for LIHTC and HOME funds
- HOME NOFA: 3 applications
 - 3 recommended; 2 are Preservation
- LIHTC NOFA: 21 applications
 - 1 did not pass threshold
 - 11 recommended for funding; 4 are Preservation
- Preservation overview:
 - 43% of all recommended projects are Preservation
 - 31% of LIHTC funds to Preservation projects
 - 40% of LIHTC units are in Preservation projects

Total Projects Applicants



2014 Threshold Scoring



Threshold Application

Readiness to Proceed

Development Team Capacity

Ownership Integrity

Total Development Cost per Unit

Program Compliance Review

2014 Competitive Scoring



Competitive Application

Need – 15 points

Impact – 40 points

Preferences – 15 points

Financial Viability – 15 points

Capacity – 15 points

2014 NOFA Scoring



- Scoring Committee reviewed and scored competitive application
 - Internal committee reviewed Capacity, Financial Viability, and data driven measures
 - External committee reviewed Need, Impact and Preferences; committee members:
 - ✦ Julie Cody Assistant Director, Oregon Housing and Community Services
 - ✦ Tom Cusack Oregon Housing Blog & former HUD Field Office Director
 - ✦ Sarah DeVries Vice President Acquisitions at City Real Estate Advisors
 - ✦ Aubre Dickson State Housing Council Chair and Key Bank Vice President of Real Estate Relationships
 - ✦ Mark Ellsworth Governor's Regional Solutions Coordinator for the North Coast
 - ✦ Dani Ledezma Governor Kitzhaber's Education Policy Advisor
 - ✦ Michael Parkhurst Program Officer at Meyer Memorial Trust for the Affordable Housing Initiative
 - ✦ Colin Rowan United Fund Advisors founding member; serves on Portland Housing Advisory Committee

Competitive Scoring



- Initial project average scores and ranks were presented to the External Scoring Committee for review by region
 - Reviewers did not submit scores for regions with projects where there was an identified conflict of interest
- External Scoring Committee met to discuss and agree upon a consensus score for each project
- External Scoring Committee submitted agreed upon project scores and ranks as recommendations for funding to the OHCS Director
- Director reviewed and made final funding recommendations to State Housing Council

Project Presentation



- Presentation of HOME projects for State Housing Council approval
- Presentation of LIHTC projects for State Housing Council approval
 - State Housing Council approval is needed if the project is requesting:
 - ✦ HOME funds
 - ✦ Grants and loans of \$200,000 from a single source
 - ✦ Grants and loans over \$400,000 from combined sources

Oregon Housing and Community Services



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HOME PROJECTS

PROJECTS RECOMMENDED TO STATE HOUSING COUNCIL

Statewide HOME Allocations



Statewide Allocation	HOME	GHAP*	HELP	OAHTC	LIWP
Total Allocated	\$3,613,000	\$3,000,000	\$300,000	\$1,000,000	\$1,000,000
Total Recommended	\$3,913,600	\$1,190,368	\$0	\$870,000	\$0

*There is a \$500,000 per project cap for GHAP funds when combined with other Department resources.

2014 HOME

applications & funding recommendations



PROJECTS:

Project	GHAP	HOME	HELP	OAHTC	LIWP
Birchwood	\$255,368	\$889,500	\$0	\$0	\$0
La Grande Plaza I	\$435,000	\$1,140,000	\$0	\$870,000	\$0
Victorian Court	\$500,000	\$1,884,100	\$0	\$0	\$0



HOME NOFA

Sponsor:
**Chrisman
Development Inc**

Project:
La Grande Plaza I



Type	Units	Unit Percent of Area Median Income	OHCS funding
Family	21	3 @50% 18 @60%	\$435,000 GHAP \$1,140,000 HOME \$870,000 OAHTC

Need:

- Preserves and rehabilitates units that represent 12 percent of the project based assisted units in the city
- Union County has high rates of old housing stock

Impact:

- Addresses extensive deferred maintenance; to improve the quality of life and provide safe, healthy housing for the families living in the units

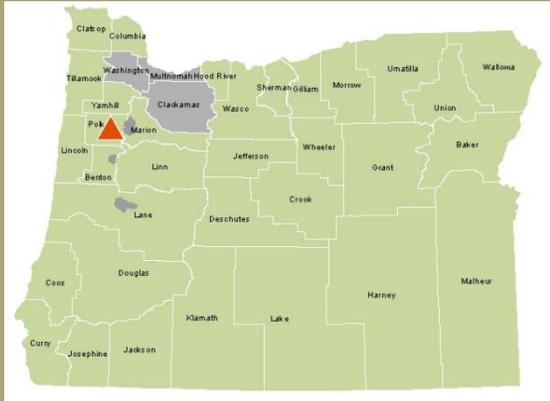
*This project requires SHC review and approval.
Overview on packet page 19, Motion on page 20*



