

OREGON STATE HOUSING COUNCIL

TABLE OF CONTENTS

NOFA PROJECT SUMMARY SHEETS | AWARDED PROJECTS

|  |       |
|--|-------|
| 1. GREELEY HEIGHTS                           | 1-3   |
| 2. BLUE SPRINGS CROSSING                     | 4-6   |
| 3. THE BARCELONA AT BEAVERTON                | 7-9   |
| 4. GLISAN COMMONS -PHASE II (SENIOR HOUSING) | 10-11 |
| 5. IKOI-SO                                   | 12-14 |
| 6. ORCHARDS AT ORENCO- PHASE I               | 15-16 |
| 7. ROSEWOOD PLAZA                            | 17-18 |
| 8. PARKVIEW TERRACE                          | 19-20 |
| 9. BASCOM VILLAGE                            | 21-23 |
| 10. JULIAN HOTEL APARTMENTS                  | 24-26 |
| 11. WOODLAND SQUARE                          | 27-29 |

NOFA PROJECT SUMMARY SHEETS | FOR HOUSING COUNCIL APPROVAL

|                             |       |
|-----------------------------|-------|
| 1. HERITAGE HEIGHTS         | 30-31 |
| MOTION                      | 31    |
| 2. SUNSET SENIOR HOUSING II | 32-33 |
| MOTION                      | 33    |



# Oregon Housing and Community Services



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

**FRIDAY NOVEMBER 15, 2013**

# Overview



- Notice of Funding Availability issued for LIHTC and HOME funds
- Evaluation Components:
  - Threshold
  - Competitive

# 2013 Scoring Model



## Key areas reviewed for Threshold

Resident Services

Asset Management Compliance

Program Compliance Review

Readiness to Proceed

Financial Feasibility

Development Team Capacity

Ownership Integrity

# 2013 Competitive Scoring Model



## Competitive Application

Need – 30 points

15 points - Need in region

15 points – Need in community

Impact – 70 points

25 points – Project type and Population served

15 points – Location and Building features

30 points – Community Impact

# Competitive Scoring



- 8-person Scoring Committee reviewed and scored competitive scoring application
- Initial scores were tallied and averaged within each funding region and presented to the Scoring Committee for review and recommendation
- Scoring Committee submitted consensus recommendations for funding to the OHCS Director
- Director reviewed and made LIHTC funding decisions

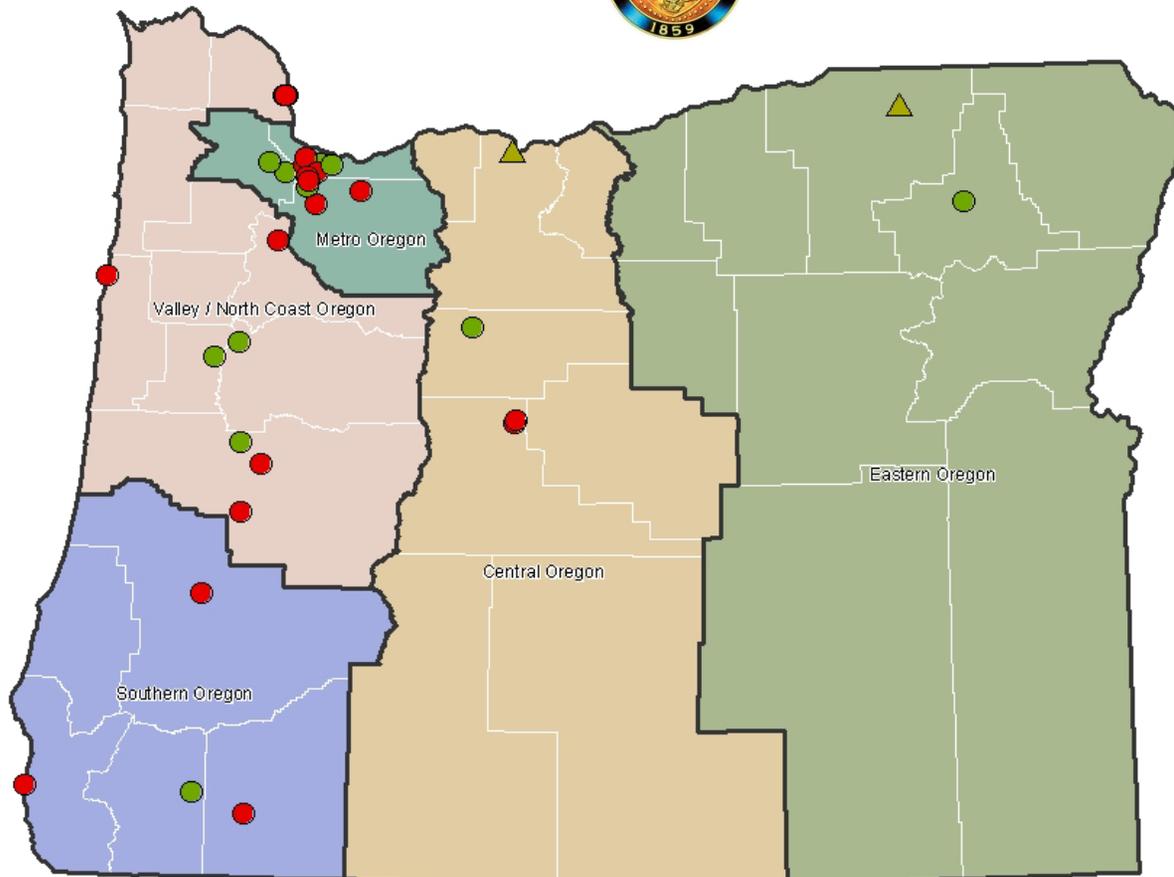
# Competitive Scoring



- Strong agreement across raters
- Greatest variation in project scores for:
  - Need in Region
  - Community Impact

|                               | NEED           |                   | IMPACT                             |                                |                  |
|-------------------------------|----------------|-------------------|------------------------------------|--------------------------------|------------------|
|                               | Need in region | Need in community | Project type and Population served | Location and Building features | Community impact |
| <b>Minimum score</b>          | 9              | 10                | 17                                 | 10                             | 18               |
| <b>Maximum score</b>          | 14             | 14                | 24                                 | 15                             | 26               |
| <b>Median score</b>           | 13             | 13                | 20                                 | 13                             | 23               |
| <b>Total Question Points:</b> | 15             | 15                | 25                                 | 15                             | 30               |

