

OREGON STATE HOUSING COUNCIL  
PUBLIC MEETING NOTICE



*Nuevo Amanecer Apartments  
1300 N. Second Street  
Woodburn, OR 97071*

**Date:**

February 7, 2014

**Time:**

9:00 A.M.

**Location:**

Housing and Community Services [NMOB]  
Conference Room 124a/b  
725 Summer Street NE, Salem, OR 97301

**Call In Number:**

Call in Number: 1-877-273-4202  
Room Number: 4978330

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## Oregon State Housing Council

725 Summer St NE, Suite B  
Salem, OR 97301-1266  
Phone: 503.986.2000  
Fax: 503.986.2132  
TTY: 503.986.2100  
www.ohcs.oregon.gov/OHCS/OSHC



**Council Members:**  
Jeana Woolley, Chair  
Mayra Arreola  
Tammy Baney  
Aubre L. Dickson  
Michael C. Fieldman  
Zee D. Koza  
Adolph "Val" Valfre, Jr.

### OREGON STATE HOUSING COUNCIL MEETING February 7<sup>th</sup>, 2014 Meeting Agenda

MEETING TIME: 9:00 A.M

MEETING LOCATION:

Conference Room 124a/b; North Mall Office Building  
725 Summer Street NE,  
Salem, OR 97301

**Call in Number:** 1-877-273-4202; **Room Number:** 4978330

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- |     |  |                                      |
|-----|--|--------------------------------------|
| 1.  | <b>Call to Order</b>                               | Jeana Woolley, Chair                 |
| 2.  | <b>Roll Call</b>                                   | Jeana Woolley, Chair                 |
| 3.  | <b>Approval of Housing Council Meeting Minutes</b> | Jeana Woolley, Chair                 |
|     | a. November 15, 2013                               |                                      |
| 4.  | <b>Public Comment</b>                              | Jeana Woolley, Chair                 |
| 5.  | <b>Old Business</b>                                | Julie Cody, OHCS                     |
|     | a. OHCS administrative rule process                | Diana Koppes, OHCS                   |
|     | b. OHCS procedural rule change update              |                                      |
| 6.  | <b>New Business</b>                                | Julie Cody, OHCS                     |
|     | a. <i>Parkway West</i> , Additional Funds Request  | Tony Penrose, OHCS                   |
| 7.  | <b>NOFA Discussion</b>                             | Julie Cody, OHCS                     |
|     |  | Diana Koppes, OHCS                   |
| 8.  | <b>Report of the Director</b>                      | Margaret Van Vliet,<br>OHCS Director |
| 9.  | <b>Report of the Chair</b>                         | Jeana Woolley, Chair                 |
| 10. | <b>Other</b>                                       | Jeana Woolley, Chair                 |
| 11. | <b>Adjourn State Housing Council Meeting</b>       | Jeana Woolley, Chair                 |

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## OREGON STATE HOUSING COUNCIL MEETING November 15, 2013 Meeting Minutes

Meeting Time: 9:00 a.m.

Meeting Location:

Oregon State Library  
250 Winter Street NE; Conference Room 102/103  
Salem, OR 97301

**Call in Number:** 1-877-273-4202; **Room Number:** 4978330

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Housing Council Members Present:

Jeana Woolley, Chair  
Tammy Baney  
Aubre Dickson  
Mike Fieldman  
Zee Koza  
Val Valfre

Housing Council Members Not Present:

Mayra Arreola

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OHCS Staff Present:

Margaret Van Vliet, Director Oregon Housing and Community Services  
Julie Cody, Program Delivery Division Administrator  
Diana Koppes, Business Operations Division Administrator  
Katherine Silva, Executive Assistant to the Director  
Heather Pate, Program Manager Multifamily Finance and Resources Section  
Rem Nivens, Government Relations and Policy Advisor  
Mike Boyer, Legislative and Communications Coordinator  
Karen Clearwater, Regional Advisor to the Department  
Vince Chiotti, Regional Advisor to the Department  
Kim Travis, Community Engagement Manager  
Karen Chase, Regional Advisor to the Department  
Natasha Detweiler, Research and Policy Analyst

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Guests Present:

Tom Cusack, Oregon Housing Blog  
Shelly Cullin, Chrisman Development  
Riley Pierce, Housing Authority of Jackson Co.  
Scott Foster, Housing Authority of Jackson Co.  
Diane Stewart, n/a  
John Miller, Oregon Opportunity Network

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Shelia Greenlaw-Fink, Community Partners for Affordable Housing  
Rob Prasch, NOAH  
Teri McDonnell, SVDP of Lane County  
Bruce Buchanan (On behalf of Teri Silvis)  
Ruby Mason, Columbia Cascade Housing Corporation  
Jean DeMaster, Human Solutions  
Jim Moorefield, Willamette Neighborhood Housing Services

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**1. Call to Order**

Chair Woolley calls the November 15, 2013 meeting to order at 9:10 a.m.

