

OREGON STATE HOUSING COUNCIL
PUBLIC MEETING NOTICE



*Stephen's Creek Crossing
Portland, OR*

Date: July 11, 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

STATE HOUSING COUNCIL

JULY 11, 2014 | MEETING PACKET

TABLE OF CONTENTS

AGENDA	1
EXECUTIVE SESSION PUBLIC MEETING NOTICE	2
DRAFT MINUTES FOR APPROVAL- MAY 2, 2014	3-7
<u>GHAP/HOME GRANT AWARDS FOR APPROVAL</u>	
a. <i>COVE AVENUE</i> : 1906 COVE AVE LA GRANDE	8-9
b. <i>QUAIL RUN</i> : 20 ERICKSON AVE SHADY COVE	10-11
c. <i>CYPRESS</i> : 700 NW CYPRESS ST McMINNVILLE	12-13
d. <i>QUARTZ</i> : TBD QUARTZ AVE REDMOND	14-15
e. <i>NEW MEADOWS</i> : 8701 N DANA STREET PORTLAND	16-17
f. <i>SPRUCE TERRACE</i> : 840-858 PERSHING STREET AND 641-831 SPRUCE STREET MOUNT ANGEL	18-20
g. <i>ANDREA PLACE</i> : 7621 N. PORTSMOUTH PORTLAND	21-22

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 Agenda

Date: July 11, 2014
Time: 9:00 a.m.-12:00 p.m.
Location: North Mall Office Building
725 Summer Street NE, Salem OR 97301 | Conference Room 124a/b
Call-In: 1-877-273-4202; Room Number: 4978330

1. **Call to Order and Roll Call**
2. **Public Comment**
3. **Draft Meeting Minutes for Approval**
May 2, 2014

Executive Session: Adjourn public meeting; convene Executive Session; see attached public notice.
Resume Public Meeting [**estimated time 10:00 a.m.**]

4. **Refinance and Restructure Approval**
Columbia Knoll
5. **GHAP/HOME Grant Awards for Approval**
 - a. *Cove Avenue:* 1906 Cove Ave | La Grande
 - b. *Quail Run:* 20 Erickson Ave | Shady Cove
 - c. *Cypress:* 700 NW Cypress St | McMinnville
 - d. *Quartz:* TBD Quartz Ave | Redmond
 - e. *New Meadows:* 8701 N Dana Street | Portland
 - f. *Spruce Terrace:* 840-858 Pershing Street and 641-831 Spruce Street | Mount Angel
 - g. *Andrea Place:* 7621 N. Portsmouth | Portland
6. **OHCS Agency Requested Budget Briefing**
7. **Report of the Director**
8. **Report of the Chair**

Adjourn State Housing Council Meeting

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 | EXECUTIVE SESSION **PUBLIC MEETING NOTICE**

The State Housing Council will meet in an Executive Session under the provisions of ORS 192.660(2)(e) at Oregon Housing and Community Services on the following date, time:

Date:	Friday, July 11, 2014
Time:	Approximately 9:30 a.m.
Address:	North Mall Office Building Conference Room 124 a/b 725 Summer Street NE Salem, OR 97301

Executive Sessions are closed to the general public. Press may attend but are bound by the strict requirements of ORS 192.660(4). No decisions may be made in Executive Session.

THIS NOTICE IS PROVIDED IN ACCORDANCE WITH THE OREGON PUBLIC MEETINGS LAW.