HOME NOFA

Sponsor:
**Polk Community
Development
Corporation**

Project:
Birchwood



Type	Units	Unit Percent of Area Median Income	OHCS funding
Alcohol & Drug Recovery - Family	5	5 @50%	\$255,368 GHAP \$889,500 HOME

Need:

- Just 2 percent of current need is addressed with existing affordable housing

Impact:

- Will allow for parents that have been incarcerated for drug or alcohol related crimes to be reunited with their children DHS-Child Welfare custody

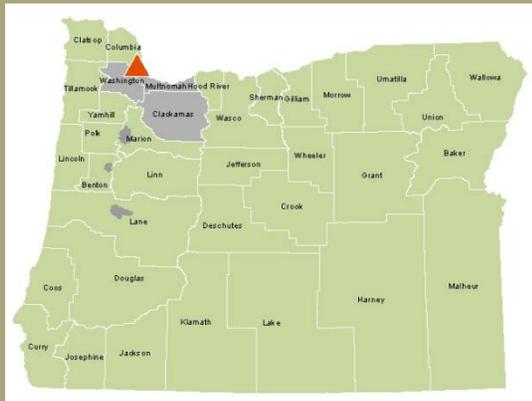
*This project requires SHC review and approval.
Overview on packet page 21, Motion on page 22*



HOME NOFA

Sponsor:
**Community Action
 Team**

Project:
Victorian Court



Type	Units	Unit Percent of Area Median Income	OHCS funding
Elderly Disabled	21	21 @60%	\$500,000 GHAP \$1,884,100 HOME

Need:

- Preserves and rehabilitates units that represent 12 percent of the project based assisted units in the city
- Union County has high rates of old housing stock

Impact:

- Addresses extensive deferred maintenance; to improve the quality of life and provide safe, healthy housing for the families living in the units

*This project requires SHC review and approval.
 Overview on packet page 23, Motion on page 25*