**2. Roll Call**

Chair Woolley asks for roll call. Present: Tammy Baney, Aubre Dickson, Mike Fieldman, Zee Koza, Adolph Val Valfre, Jr. and Chair Jeana Woolley.

**3. Approval of Housing Council Meeting Minutes- October 4<sup>th</sup>, 2013**

Chair Woolley noted that Val Valfre worked with staff on minor changes to the minutes which correct non-substantive errors and thanked him for this continued effort. Chair Woolley asked for any additional corrections to the October 4<sup>th</sup>, 2013 meeting minutes. There being no further corrections the motion was read:

**Motion:** Zee Koza moves that the Housing Council approve the, October 4<sup>th</sup>, 2013 meeting minutes. Val Valfre seconded.

**Vote:** In a roll call vote the motion passes. Members present: Mayra Arreola, Tammy Baney, Aubre Dickson, Mike Fieldman, Adolph Val Valfre Jr., and Chair Jeana Woolley.

**4. Public Comment**

**Chair Woolley** called for anyone in the audience or joining by phone who wished to provide public comment for the Council's consideration to come forward. She requested that individuals intending to provide public comment regarding NOFA decisions and recommendations wait until after the OHCS staff presentation, unless doing so would preclude them from speaking at all.

**John Miller, Oregon Opportunity Network**, informed the Council that OON coordinated with OHCS to hold a summit, Post Scenario Review Workshop on November 14<sup>th</sup>, 2013. Miller appreciated that the workshop afforded him the opportunity to review scenarios, developed by the build teams, in addition to a forum where stakeholders were able to voice concerns. Miller provided an overview of OON's interests and position on various potential recommendations regarding the future of OHCS that will be made to the Governor in late December. Miller specifically noted OON's prioritized interested in recommendations to alter the governance structure of OHCS.

**Mike Fieldman** cautioned that any recommendations around policy and governance should address the whole picture of poverty across the state.

**Chair Woolley** thanked Miller for representing the interests of OON and for his continued participation in the process.

**Tom Cusack, Oregon Housing Blog**, began by thanking the Department for the effort to hold a forum on November 14<sup>th</sup>, 2013. Cusack then addressed the Council regarding Single Family funding for down-payment assistance, calling attention to the fact that minority first-time homebuyers represent only a small percentage of those that receive assistance. He asked the Department to consider the risk versus reward in evaluating how these funds are administered because minority families with children should be the focus of this program.

**Chair Woolley** thanked Cusack for utilizing this forum to educate members and raise awareness. Chair Woolley called for any further comments; no comments were offered.

#### **5. Single Family Residential Loan Program -- Consent Calendar Approval**

**Kim Freeman, OHCS** Single Family Finance Section Manager introduced herself for the record and presented Council members with the following properties on the consent calendar: **6600 Jacobe Street NE, Salem, OR 97303**; and, **800 Huron Court SE, Salem, OR 97302**.

**Chair Woolley** called for any questions or concerns with regard to the consent calendar as presented, there being none, a motion was requested.

**Motion:** Tammy Baney moved that the housing council approve the Single Family Residential Loan Program Consent Calendar as presented.

**Vote:** In a roll call vote the motion passes. State Housing Council Members Present: Tammy Baney, Aubre Dickson, Mike Fieldman, Zee Koza, Val Valfre, and Chair Jeana Woolley.