HOUSING COUNCIL MEMBERS PRESENT:

Jenna Woolley, Chair
Tammy Baney
Mike Fieldman
Zee Koza
Val Valfre

HOUSING COUNCIL MEMBERS NOT PRESENT:

Mayra Arreola
Aubre Dickson

OHCS STAFF PRESENT:

Margaret Van Vliet, Director Oregon Housing and Community Services
Julie Cody, Program Delivery Division Administrator
Diana Koppes, Business Operations Division Administrator
Heather Pate, Program Manager Multifamily Finance and Resources Section
Rem Nivens, Government Relations and Policy Advisor
Alison McIntosh, Government Relations and Communications Liaison
Theresa Pumala, Loan Officer Multi-Family Section
Kim Freeman, Single Family Housing Manager
Karen Chase, Regional Advisor to the Department
Kim Travis, Community Engagement Manager

1. **CALL TO ORDER AND ROLL CALL**

Chair Woolley calls the May 2nd, 2014 meeting to order at 9:03 a.m.

Members Present: Tammy Baney, Mike Fieldman, Zee Koza, Val Valfre and Chair Woolley.

Members Not Present: Mayra Arreola, Aubre Dickson

2. **DRAFT MEETING MINUTES FOR APPROVAL**

Chair Woolley started the discussion regarding approval of the draft minutes from the April 4, 2014 Council work session stating that the minutes needed a few revisions calling out specifically the use of the word “commissioners” to describe an ideal new advisory body. She asked council members if they could remember any useful context to explain this or if it was an error. Council members decided to remove “commissioners” from the list. She then asked for any additional comments, additions or corrections to the draft minutes.

Mike Fieldman added that the Council’s conversation regarding the ideal functions of a new policy body was missing the concept that the commission’s oversight should include more than just housing. It should also include community services. Council members discussed what changes could be made to the lists to appropriately address the desire that the scope of oversight be broader than housing. Council members decided to adjust the ideal functions to oversight of “housing and community services issues across state agencies.”

Director Van Vliet reminded Council members that the bulleted points transcribed in the minutes were a direct transcription of the ideas and words captured on the flip charts during the brainstorming session, no additional content or context was supplemented afterward.

Chair Woolley and Council members discussed additional non-substantive changes to be made and agreed that the minutes adequately captured the work session. Chair Woolley asks Council members for any last comments or additional corrections to the draft April 4th, 2014 minutes. There being none; the motion was read:

Motion: Zee Koza moves that the Housing Council approve the April 4th, 2014 meeting minutes with the discussed additions and corrections.

Vote: In a roll call vote the motion passed. Members present: Mike Fieldman, Zee Koza, Val Valfre and Chair Jeana Woolley. Abstentions: Aubre Dickson.

3. PUBLIC COMMENT

Chair Woolley called for anyone who wished to provide public comment for the Council's consideration to come forward. There being no one, the Council proceeded to the next item on the agenda.

4. RESIDENTIAL LOAN PROGRAM

Kim Freeman, OHCS Single Family Section manager, presented Council members with the Residential Loan Program Consent Calendar for a property located at 8500 Block McGlaughlin Lane, Klamath Falls 97601 and asked Council members if there were any questions based on the information provided in their packets.

Chair Woolley called for any questions or comments, there being none a motion was requested.

Motion:

Aubre Dickson moved to approve single family residential loan program consent calendar agenda item.

Vote: In a roll call vote the motion passed without dissent. Members present: Aubre Dickson, Mike Fieldman, Zee Koza, Val Valfre and Chair Jeana Woolley.

5. 2014 QAP

Julie Cody, OHCS Assistant Director Housing Finance, described the public process leading to the QAP document being presented for Council approval. The one change made to the previous QAP was also presented to the Council at the February 14th, 2014 meeting for approval to move forward with the public process; based on Council approval, a 30-day public comment period was opened and a public hearing was held. The Department received one written comment during that process, which was not actually directed at the QAP or the change, but toward other manuals used by the Department and the set-aside for Preservation. A copy of that written comment and the Department's response are included in the meeting packet provided to Council members and posted online.

Chair Woolley, asked Cody to remind everyone of the rationale for the proposed change to remove specific language from the existing QAP document.

Cody answered that the language to be removed is specific to scoring and is the only language with a level of specificity beyond what is required by Internal Revenue Code so it did not align well.