Oregon Housing and Community Services

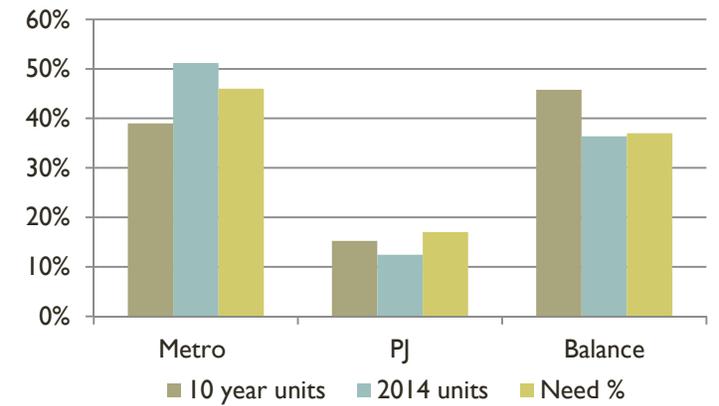
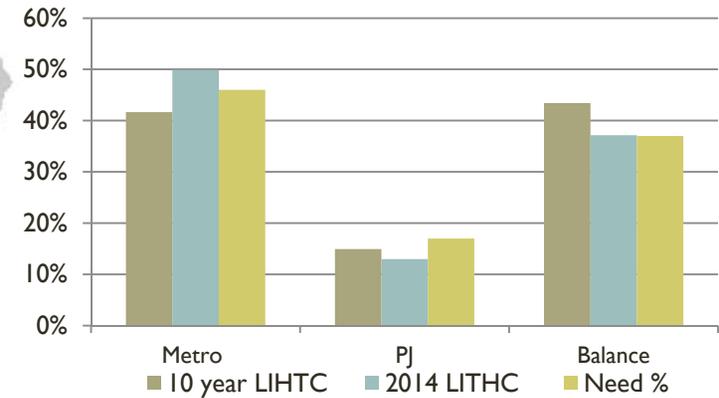
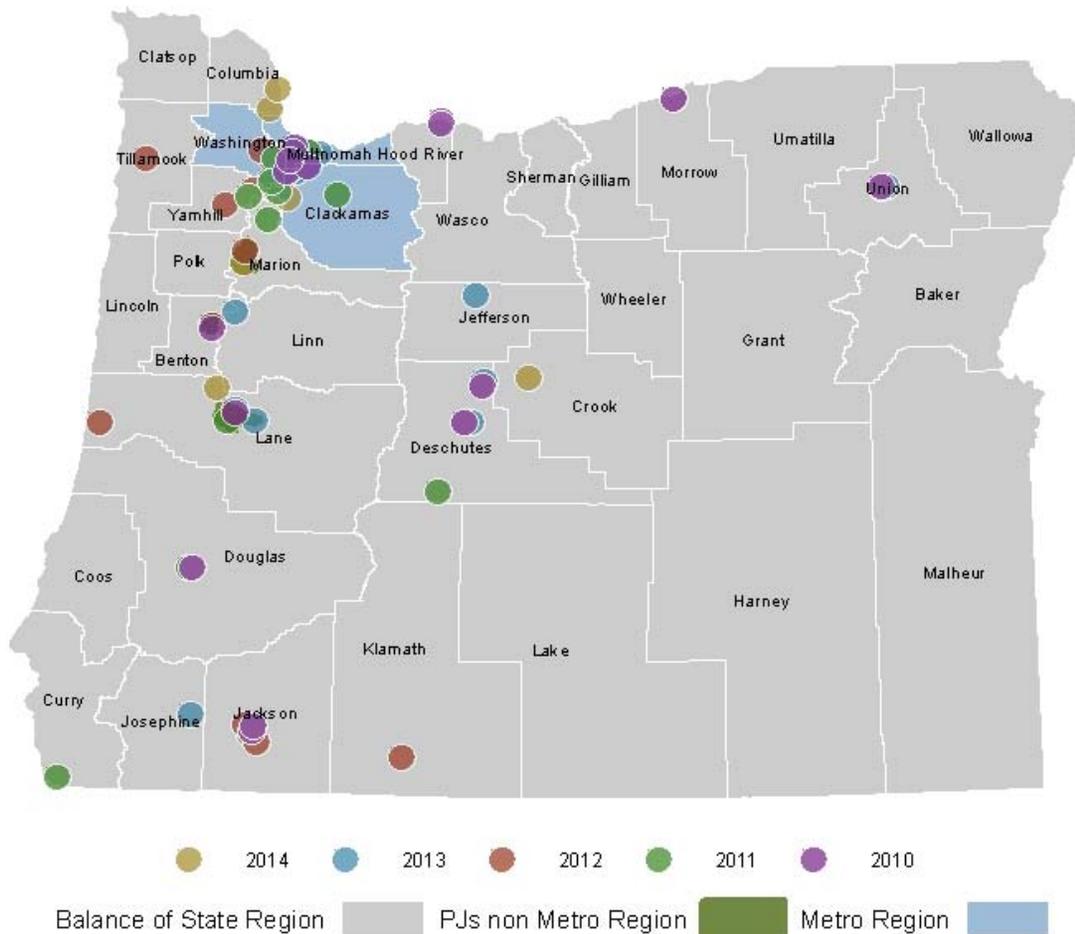


**HOUSING COUNCIL AWARD PRESENTATION
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9% LIHTC PROJECTS

PROJECTS RECOMMENDED TO STATE HOUSING COUNCIL

5 years of competitive LIHTC awards



Regional 9% LIHTC Allocations



Allocation	Metro	non metro PJ	Balance of State	Totals
9% LIHTC*	\$4,080,607 46%	\$1,518,544 17%	\$3,350,740 37%	\$8,949,892
35% Preservation soft set-aside	\$1,428,212	\$531,490	\$1,172,759	
Remaining funds	\$2,652,395	\$987,054	\$2,177,981	
HOME	<i>only to be used in the State HOME regions</i>			\$3,000,000
GHAP	<i>\$200,000 per project cap when combined with 9% LIHTC</i>			\$2,200,000
OAHTC	<i>\$1.8 MM per project cap</i>			\$15,000,000
HELP				\$300,000
LIWP				\$2,000,000

* A regional funding floor of the \$890,000 (the 9% LIHTC per project cap) was established to ensure project feasibility.