#### **6. New Business- Notice of Funding Availability (NOFA)**

**Julie Cody, OHCS** Program Delivery Division Administrator, **Heather Pate, OHCS** Multi-family Finance and Resources Section Manager, **Kim Travis, OHCS** Community Engagement Manager, and **Natasha Detweiler, OHCS** Research and Policy Analyst provided a comprehensive presentation of the Notice of Funding Availability (NOFA) process to-date, the projects awarded by OHCS and those recommended for Housing Council approval. The OHCS staff PowerPoint is available on the State Housing Council Website under meeting materials for both the November 15<sup>th</sup>, 2013 and the February 7<sup>th</sup>, 2014 meetings. Specific project details are provided via project summary sheets located within the 2013 NOFA Presentation Packet, which is supplemental to the staff PowerPoint.

The 2013 NOFA funding award decisions were presented to the council broken out by region. Below are the OHCS awards projects and related public comment provided during the meeting, if any:

#### **Projects Awarded by OHCS**

**Chair Woolley** invited anyone wishing to provide public comment on a specific project to do so during the presentation and review of that project.

##### **▪ GREELEY HEIGHTS**

No public comment offered; project summary may be found in the 2013 NOFA Presentation Packet.

##### **▪ BLUE SPRINGS CROSSING**

No public comment offered; project summary may be found in the 2013 NOFA Presentation Packet.

- **THE BARCELONA AT BEAVERTON**

**Shelia Greenlaw-Fink, CPAH**, thanked Mike Fieldman and Val Valfre for all of their help and expressed excitement about the NOFA process.

- **GLISAN COMMONS -PHASE II (SENIOR HOUSING)**

No public comment offered; project summary may be found in the 2013 NOFA Presentation Packet.

- **IKOI-SO**

No public comment offered; project summary may be found in the 2013 NOFA Presentation Packet.

- **ORCHARDS AT ORENCO- PHASE I**

No public comment offered; project summary may be found in the 2013 NOFA Presentation Packet.

- **ROSEWOOD PLAZA**

**Jean DeMaster, Human Solutions**, spoke about this project stating that it consists of 2-parts; a dilapidated building will be fully renovated and a second building will be built on the large property as part of the Rockwood Urban Renewal in the City of Gresham.

- **PARKVIEW TERRACE**

**Riley Pierce, Housing Authority of Jackson County**, stated that he is very excited about this project which provides permanent supportive housing for women in crisis via Section 8 Vouchers set-aside for survivors of domestic violence.

**Val Valfre** stated that he is very happy to see this project come through the process. **Mike Fieldman** echoed that sentiment.

- **BASCOM VILLAGE**

**Teri McDonnell, SVDP of Lane County**, commended the Department on a great, transparent process. He spoke about the project stating that it is located in an area of substantial growth within the City of Eugene and that there is a lot of city support for the project, which aims to de-concentrate poverty and increase equity while targeting homeless veterans and their families.

- **JULIAN HOTEL APARTMENTS**

**Jim Moorefield, Willamette Neighborhood Housing Services**, described this project as an acquisition rehabilitation, the result of which will be the preservation of 30 units of Section 8 housing for the elderly. This project aligns with the City of Corvallis' 10-year Plan to End Homelessness.

- **WOODLAND SQUARE**

No public comment offered; project summary may be found in the 2013 NOFA Presentation Packet.

**Projects recommended for Housing Council approval**

Staff presented information regarding applications received for the 2013 HOME NOFA and made award recommendations for Council member consideration and approval.

**Tammy Baney**, surprised to learn that the Department only received 2 applications, asked if staff had determined what factors may have attributed to the low number of applications.

**Julie Cody** stated that this has been a learning process and the low number of applications informed staff of the need to increase marketing efforts.

Specific project details can be found in the 2013 NOFA Presentation Packet. The recommended projects presented to Council members for their review and consideration are listed below are in addition to any public comment provided during the meeting:

- **HERITAGE HEIGHTS**

**Ruby Mason, Columbia Cascade Housing Corporation**, provided comment for Council members, stating that she was very pleased to submit an application for this highly needed project. She stated that the Regional Solutions Team set workforce housing for agricultural workers as one of its highest priorities and this project targets that housing demographic.

**Director Van Vliet** thanked Mason for her comments and took a moment to note Mason's upcoming retirement, acknowledging her for many years of service in housing advocacy in addition to her previous service as a Housing Council member. Council members joined Van Vliet in congratulating Mason.

**Chair Woolley** then called for any questions from council members, there being none, a motion was requested.

**Motion:** Val Valfre moved that the Council approve a GHAP grant in an amount up to \$50,000 and a HOME grant in an amount up to \$910,000 to Columbia Cascade Housing Corporation for the new construction of Heritage Heights located in the City of The Dalles, Wasco County, Oregon.