Chair Woolley asked if the scoring language being removed is included in the NOFA?

Cody answered, yes.

Chair Woolley called for any questions or comments there being none, she called for anyone who wished to provide public comment regarding the QAP to come forward. There being no one, a motion was requested.

Motion: Val Valfre moved to approve the changes to the 2014 Low Income Housing Tax Credit Qualified Allocation Plan as presented and further recommend that the Governor accept and execute the QAP as presented.

Vote: In a roll call vote the motion passed without dissent. Members present: Aubre Dickson, Mike Fieldman, Zee Koza, Val Valfre and Chair Jeana Woolley.

Chair Woolley and Council members thanked the Department for their hard work and dedication to this evolving and ultimately successful process.

6. NOFA STATUS UPDATE

Julie Cody, OHCS stated that scoring methodology changes are taking longer to incorporate to all of the various documents so the Department is aiming for a May 30th release date for the NOFA with a target response date of August 8th, 2014. NOFA applications will then be scored and award recommendations will be made to the Director by mid-fall, with the Housing Council presentation to follow at the November 2014 meeting. A communication regarding the targeted timeline will go out within the next week.

Cody and her team recently met with Aubre Dickson to get his input on potential changes to the scoring process to make it more efficient and less subjective.

Aubre Dickson commented that the scoring section on impact was too subjective and needs to be buttoned down for scorers. Dickson stated scorers will have an easier time once changes are implemented.

Zee Koza thanked the Department for their hard work, specifically congratulating Julie and her team on a job well-done.

Val Valfre asked what the estimated release date is for the 2015 NOFA.

Cody responded that the Department is targeting sometime between January and February.

Chair Woolley advised Council members that it was her understanding the process would remain the same for 2015 and that any changes or adjustments would be made the following year.

Cody confirmed Chair Woolley's understanding, noting one exception with regard to how the Department settles on the definition of preservation, which will not wait until the following year.

Chair Woolley asked for an update on the formation of scoring committees?

Cody responded that the Department is expanding scoring committees to avoid conflicts of interest. This is a fluid process until the Department sees who applies do adjustments can be made.

Chair Woolley asked for further clarification what changes will be made to scoring committees and what those changes will be based on (e.g. regional representation)?

Cody responded that the Department currently has a list of perspective candidates. The Council will see information as the committee is being formed. The Department feels clear on where improvements need to be made in the scoring process. Right now the heavy lift is completing the NOFA and corresponding manuals.

Chair Woolley would like to continue to be involved in the process. She asked for any other insights from Aubre Dickson?

Dickson advised that he felt the major issues had been addressed including the apple-orange issue with regard to preservation projects versus new development.

Chair Woolley, on behalf of the Council, thanked Aubre for his additional work and thoughtful contribution to the NOFA process.

Val Valfre asked if the Department anticipated integrating the Veterans DRF in the 2015 NOFA?

Cody answered that incorporation of the Veterans DRF is not anticipated in the 2015 because there will not be enough funding available by that time.

Valfre asked when the Council could expect to see those funds incorporated in the NOFA process or if the Department will decide to pass the funds down to CAPs.

Cody responded that the Department is formulating a plan and recognized that a communication to the community would be helpful for all involved.

7. REPORT FROM DIRECTOR

Director Van Vliet said that there is not too much new to report. The Department is continuing work on strategic planning and shared the emerging strategic framework at the recent all-staff meeting. Van Vliet also initiated the operational planning for implementation. The agency is currently working on the budget process for 2015-2017 Agency Requested Budget and legislative concepts as both statewide processes

take place during the summer. Director Van Vliet added that the agency is not putting forward a huge legislative agenda; there are a handful of legislative concepts to address the transition recommendations.

Mike Fieldman asked if there is any sense of the direction the Department is going in the budget request?

Director Van Vliet responded that it was too early to say definitively on a policy level. Generally the budget will address the fiscal imbalance internally and focus on scaling back work to establish fiscal sustainability.