# Total Projects Applicants



- ▲ HOME funded - 2 projects
- LIHTC funded - 11 projects
- LIHTC not funded - 16 projects

# Project Presentation



- Review OHCS Director approved LIHTC projects
- Presentation of HOME projects for approval
- Next Steps

# Oregon Housing and Community Services

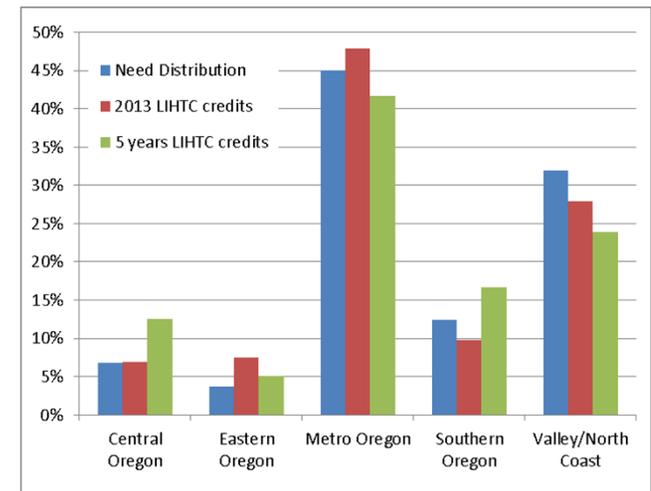
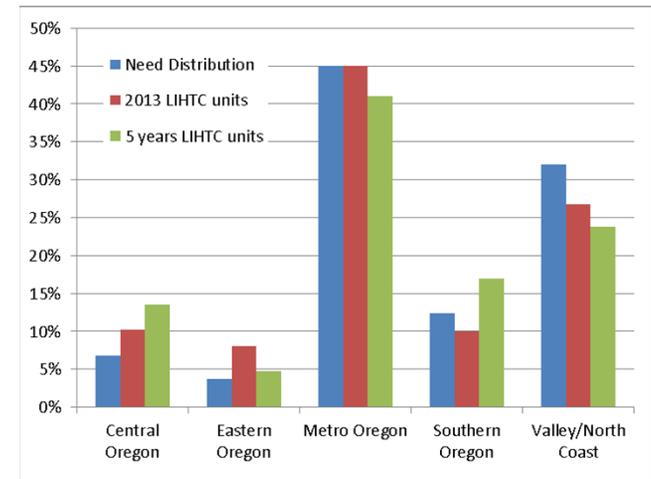
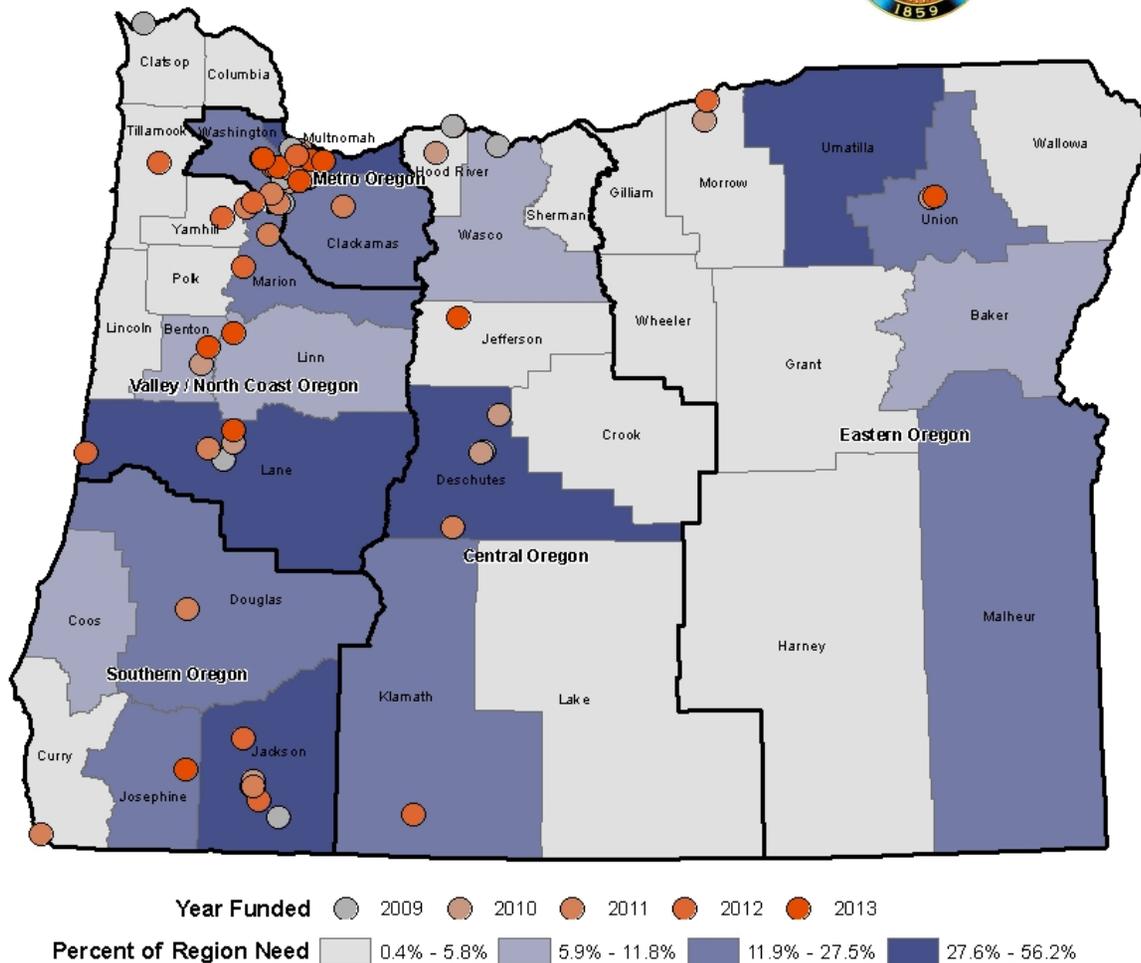