**Vote:** In a roll call vote the motion passes. State Housing Council Members Present: Tammy Baney, Aubre Dickson, Mike Fieldman, Zee Koza, Val Valfre, and Chair Jeana Woolley.

**Chair Woolley** and Council members congratulated Ruby Mason on this project and award.

- **SUNSET SENIOR HOUSING II**

**Bruce Buchanan, former OHCS regional advisor** to the department, stated that he had volunteered to attend the meeting on behalf of Teri Silvis to say thank you to Council members for considering this project, which compliments 10 units, funded 6 years ago.

**Chair Woolley** thanked Buchanan and then called for any questions from council members, there being none, a motion was requested.

**Motion:** Tammy Baney moved that the Council approve a GHAP grant in an amount up to \$82,709 and a HOME grant in an amount up to \$600,000 to Sunset Housing Inc. for the new construction of Sunset Senior Housing II, located in the City of Athena, Umatilla County, Oregon.

**Vote:** In a roll call vote the motion passes. State Housing Council Members Present: Tammy Baney, Aubre Dickson, Mike Fieldman, Zee Koza, Val Valfre, and Chair Jeana Woolley.

This concluded the NOFA award announcements, staff recommendations and Housing Council approval decisions. Chair Woolley and Council members congratulated all awardees.

## **7. NOFA- Next Steps**

**Julie Cody** walked through a rough timeline of next steps. Cody announced that stakeholder feedback sessions will be held regarding:

- The Process- covering rules, organization and technical assistance
- Policy Questions- covering regional lines, unforeseen and unintended consequences

**Cody** advised that the first stakeholder session is scheduled for December 5, 2013 with subsequent sessions to follow in January 2014. Cody and staff will work to update OARs and supplemental materials by mid-April, aiming to launch the next LIHTC NOFA in late April 2014.

**Val Valfre** applauded the process on whole, adding that considering unforeseen or unintended consequences has created interesting and fruitful dialogue, from which the process can be refined.

**Chair Woolley** characterized the CFC Redesign and NOFA launch, as a herculean task and praised the Department for accomplishing this in a meaningful and engaged way. Chair Woolley informed staff that she has received positive comments about the process and about staff taking public comments seriously by implementing change where possible to improve in real time. Chair Woolley specifically acknowledged that feedback meetings and the on-the-ground process have been improved, distribution of resources is better and that more needs are being addressed across the state.

## **8. Public Comment**

**Chair Woolley** called for anyone in the audience or joining by phone who wished to provide public comment for the council's consideration to come forward.

**Rob Prasch, NOAH,** provided public comment for the Council regarding the NOFA process, stressing that the Department made it clear that preservation would continue to be a priority but only 2 of the funded projects were preservation projects. He implored the Department to do some analysis around this result, stating that analysis and understanding is critical so that partners have confidence that preservation is in fact a priority.

**Chair Woolley** asked staff how many of the 29 applications were for preservation projects?

**Heather Pate** answered that 8 of the 29 applications were for preservation projects.

**Chair Woolley** assured Prasch that staff will be looking at all aspects of the process for ways to improve.

**Shelly Cullin, Chrisman Dev.**, noted that the competitive scoring section of the NOFA application was primarily geared toward new construction. She asked if the Department has plans to debrief each project.

**Julie Cody** answered that staff will be debriefing the process, but will not be doing so project by project since the process is likely to change. She also announced that a chart with all project scores will be published soon.

**Aubre Dickson**, provided perspective from his experience on the NOFA scoring committee, noting that in his evaluation of applications, he found that the competitive scoring questions were not necessarily applicable to preservation projects. He further stated that this may have disadvantaged those applications.

**Cullin** thanked Dickson for his candor and insight on this point.

**Chair Woolley** thanked Dickson for the time he invested in the process and for advising the Council members on potential policy implications of the new process from his unique perspective.

**Director Van Vliet** expressed her appreciation for the open and transparent dialogue and helpful guidance to staff on where changes might be necessary. She added that the Department is thrilled about the awarded projects and noted that rationing scarce resources made the decisions difficult because in reality all projects submitted for consideration would have made great impacts.

No further public comment was offered.

#### 9. Report of the Director

**Director Van Vliet** congratulated Bruce Buchanan on his recent retirement from the Department and went on to congratulate both Betty Markey, policy analyst and Vince Chiotti, regional advisor to the Department.