2014 LIHTC Fund Recommendations

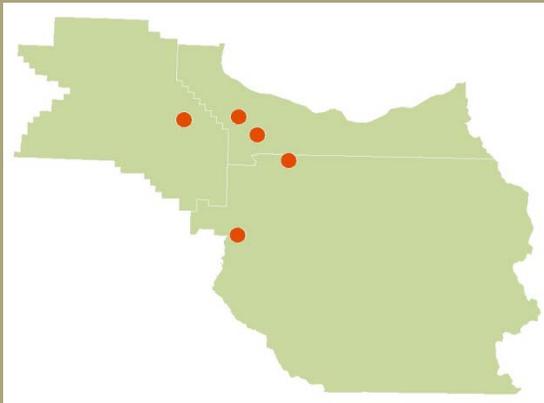


RECOMMENDED PROJECTS:

REGION	GHAP	HOME	LIHTC	OAHTC	LIWP
Metro	\$1,000,000	\$0	\$4,204,592	\$5,279,901	\$334,324
non metro PJ	\$400,000	\$0	\$1,094,244	\$1,332,764	\$20,000
Balance of State	\$200,000	\$2,805,277	\$3,131,638	\$2,550,000	\$50,000
TOTAL	\$1,600,000	\$2,805,277	\$8,430,474	\$9,162,665	\$404,324

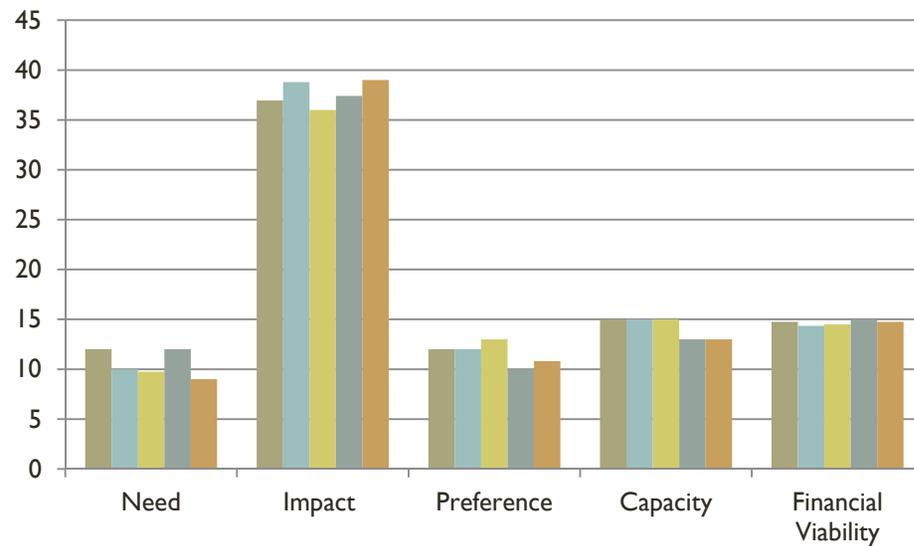


Metro Region



GHAP	HOME	LIHTC	OAHTC	LIWP
\$1,000,000	\$0	\$4,204,592	\$5,279,901	\$334,324
<i>Metro LIHTC allocation:</i>		\$4,080,607		

- 6 applications submitted (1 did not pass threshold)
- 5 applications recommended for funding

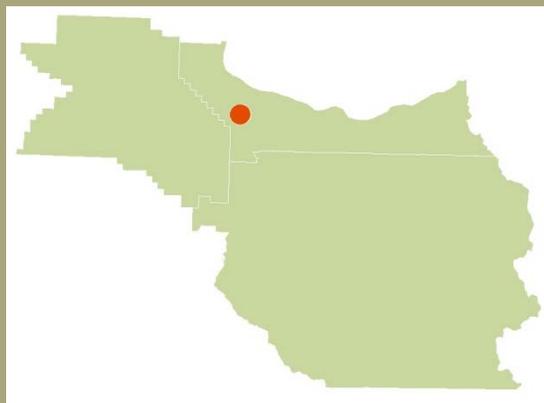




Metro Region

Sponsor:
Quad Inc

Project:
Station 162



Type	Units	Unit Percent of Area Median Income	OHCS funding
Elderly Physically Disabled	44	17 @60% 17 @50% 9 @30%	\$200,000 GHAP \$890,000 LIHTC \$929,901 OAHTC \$24,324 LIWP

Need:

- Just 5 percent of the need for this housing is addressed with the counties existing affordable housing

Impact:

- Located near transportation and medical / social service centers in the city of Gresham
- Service partnerships to address needs