**HOUSING COUNCIL CFC AWARD PRESENTATION  
FRIDAY NOVEMBER 15, 2013**

**9% LIHTC PROJECTS**

**INFORMATIONAL ONLY**

# 5 years of competitive LIHTC awards



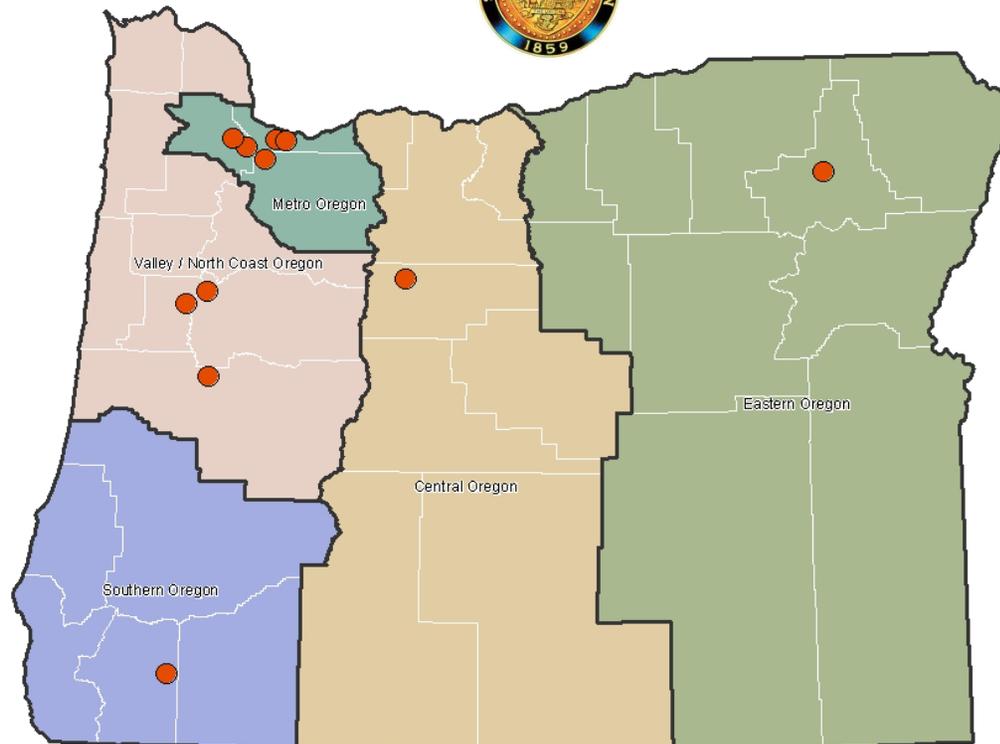
# Regional 9% LIHTC Allocations



| Allocation       | Central  | Eastern                                 | Metro                | Southern           | Valley / N. Coast  | Totals       |
|------------------|--|---|----------------------|--------------------|--------------------|--------------|
| <b>9% LIHTC*</b> | \$523,600<br>6.8%<br>\$870,000<br>Floor                      | \$284,900<br>3.7%<br>\$870,000<br>Floor | \$3,472,700<br>45.1% | \$954,800<br>12.4% | \$2,464,000<br>32% | \$8,631,500  |
| <b>HOME</b>      | <i>only to be used in the State HOME regions</i>             |   |                      |                    |                    | \$1,156,275  |
| <b>GHAP</b>      | <i>\$200,000 per project cap when combined with 9% LIHTC</i> |   |                      |                    |                    | \$2,000,000  |
| <b>OAHTC</b>     | <i>\$1.8 MM per project cap</i>                              |   |                      |                    |                    | \$15,000,000 |
| <b>HELP</b>      |  |   |                      |                    |                    | \$150,000    |
| <b>LIWP</b>      |  |   |                      |                    |                    | \$1,000,000  |

\* A regional funding floor of the \$870,000 (the 9% LIHTC per project cap) was established to ensure project feasibility.

# 2013 LIHTC awards

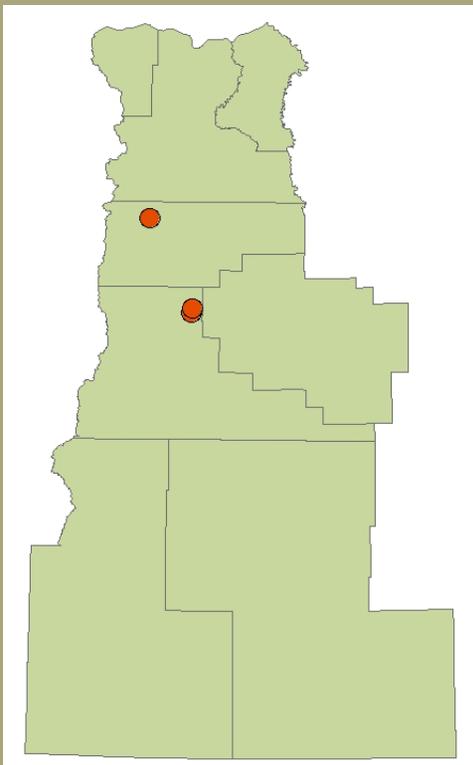


## FUNDED PROJECTS:

| REGION            | GHAP               | HOME       | LIHTC              | HELP       | OAHTC               | LIWP             |
|-------------------|--------------------|------------|--------------------|------------|---------------------|------------------|
| Central           | \$0                | \$0        | \$867,712          | \$0        | \$0                 | \$0              |
| Eastern           | \$200,000          | \$0        | \$689,811          | \$0        | \$915,000           | \$0              |
| Metro             | \$800,000          | \$0        | \$3,835,408        | \$0        | \$5,695,110         | \$260,726        |
| Southern          | \$0                | \$0        | \$845,649          | \$0        | \$1,500,000         | \$0              |
| Valley / N. Coast | \$400,000          | \$0        | \$2,274,442        | \$0        | \$2,692,399         | \$92,757         |
| <b>TOTAL</b>      | <b>\$1,400,000</b> | <b>\$0</b> | <b>\$8,513,022</b> | <b>\$0</b> | <b>\$10,802,509</b> | <b>\$353,483</b> |