#### Transition Plan Project Discussion

Van Vliet reported that the effort is going very well and made mention of the OHCS/OON workshop, describing it as a ½ day event with over 100 people in attendance from around the state resulting in a great deal of rich discussion regarding the role of housing in state government. Stakeholders and partners were able to engage with each other and staff about the developed scenarios to provide feedback to the Department and discuss next steps for OHCS.

Council members were provided with a Transition Plan Project Summary Status Report, describing the transition plan process to-date and the types of work-product generated by scenario build teams. Director Van Vliet outlined the three key strategic policy questions that continued to surface during various stages of the process. Van Vliet underscored the importance of examining these key questions and addressing the underlying policy implications in order to create truly transformative change. Council members were provided with a complete set of potential alternative service delivery models

(scenarios) and recommended program element changes developed by the scenario build teams. The OHCS Transition Plan Summary Status Report, referenced above, can be found under the meeting materials on the State Housing Council website for both the November 15<sup>th</sup>, 2013 and February 7<sup>th</sup>, 2014 meetings.

**Van Vliet** articulated that the Department has been and will continue to accept feedback through the end of November, in anticipation of presenting recommendations to the Governor by mid-December 2013 and appearing in front of the Joint Ways and Means, Subcommittee on Transportation and Economic Development during the February 2014 Legislative Session.

**Val Valfre** spoke about his participation on the Transition Advisory Committee and asked if there would be a process for the Department to receive comments on the recommendations to the Governor between mid-December and the start of the February 2014 Legislative Session?

**Director Van Vliet** concluded that, absent something monumental occurring, there will not be a formal comment process between presentation to the Governor and presentation to Legislature in February. Van Vliet reiterated that her legislative presentation will consist of an overview of the transition plan process, recommendations, a preliminary plan for implementation and a request for allocation of the 2<sup>nd</sup> half of the Agency's 2013-2015 biennial budget.

**Chair Woolley** commented that she appreciates and enjoys being a part of the process and feedback loop.

**Zee Koza** agreed with Chair Woolley and expressed excitement about the transition project going-forward.

**Tammy Baney** asked if there is more the Council can do to support the transition effort?

**Director Van Vliet** thanked Baney for her question. Van Vliet indicated that Council member availability to provide advice and expertise as-needed and highlighted that member participation in the regular Housing Council meetings affords the opportunity for rich discussion of issues.

Director Van Vliet had nothing further to report.

#### **10. Report of the Chair**

**Chair Woolley** asked that the January 10<sup>th</sup> meeting be rescheduled as she has a time-conflict and would prefer not to miss the content of that meeting. After some discussion it was decided that the January meeting will not be held on the 10<sup>th</sup>; however a final date could not be set. Once consensus has been reached, Council members will be advised and dates will be updated on the State Housing Council Website.

**11. Other- OHCS Administrative Rule Process and Changes to Procedural Rules**

**Diana Koppes**, OHCS Business Operations Division Administrator and **Julie Cody**, OHCS Program Delivery Division Administrator presented Council members with a brief overview of the changes to procedural rules and discussed the process moving forward.

**Val Valfre** cautioned that some of the changes to the text of the rules, if adopted, have substantive effect on the Housing Council duties and requested the rationale for those changes.

**Julie Cody** advised that there is currently an open public comment period regarding the proposed changes, which is set to end on December 5<sup>th</sup>, 2013; a summary of any comments received and the rationale for any substantive change to the current text would be provided to Council members at the December 6<sup>th</sup>, 2013 meeting.

**Director Van Vliet** assured Council members that no changes would be adopted prior to a more extensive review.

**12. Adjourn State Housing Council Meeting**

**Chair Woolley** asked if there was any additional business or comment from Council members, there being none, the meeting was adjourned at 11:22a.m

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Jeana Woolley, Chair                      DATE  
Oregon State Housing Council

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Margaret S. Van Vliet, Director              DATE  
Oregon Housing and Community Services