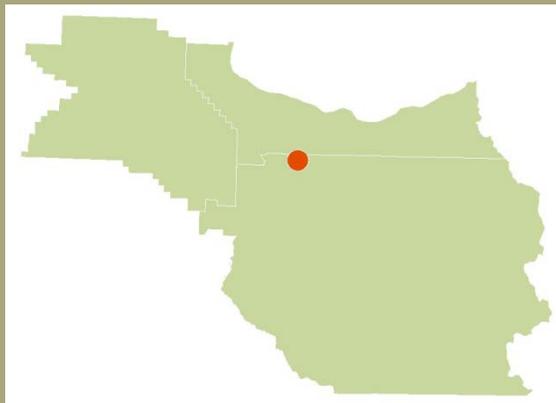
This project requires SHC review and approval.
Overview on packet page 26, Motion on page 27



Metro Region

Sponsor:
Central City Concern

Project:
Town Center Greens



Type	Units	Unit Percent of Area Median Income	OHCS funding
Families at risk	60	14 @60% 25 @50% 21 @30%	\$200,000 GHAP \$890,000 LIHTC \$50,000 LIVWP

Need:

- Less than 5 percent of the need for this housing is addressed with the counties existing affordable housing
- High rates of population growth in county

Impact:

- Linkages with several key initiatives including Early Learning Hubs, Coordinated Care Organizations, and reducing

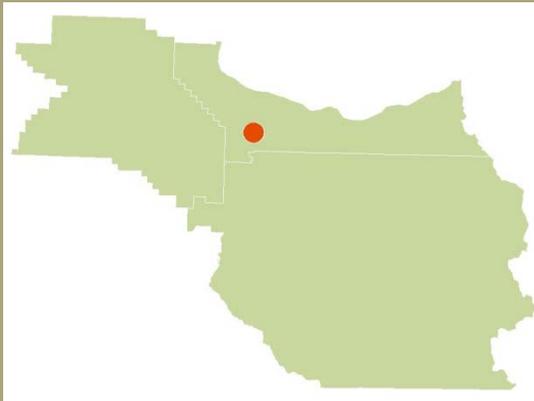
This project requires SHC review and approval.
Overview on packet page 28, Motion on page 30



Metro Region

**Sponsor:
REACH**

**Project:
Bronaugh Building**



Type	Units	Unit Percent of Area Median Income	OHCS funding
Elderly Disabled	50	50 @50%	\$200,000 GHAP \$833,042 LIHTC \$750,000 OAHTC \$100,000 LIWP

Need:

- Preserves four percent of downtown Portland's Section 8 housing stock
- High rates of population growth, housing burden, and aging housing stock in the city of Portland

Impact:

- All units have project-based Section 8 rent assistance
- Timing is critical to avoid market conversion

This project requires SHC review and approval.

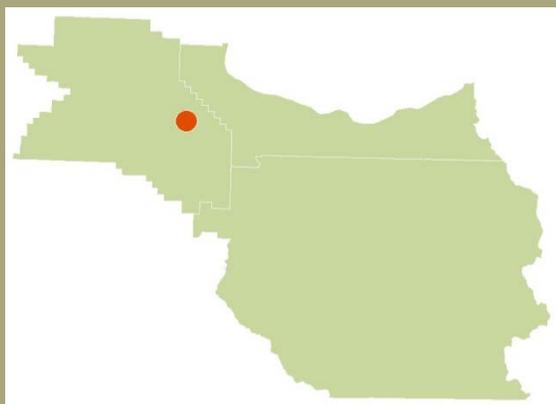
Overview on packet page 31, Motion on page 32



Metro Region

Sponsor:
REACH

Project:
**Orchards at Orenco
Phase II**



Type	Units	Unit Percent of Area Median Income	OHCS funding
Families	58	8 @50% 50 @60%	\$200,000 GHAP \$890,000 LIHTC \$1,800,000 OAHTC \$100,000 LIWP

Need:

- Population growth in Hillsboro is more than double the state as a whole and the county represents 13 percent of the states need, but has only 11 percent of the existing affordable housing

Impact:

- Low Poverty Area
- Partnership with Worksystems Aligned Partner Network

This project requires SHC review and approval.

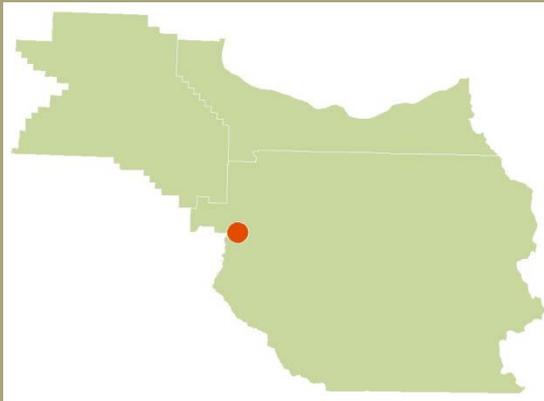
Overview on packet page 33, Motion on page 34



Metro Region

Sponsor:
**Chrisman
Development**

Project:
Pacific Park



Type	Units	Unit Percent of Area Median Income	OHCS funding
Elderly	68	64 @60% 4 @50%	\$200,000 GHAP \$701,550 LIHTC \$1,800,000 OAHTC \$60,000 LIWP

Need:

- Rapid population growth in counties
- Represents a significant portion of the communities affordable housing

Impact:

- Preserves USDA RD properties serving elderly and disabled populations
- Timing is critical

This project requires SHC review and approval.