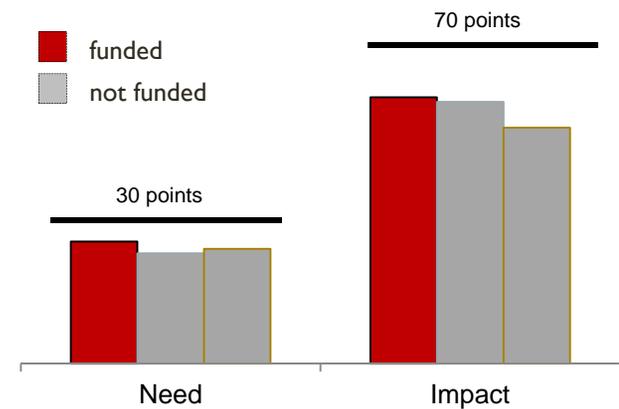


## Central Region



| GHAP | HOME | LIHTC     | HELP | OAHTC | LIWP |
|------|------|-----------|------|-------|------|
| \$0  | \$0  | \$867,712 | \$0  | \$0   | \$0  |

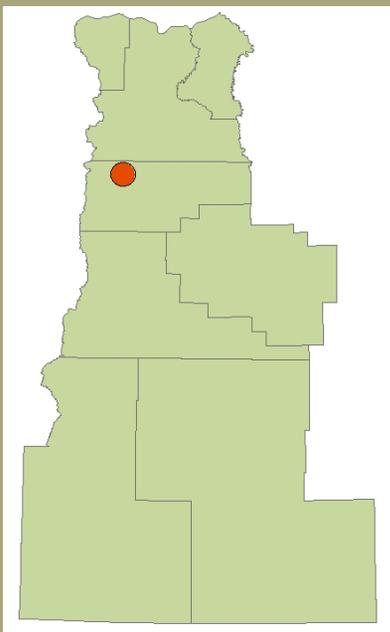
- 3 applications submitted
- 1 application funded





## Central Region

**Sponsor:**  
**Warm Springs  
Housing Authority**  
**Project:**  
**Greeley Heights**



| Type                        | Units | Unit Percent of Area Median Income | OHCS funding    |
|-----------------------------|-------|------------------------------------|-----------------|
| Family, Disabled New Const. | 35    | 30 @50%<br>5 @30%<br>35 HA         | \$867,712 LIHTC |

### Need:

- 1<sup>st</sup> LIHTC project on Warm Springs Reservation
- Severe health and safety issues with current housing stock

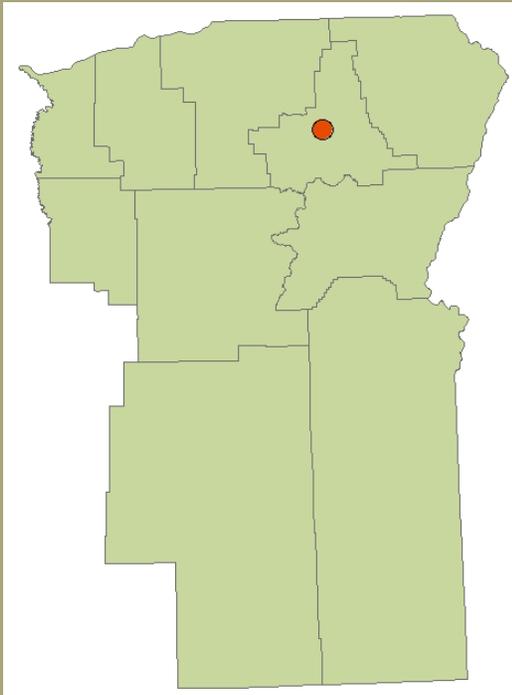
### Impact:

- Leverage \$2M in NAHASDA
- Catalyst revitalization project near new school and integrated with Health/Wellness Center

*Project overview in presentation packet on pages 1-3*

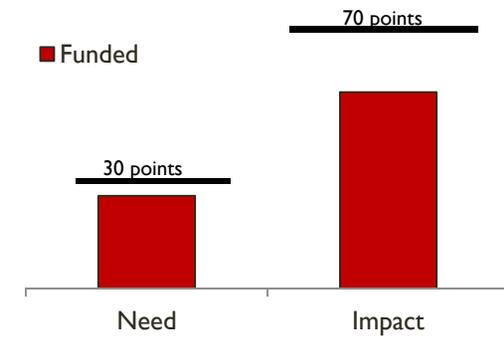


## Eastern Region



| GHAP      | HOME | LIHTC     | HELP | OAHTC     | LIWP |
|-----------|------|-----------|------|-----------|------|
| \$200,000 | \$0  | \$689,811 | \$0  | \$915,000 | \$0  |

- 1 application submitted
- 1 application funded





## Eastern Region

**Sponsor:**  
**Northeast Oregon  
Housing Authority**

**Project:**  
**Blue Springs Crossing**



| Type              | Units | Unit Percent of Area Median Income | OHCS funding   |
|-------------------|-------|------------------------------------|--|
| Family New Const. | 38    | 36 @60%<br>2 @50%                  | \$200,000 GHAP<br>\$689,811 LIHTC<br>\$915,000 OAHTC |

### Need:

- 75% renter households are burdened
- No recent family projects
- Aging housing inventory

### Impact:

- Workforce Housing is a “weakness” in Union County
- 2 units designed for in-home childcare
- Leverage with 10 Housing Choice Vouchers