## Multi-Family Development Project Summary

OHCS 2012 Consolidated Funding Cycle (CFC) request for additional funds

PROJECT SUMMARY			
Region:	Valley	Project Number:	1183
Project Name:	<b>Parkway West</b>	County:	Marion
Project Address:	3103 7 <sup>th</sup> Place NE, Salem OR	Total # of Units:	78
Sponsor Name:	<b>Salem Housing Authority (SHA)</b>	Construction Type:	Rehab
Target Population:	Families	# of Years Affordable:	60
Basis Boost Requested: Y/N	Yes	Census Tract Poverty Rate:	N/A

Total # of Units by Type and AMI:									
Studio:		1-Br:		2-Br:	46	3-Br:	24	Market	8
AMI:		AMI:		AMI:	50, 60, 80%	AMI:	50, 60, 80%	AMI:	Market

SOURCES & USES			
OHCS LIHTC Allocation:		\$7,354,997	
OHCS OAHTC Allocation:		NA\$	
SOURCES		USES	
OHCS GHAP: <u>proposed</u>	\$230,000	Land Costs:	\$2,991,368
Sponsor Cash-flow	\$172,707	Hard Costs:	\$5,583,408
Property tax exemption	\$58,509	Soft Costs:	\$3,091,326
Applicant Resources:		<b>TOTAL USES:</b>	<b>\$11,666,102</b>
1) Chase waived fee	1    \$117,986	DCR:	<b>1.04</b>
2) Sponsor equity	2    \$531,891		
3) Project Reserves	3    \$242,947		
Mortgage Loans	\$2,657,471		
Deferred Developer fee	\$299,594		
<b>TOTAL SOURCES:</b>	<b>\$11,666,102</b>		

NARRATIVE(S)	
Current funding need:	OHCS allocated LIHTC credits to Salem Housing Authority (SHA) from a wait list on June 13, 2013. The allocation was a split year LIHTC allocation. The LIHTC split allocation is \$647,741 of 2013 and \$172,259 of 2014 LIHTC credits. The 2013 credits are locked into the IRS 9% rate while the 2014 credits are a floating rate of 7.59% creating a funding gap of \$230,000. Giving the split allocation created a gap in financing OHCS wishes to make whole.
Project Description:	Parkway West is a 78 unit project serving families at or below 50%, 60%, and 80% AMI located in Salem, Oregon. Parkway West is comprised of six 2- and 3-story buildings with two and three bedrooms, a community space, playgrounds, basketball court, 14 enclosed garages, and picnic area. 56% of the residents receive additional rent subsidy through the section 8 voucher program.



**Multi-Family Development Project Summary**  
 OHCS 2012 Consolidated Funding Cycle (CFC) request for additional funds

<p>Sponsor/Developer Profile &amp; History:</p>	<p><i>SHA was created in 1969 and serves over 9,000 low and moderate income clients with housing and rent section 8 subsidy vouchers. SHA is responsible and manages 110 properties with 646 units, 100 scattered site single family homes, duplexes, triplexes, and smaller apartments. SHA owns real estate totaling \$29 million with an annual budget of \$20 million. The effort taken for Parkway West will strengthen SHA's portfolio of affordable housing.</i></p>
<p>Project Physical issues:</p>	<p><i>Built in 1997 as part of a larger (124 unit) Parkway Village, the project is showing physical defects due to construction methods used in the 1990's resulting in drainage issues, water infiltration, building envelope failure, mold and dry-rot, and the roofing has reached its end of lifecycle. SHA has contracted with Housing Development Center (HDC) and Carleton Hart Architects to complete a thorough needs assessment for recapitalization and rehabilitation of the project.</i></p>
<p>Resident Services and Committed Partnerships for Successful Residency:</p>	<p><i>SHA evaluates the resident's needs through a five year goal survey and customizes a service plan for the residents. Employment, Head Start and Healthy Start, child care, dental care, financial budgeting, transportation, utility assistance, school supplies, and life skill classes are some programs offered by SHA. Onsite help is available by SHA staff and outside partners using the community room as well as outside referral programs. Partners include WorkSource Oregon, Head Start and Healthy Start, Salem-Keizer schools, Mid-Willamette Valley Community Action, Easter Seals, Family Building Blocks, and Northwest Human Services to name a few.</i></p>
<p>Motion:</p>	<p><i>To approve a GHAP grant award in an amount up to \$230,000 to Salem Housing Authority for the rehabilitation of Parkway West Apartments located in the City of Salem, Marion County, Oregon.</i></p>
<p>Conditions:</p>	<p><i>Meet all programmatic, reservation letter, and OHCS requirements.</i></p>