Overview on packet page 35, Motion on page 37

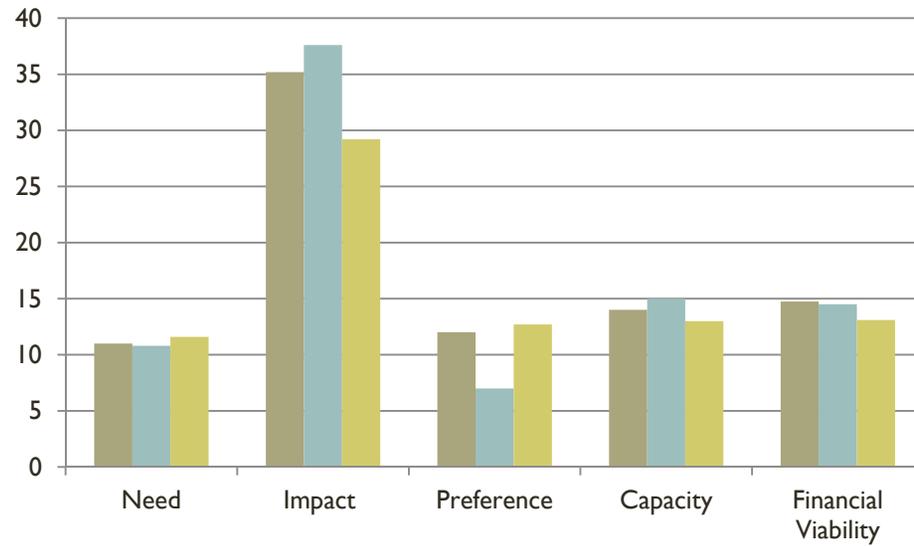


Non-metro Participating Jurisdictions Region



GHAP	HOME	LIHTC	OAHTC	LIWP
\$400,000	\$0	\$1,094,244	\$1,332,764	\$20,000
<i>PJ LIHTC allocation:</i>		\$1,518,544		

- 3 applications submitted
- 2 applications recommended for funding

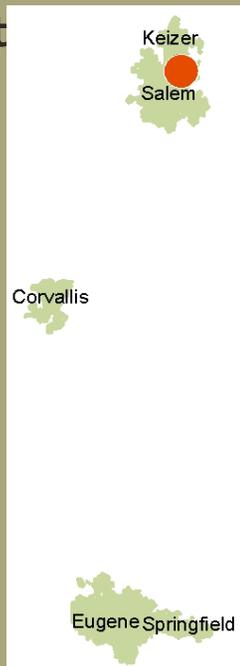




Non-metro Participating Jurisdictions Region

Sponsor:
**Chrisman
Development
Inc**

Project:
**Bluff Avenue
Apartments**



Type	Units	Unit Percent of Area Median Income	OHCS funding
Elderly	20	2 @50% 18 @60%	\$200,000 GHAP \$204,244 LIHTC \$830,000 OAHTC \$20,000 LIWVP

Need:

- Preserves 5 percent of the senior and disabled units in the city
- Affordable housing exists for just 17 percent of the cities low income households

Impact:

- Timing is critical; will keep 20 units of Section 8 rent assistance

*This project requires SHC review and approval.
Overview on packet page 38, Motion on page 39*



Non-metro Participating Jurisdictions Region

Sponsor:
Housing and
Community
Services
Agency of
Lane County
(HACSA)

Project:
Bascom
Village
phase II



Type	Units	Unit Percent of Area Median Income	OHCS funding
Family Veterans	48	48 @50%	\$200,000 GHAP \$890,000 LIHTC \$502,764 OAHTC

Need:

- Nearly 35 percent of renters in the city are severely burdened
- City of Eugene has 7 percent of the state's need and just 5 percent of the state's affordable housing

Impact:

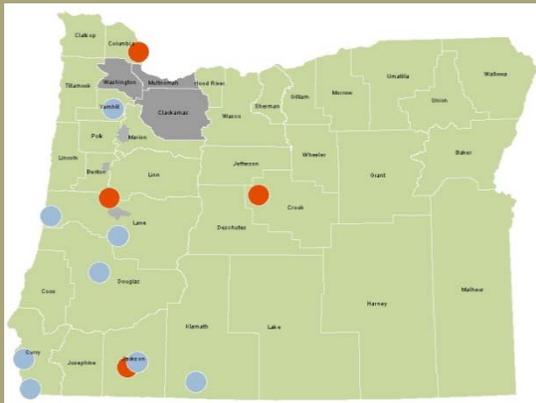
- Outcomes linked to workforce development, healthy housing and equity in education

This project requires SHC review and approval.

Overview on packet page 40, Motion on page 41

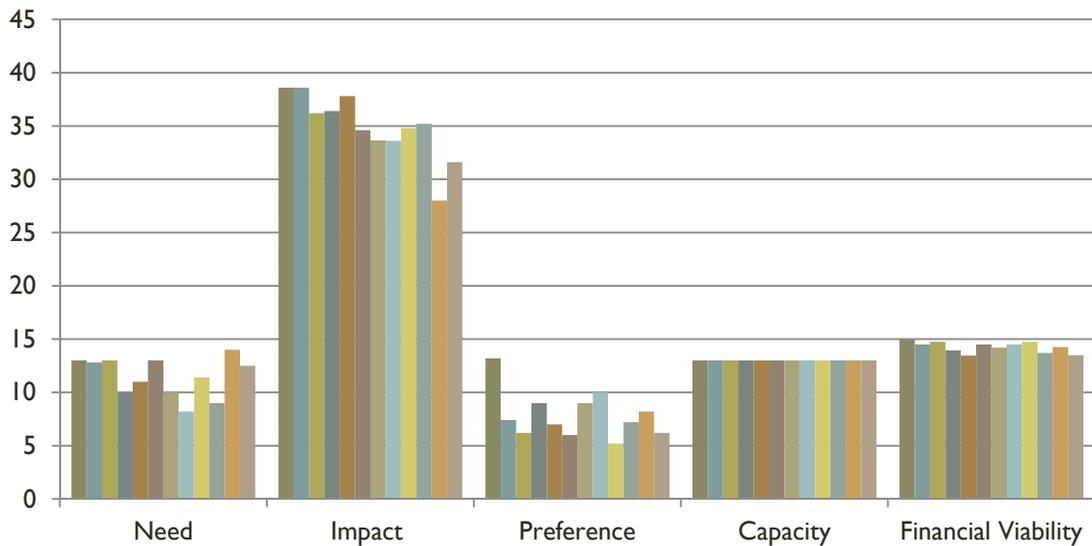


Balance of State Region



GHAP	HOME	LIHTC	OAHTC	LIWP
\$200,000	\$2,805,277	\$3,131,638	\$2,550,000	\$50,000
<i>Balance LIHTC allocation:</i>		\$3,350,740		

- 12 applications submitted
- 4 applications recommended for funding

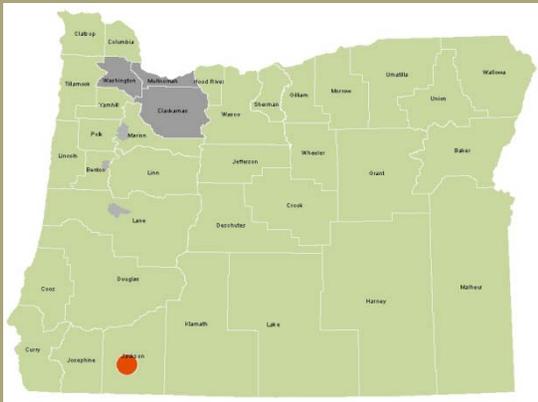




Balance of State Region

Sponsor:
Housing Authority of
Jackson County

Project:
The Concord



Type	Units	Unit Percent of Area Median Income	OHCS funding
Families / Disabled	50	49 @50% 1 manager	\$890,000 LIHTC \$1,650,000 OAHTC \$1,000,000 HOME \$50,000 LIWVP

Need:

- Just nine percent of the low income families and 4.8 percent of those with developmental disabilities in the county are covered with the existing affordable housing

Impact:

- Aligns with the Medford Urban Renewal Agency Plan; located downtown with access to workforce development opportunities

This project requires SHC review and approval.