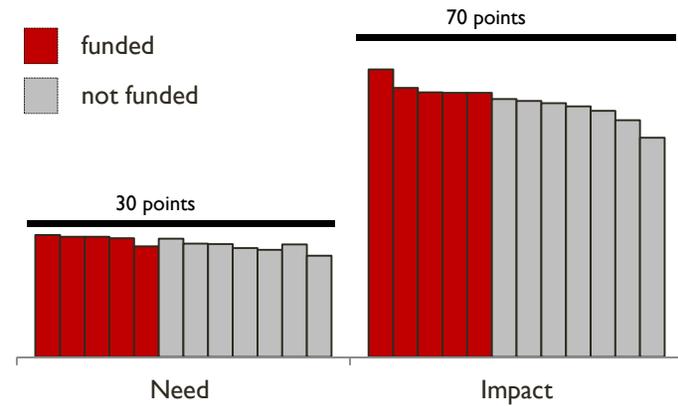
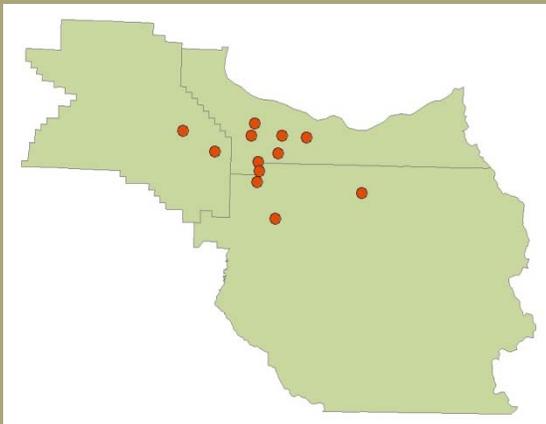
*Project overview in presentation packet on pages 4-6*



# Metro Region

| GHAP      | HOME | LIHTC       | HELP | OAHTC       | LIWP      |
|-----------|------|-------------|------|-------------|-----------|
| \$800,000 | \$0  | \$3,835,408 | \$0  | \$5,695,110 | \$260,726 |

- 11 applications submitted
- 5 applications funded

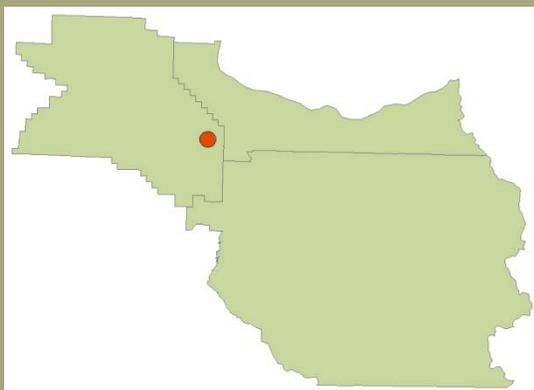




## Metro Region

**Sponsor:**  
**Community Partners  
for Affordable Housing**

**Project:**  
**The Barcelona at  
Beaverton**



| Type                          | Units | Unit Percent of Area Median Income | OHCS funding                       |
|-------------------------------|-------|------------------------------------|------------------------------------|
| Elderly, Family<br>New Const. | 47    | 3 @60%<br>44 @50%                  | \$870,000 LIHTC<br>\$800,000 OAHTC |

### **Need:**

- 6.9% of the region's need, only 4.9% of units
- Upcoming rapid population growth

### **Impact:**

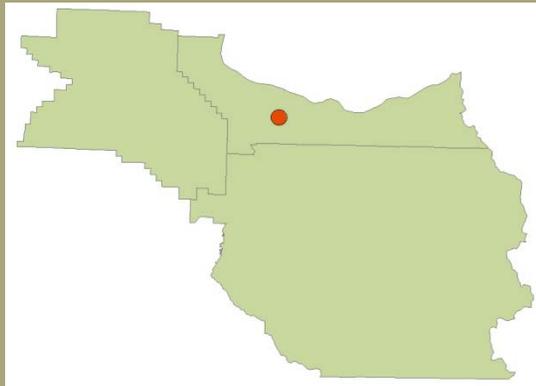
- Catalyst Urban Renewal project, with leverage from City and County
- Neighborhood Health Center located on site
- Meets Regional, County, and City housing goals

*Project overview in presentation packet on pages 7-9*



## Metro Region

**Sponsor:**  
**REACH Community  
 Development**  
**Project:**  
**Glisan Commons  
 Phase II**



| Type               | Units | Unit Percent of Area Median Income | OHCS funding  |
|--------------------|-------|------------------------------------|---|
| Elderly New Const. | 60    | 60 @70%                            | \$200,000 GHAP<br>\$870,000 LIHTC<br>\$1,000,000 OAHTC<br>\$84,000 LIWP |

### **Need:**

- 50% of the Region's extreme rent burdened in Portland
- 36% of low income seniors are in Portland

### **Impact:**

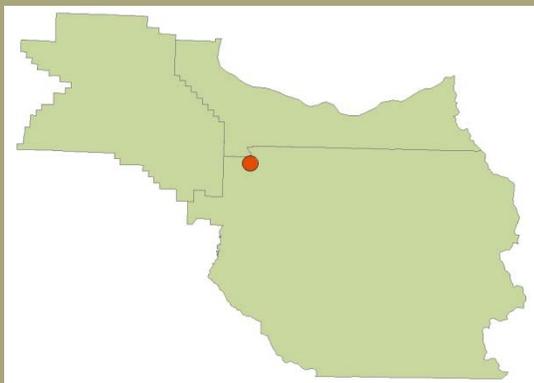
- Leverage from City of Portland
- Catalyze transit-oriented development in Gateway Regional Center

*Project overview in presentation packet on pages 10-11*



## Metro Region

**Sponsor:**  
**Northwest Housing  
Authority**  
**Project:**  
**Ikoï-So Terrace**



| Type                            | Units | Unit Percent of Area Median Income | OHCS funding   |
|---------------------------------|-------|------------------------------------|--|
| Elderly, Disabled<br>New Const. | 35    | 34 @50%                            | \$200,000 GHAP<br>\$355,408 LIHTC<br>\$1,575,000 OAHTC |