Fieldman commented that, in his opinion, lack of resource is not the issue. He believes that the true issue is how things are prioritized. He requested a budget briefing for the Council so that they may understand and provide feedback on budget and legislative concepts.

The Director agreed stating that staff would make arrangements to brief the Council on the Agency Requested Budget.

Fieldman inquired about the status of the Department's recruitment for an Assistant Director of Community Services, the new agency administrator to oversee the Community Services section. Director Van Vliet stated that the applications yielding 11 candidates for 1st round interviews to be conducted by Julie Cody, Rebecca Gray, Tim Zimmer and Jackie Schadd.

Van Vliet invited any further questions from Council members, there being none, they proceeded to the next item on the agenda.

8. REPORT OF THE CHAIR

Chair Woolley advised council members that she attended a training required by the Governor's office for all Board Chairs. The training focused on getting everyone aligned. She also noted the good press received by the Department regarding the OHSI program utilizing all funding to do great work.

9. ADJOURN STATE HOUSING COUNCIL MEETING

Chair Woolley asked if there were any additional business or comment from Council members, there being none, the meeting was adjourned at 9:43 a.m.



Multi-Family Development Project Summary

OHCS 2014 Notice of Funds Availability (NOFA)

PROJECT SUMMARY									
Region:	Central East				Project Number:	2587			
Project Name:	Cove Avenue Apartments				County:	Union			
Project Address:	1906 Cove Ave, La Grande, Oregon 97850				Total # of Units:	20			
Sponsor Name:	Chrisman Development Inc.				Construction Type:	Rehabilitation			
Target Population:	Family				# of Years Affordable:	60			
Basis Boost Requested: Y/N	N/A				Census Tract Poverty Rate:	41061970800,16.9%			
Total # of Units by Type and AMI:									
Studio:		1-Br:	4	2-Br:	10	3-Br:	6	4-Br:	
AMI:		AMI:	50%	AMI:	50%	AMI:	50%	AMI:	

SOURCES & USES									
OHCS LIHTC Allocation:					DNA				
OHCS OAHTC Allocation:					DNA				
SOURCES					USES				
OHCS HOME:	\$502,500				Land Costs:	\$1,270,380			
OHCS HELP:	\$				Hard Costs:	\$430,450			
OHCS WX:	\$				Soft Costs:	\$72,050			
Local Government Resources:	1	\$			TOTAL USES:	\$1,772,880			
	2	\$			DCR:	1.24			
	3	\$			Leverage of OHCS Resource to Total Project Sources:	0.39:1			
Mortgage Loan(s):	\$								
Tax Credit Equity	\$								
Other funds:	\$1,270,380								
TOTAL SOURCES:	\$502,500\$								
Other Non-cash Contributions:	\$1,772.880								

NARRATIVE(S)	
Project Description:	<p>Cove Avenue Apartments is a 20 unit family apartment complex located in La Grande, Oregon originally constructed in 1973. All units have HUD Section 8 PBA rental assistance. Chrisman Development Inc. acquired it in 2005 to prevent the loss the PBA units and conversion to market rate apartments. OHCS provided funding for the project consisting of a Risk Share Loan (\$495,000), Housing Development Grant Program (HDGP) (\$142,830), Weatherization funds (\$43,000), Owner Contribution (\$89,500), and a new 30 year commitment to affordability. Due to a short time period before expiration of the HUD HAP contract, funding for a complete rehabilitation was not available and a modest rehab was performed. Current funding address life, health, and safety issues not completed as part of the 2005 acquisition and rehabilitation. The most crucial issue is the</p>



Multi-Family Development Project Summary

OHCS 2014 Notice of Funds Availability (NOFA)