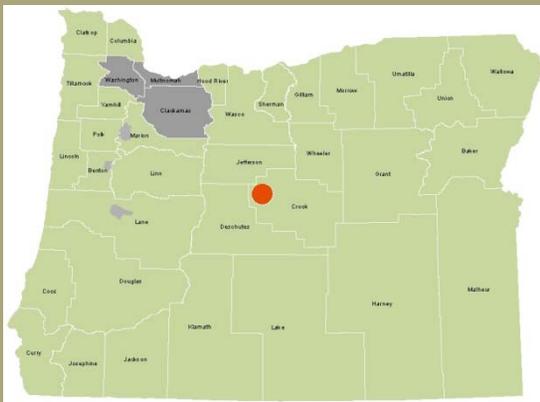
Overview on packet page 42, Motion on page 43



Balance of State Region

Sponsor:
Pacific Crest Affordable Housing LLC

Project:
Iron Horse Lodge



Type	Units	Unit Percent of Area Median Income	OHCS funding
Elderly	26	8 @60% 7 @50% 10 @40% 1 manager	\$561,638 LIHTC \$905,277 HOME

Need:

- City has a high rate of older housing stock
- There are just 100 units of elderly housing in the county and nearly 1,200 low income seniors

Impact:

- Collaborates to provide coordinated healthcare services to support Aging in Place

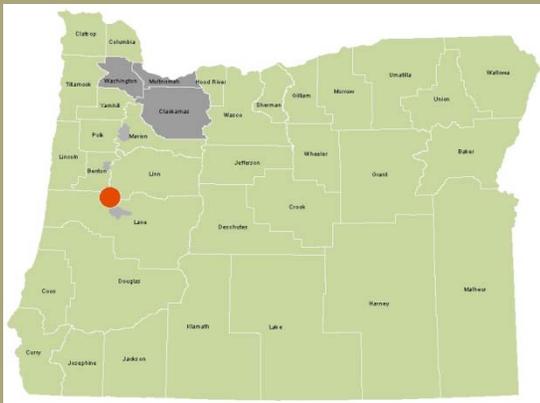
This project requires SHC review and approval.
Overview on packet page 44, Motion on page 45



**Balance of State
Region**

**Sponsor:
St. Vincent de Paul
Society of Lane County,
Inc**

**Project:
Alona Place**



Type	Units	Unit Percent of Area Median Income	OHCS funding
Family – workforce	40	28 @60% 11 @50% 1 manager	\$790,000 LIHTC \$900,000 OAHTC \$900,000 HOME

Need:

- City has experienced rapid population growth
- County has 11 percent of the states need and just 7 percent of the states affordable housing

Impact:

- Addresses the goal of Senate Bill 964; Strengthening, Preserving and Reunifying Families

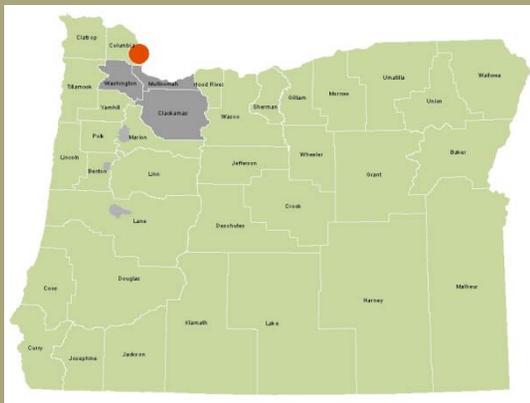
*This project requires SHC review and approval.
Overview on packet page 46, Motion on page 47*



**Balance of State
Region**

**Sponsor:
Chrisman
Development**

**Project:
Big River Apartments**



Type	Units	Unit Percent of Area Median Income	OHCS funding
Family	83	77 @60% 5 @50%	\$200,000 GHAP \$890,000 LIHTC

Need:

- Preserves 27 percent of the affordable housing in St. Helens and 64 percent of the rent assisted units in the city

Impact:

- Timing is critical and rent assistance in great demand
- Services to improve health and employment outcomes

*This project requires SHC review and approval.
Overview on packet page 48, Motion on page 50*

NOFA – What's Next



2015 HOME & LIHTC NOFAs:

- To be released no later than January 31, 2015
- Not seeking stakeholder input due to short turnaround
- No major changes from the 2014 NOFA
- Minor changes will be discussed at training session
- Preservation Set-aside definition
- Training will be scheduled to coincide with the release of the NOFAs

2016 HOME & LIHTC NOFAs:

- To be released no later than January 31, 2016
- Seeking stakeholder input through Spring 2015 to align policy objectives & further improve process.