### **Need:**

- Clackamas County is underserved area
- 60% of seniors earn under 60% median income

### **Impact:**

- Preserve Section 8 Rental Subsidy
- New model for refinancing HUD 202
- Leverage \$500,000 in HOME from Clackamas County

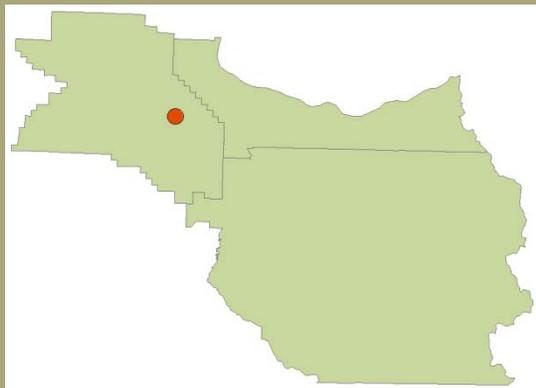
*Project overview in presentation packet on pages 12-14*



## Metro Region

**Sponsor:**  
**REACH Community  
Development**

**Project:**  
**Orchards at Orenco  
phase I**



| Type                 | Units | Unit Percent of Area Median Income | OHCS funding   |
|----------------------|-------|------------------------------------|--|
| Family<br>New Const. | 57    | 8 @30%<br>49 @50%                  | \$200,000 GHAP<br>\$870,000 LIHTC<br>\$1,000,000 OAHTC<br>\$100,000 LIWP |

### **Need:**

- 78% of low income renters are housing burdened
- 4.6% of Region's need with 3.8% of the available units

### **Impact:**

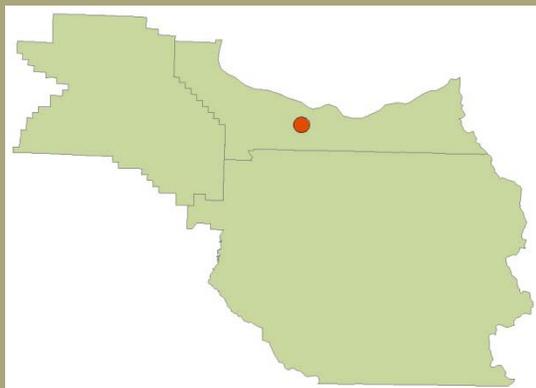
- De-concentrate poverty
- Leverage \$1.5M in HOME
- 8 Project Based Section 8 Vouchers

*Project overview in presentation packet on pages 15-16*



## Metro Region

**Sponsor:**  
**Human Solutions**  
**Project:**  
**Rosewood Plaza**



| Type                         | Units | Unit Percent of Area Median Income        | OHCS funding  |
|------------------------------|-------|---|---|
| Family Acq/Rehab, New Const. | 45    | 24 @60%<br>16 @50%<br>4 @30%<br>1 manager | \$200,000 GHAP<br>\$870,000 LIHTC<br>\$1,320,110 OAHTC<br>\$76,727 LIWP |

### Need:

- High population growth area
- Underserved with 7.3% of region's need but only 4.6% of affordable units

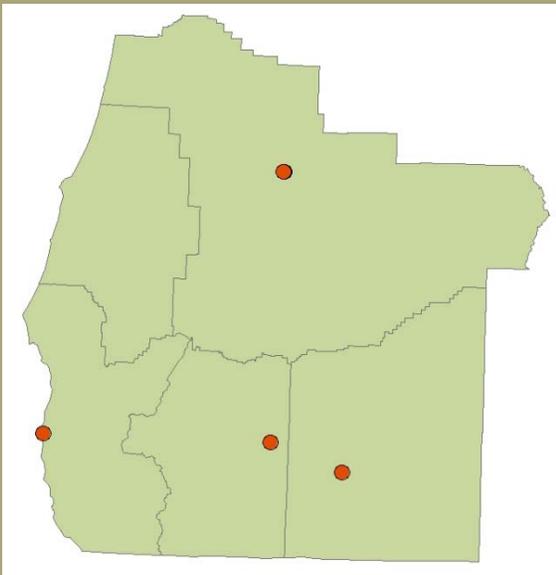
### Impact:

- Revitalize a blighted area in Rockwood neighborhood with high poverty rates
- Innovative partnership to integrate health and dental care

*Project overview in presentation packet on pages 17-18*

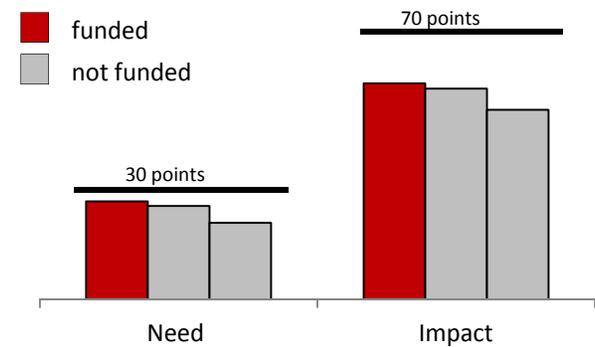


## Southern Region



| GHAP | HOME | LIHTC     | HELP | OAHTC       | LIWP |
|------|------|-----------|------|-------------|------|
| \$0  | \$0  | \$845,649 | \$0  | \$1,500,000 | \$0  |

- 3 applications submitted
- 1 application funded

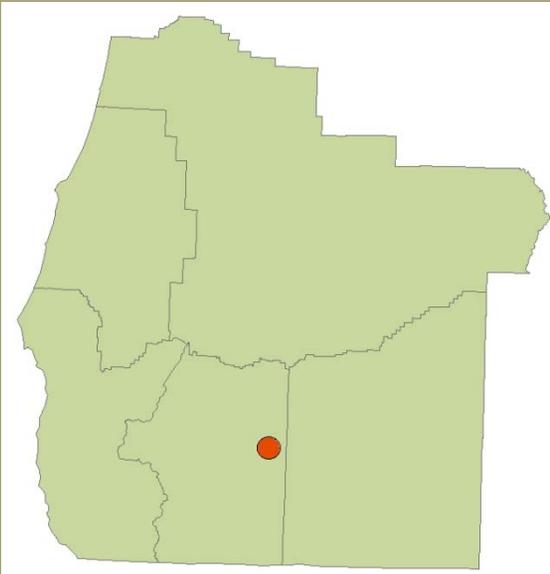




## Southern Region

**Sponsor:**  
**Housing Authority of  
Jackson County**

**Project:**  
**Parkview Terrace**



| Type                                    | Units | Unit Percent of Area Median Income | OHCS funding                         |
|---|-------|------------------------------------|--------------------------------------|
| Family, Domestic Violence<br>New Const. | 50    | 12 @60%<br>37 @50%                 | \$845,649 LIHTC<br>\$1,500,000 OAHTC |

### Need:

- Underserved area with 18% of the region's need and 12% of the units
- Currently there are no dedicated units to serve a high need for domestic violence survivors in Grants Pass

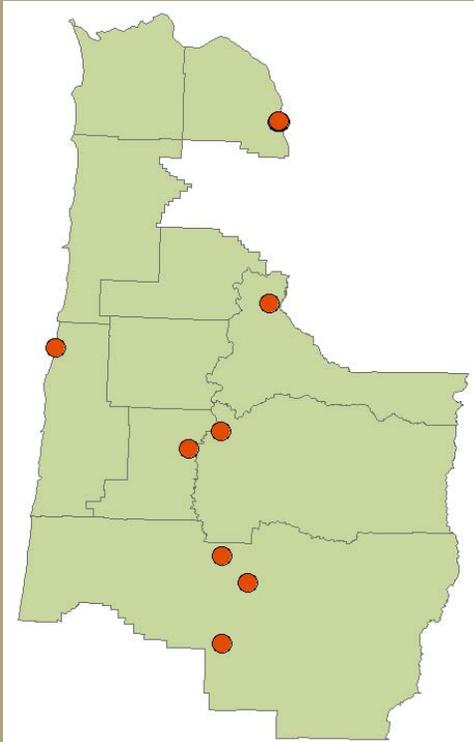
### Impact:

- HUD DDA area
- \$250,000 savings in infrastructure costs

*Project overview in presentation packet on pages 19-20*

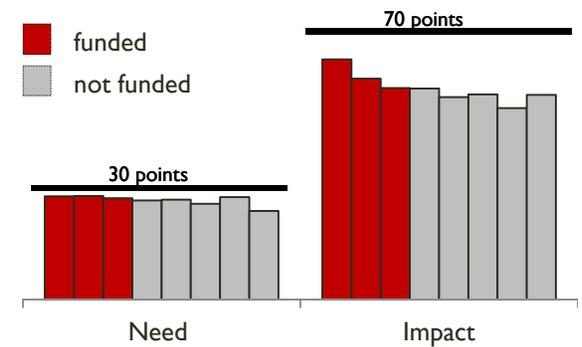


## Valley / N. Coast Region



| GHAP      | HOME | LIHTC        | HELP | OAHTC        | LIWP      |
|-----------|------|--------------|------|--------------|-----------|
| \$400,000 | \$0  | \$2,274,4442 | \$0  | \$10,802,509 | \$353,483 |

- 8 applications submitted
- 3 applications funded





## Valley / N. Coast Region

**Sponsor:**  
**St. Vincent dePaul  
Society of Lane County**  
**Project:**  
**Bascom Village phase I**



| Type                                   | Units | Unit Percent of Area Median Income | OHCS funding                       |
|--|-------|------------------------------------|------------------------------------|
| Family, Homeless<br>Vets<br>New Const. | 53    | 52 @50%                            | \$810,000 LIHTC<br>\$800,000 OAHTC |

### **Need:**

- Nearly 16,000 renters in Eugene are housing burdened
- Lane County is an underserved area with 36% of the region's need and only 32% of the region's units

### **Impact:**

- Leverage City of Eugene investments including SDC Waiver, property tax exemption, and \$410,724 in HOME
- De-concentrate poverty, near job opportunities

*Project overview in presentation packet on pages 21-23*



## Valley / N. Coast Region

**Sponsor:**  
**Willamette  
Neighborhood Housing  
Services**  
**Project:**  
**Julian Hotel**



| Type                        | Units | Unit Percent of Area Median Income | OHCS funding  |
|-----------------------------|-------|------------------------------------|---|
| Elderly, Disabled Acq Rehab | 35    | 34 @50%<br>34 Section8             | \$200,000 GHAP<br>\$594,442 LIHTC<br>\$1,077,399 OAHTC<br>\$92,757 LIWP |

### **Need:**

- 94% of the lowest income households are housing burdened
- 31% of the population over 18 are in poverty

### **Impact:**

- \$695,000 in HOME and CDBG + \$110,000 in other funds
- Project identified in City of Corvallis Consolidated Plan

*Project overview in presentation packet on pages 24-26*



## Valley / N. Coast Region

**Sponsor:**  
**Innovative Housing Inc**  
**Project:**  
**Woodland Square**



| Type                           | Units | Unit Percent of Area Median Income | OHCS funding   |
|--------------------------------|-------|------------------------------------|--|
| Family, Disabled<br>New Const. | 54    | 27 @60%<br>22 @50%<br>5 @30%       | \$200,000 GHAP<br>\$870,000 LIHTC<br>\$815,000 OAHTC |

### **Need:**

- 4.7% of the region's need and 0 recent units
- High job growth and shortage of multifamily units
- Deteriorated housing stock

### **Impact:**

- Leveraging urban renewal funds
- Revitalize blighted area near Downtown Historic District
- Craftsman design enhances the historic neighborhood

*Project overview in presentation packet on pages 27-29*

# Oregon Housing and Community Services



**HOUSING COUNCIL CFC AWARD PRESENTATION  
FRIDAY JULY 13, 2012**

**PROJECTS RECOMMENDED TO STATE HOUSING COUNCIL**

# Statewide HOME Allocations

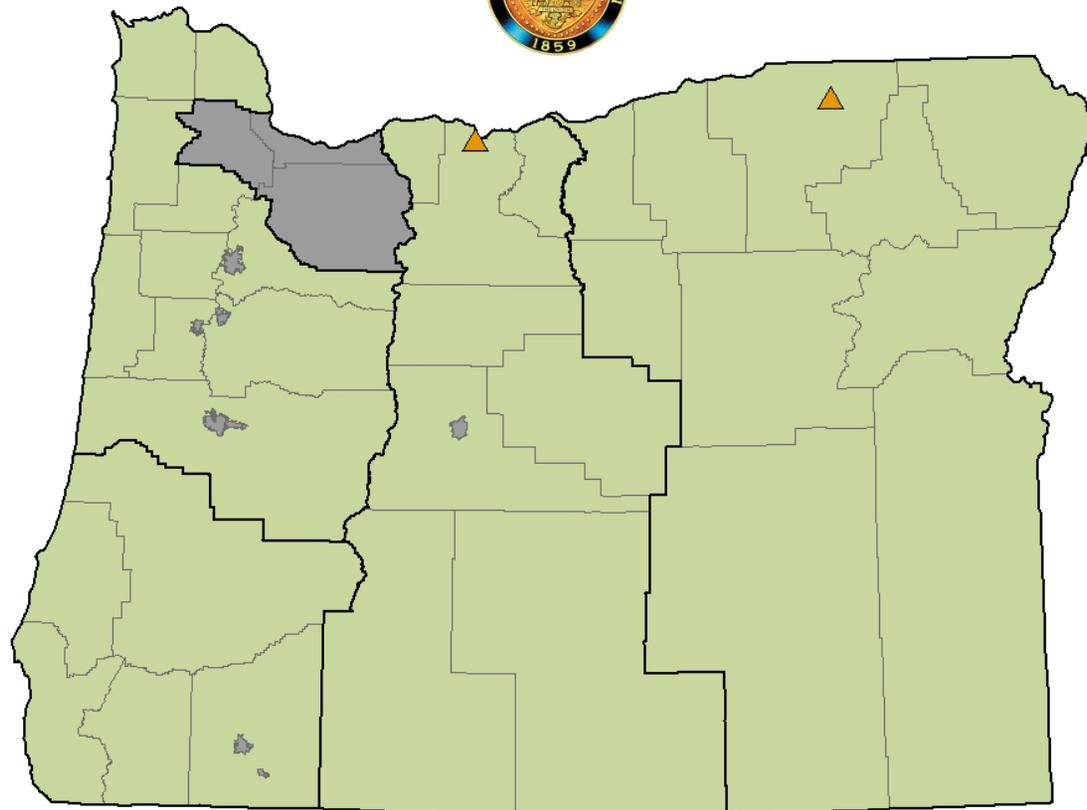


| Statewide Allocation | HOME        | GHAP*       | HELP     | LIWP      | Total       |
|----------------------|-------------|-------------|----------|-----------|-------------|
| <b>Totals</b>        | \$2,312,550 | \$1,500,000 | \$50,000 | \$150,000 | \$3,061,072 |

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

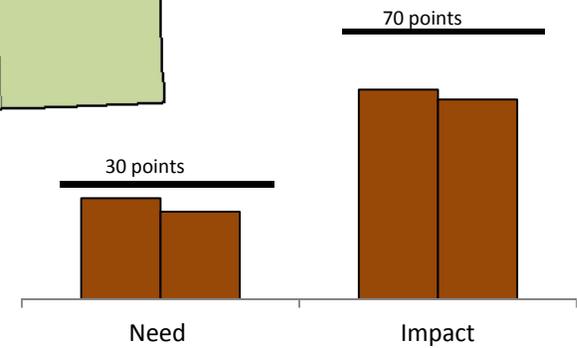
# 2013 HOME

applications & award recommendations



### PROJECTS:

| Project                  | GHAP     | HOME      | HELP | OAHTC | LIWP |
|--------------------------|----------|-----------|------|-------|------|
| Heritage Heights         | \$50,000 | \$910,000 | \$0  | \$0   | \$0  |
| Sunset Senior Housing II | \$82,709 | \$600,000 | \$0  | \$0   | \$0  |





# HOME NOFA

**Sponsor:**  
Columbia Cascade  
Housing Corp  
**Project:**  
Heritage Heights

| Type                  | Units | Unit Percent of Area Median Income | OHCS funding                    |
|-----------------------|-------|------------------------------------|---------------------------------|
| Farmworker New Const. | 24    | 1 @70%<br>23 @60%                  | \$50,000 GHAP<br>\$910,000 HOME |

### Need:

- 9200 farmworkers but only 350 available units, and only 33 are for farmworker families

### Impact:

- \$4.7M in USDA and Farmworker Housing Tax Credits
- \$100,000 in rental assistance
- Workforce Housing is a Regional Solutions priority

*This project requires SHC review and approval.*  
**Overview on presentation packet page 30-31, Motion on page 31**



## HOME NOFA

**Sponsor:**  
**Sunset Housing Inc**  
**Project:**  
**Sunset Senior  
Housing II**

| Type               | Units | Unit Percent of Area Median Income | OHCS funding                    |
|--------------------|-------|------------------------------------|---------------------------------|
| Elderly New Const. | 4     | 4 @50%                             | \$82,709 GHAP<br>\$600,000 HOME |

### **Need:**

- Umatilla County has 34% of the region's low-income seniors

### **Impact:**

- #1 priority for rural community of 1,200
- \$58,666 in local contributions

*This project requires SHC review and approval.*  
**Overview on presentation packet pages 32-33, Motion on page 33**

# NOFA – What's Next



## NOFA Process Debrief & Stakeholder Engagement

- Regions
- Cost-containment
- Architectural Standards
- Set-asides
- Improvements to the application, rules/manuals, and NOFAs
- Competitive Scoring
- Threshold Scoring
- Technical Assistance – Role of the RADs