	<p>building’s aluminum electrical which poses a serious fire danger. New copper wire pigtails to all electrical outlets, light switches, and junction boxes will be replaced. In addition replacement of current stairways, landing decking, stairway railings and replacement of poor concrete sidewalks, patios, and the asphalt parking lot. All are severely cracked and present tripping hazards throughout the property. Additionally, excess moisture and some mold growth was observed in the interior of some units during the pest and dry rot inspection. The current condition of the siding (approximately 41-years old) is the primary cause of the excess moisture.</p>
<p>Sponsor/Developer Profile & History :</p>	<p>Chrisman Development was founded by Doug and Tony Chrisman and acquired its first affordable housing property in 1991. Since 1991 CD&M has focused on developing, acquiring, and rehabilitating affordable properties throughout Oregon. CD&M manages their entire portfolio of affordable properties themselves and currently has 36 employees. The company recently hired a full-time compliance officer to monitor the requirements for LIHTC and the new, additional compliance reports for the exchange and TCAP programs. The firm currently owns and manages 1,318 multi-family units in 39 projects, all in Oregon.</p>
<p>Community Need:</p>	<p>The need in the community is great offering PBA serving the lowest income families in in the community. The population is at or below 50% Median Family Income (MFI). With the PBA, this project serves extremely low-income families and families with zero income. The average annual income of the current households at this project is \$7,109.</p>
<p>Resident Services and Committed Partnerships for Successful Residency :</p>	<p>There are no existing or proposed contractual agreements in place with local service providers. Because the resident service plan is referral based and unfunded, the management company focuses on maintaining active engagement with local service agencies designed to serve at-risk populations.</p> <p>Community Connections of Northeast Oregon and the Owner have a long relationship and have found mutual benefit in working closely together. The Director, Margaret Davidson, and staff are familiar with Cove Apartments and the challenges that many low-income households face; some may lack familial, financial or mental stability, struggle to reenter the workforce or navigate entitlement programs and others desire to live independently but require assistances in order to maintain their health and household. To prevent eviction or in the event of crisis, the Site Manager and Community Connection work as a team to find creative solution or services to help stabilize the household or individual at risk. The Site Manager provides a vacancy report to Community Connection each month to help the agency place qualified clients that are homeless or at-risk of homelessness.</p>
<p>Community Impact:</p>	<p>Due to the unit mix and PBA assistance, there are always a large number of children residing at Cove Avenue Apartments. At present, 12 of the 20 units are occupied by single parents, 15 of the 20 units have children making the families residing at Cove Avenue Apartments some of the most vulnerable in their community.</p>
<p>Motion:</p>	<p>Approve a HOME Grant in the amount of \$502,500 to Chrisman Development , Inc. for the rehabilitation of Cove Avenue Apartments</p>
<p>Conditions:</p>	<p>Award is contingent upon meeting all HOME Program requirements and conditions of award</p>



Multi-Family Development Project Summary

OHCS 2013 Notice of Funds Availability (NOFA)

PROJECT SUMMARY									
Region:	Southern			Project Number:	1647				
Project Name:	Quail Run Water Line			County:	Jackson				
Project Address:	20 Erickson Ave., Shady Cove			Total # of Units:	24				
Sponsor Name:	Housing Authority of Jackson County			Construction Type:	Rehabilitation				
Target Population:	Family/Seniors			# of Years Affordable:	60				
Basis Boost Requested: Y/N	NA			Census Tract Poverty Rate:	41029002700; 16.20%				
Total # of Units by Type and AMI:									
Studio:		1-Br:	18	2-Br:	6	3-Br:		4-Br.	
AMI:		AMI:	1-50%; 17-60%	AMI:		AMI:		AMI:	

SOURCES & USES									
OHCS LIHTC Allocation:					\$NA				
OHCS OAHTC Allocation:					\$NA				
SOURCES					USES				
OHCS GHAP:		\$372,000			Land Costs:		\$0.00		
OHCS HELP:		\$			Hard Costs:		\$381,000		
OHCS WX:		\$			Soft Costs:		\$102,500		
Local Government Resources:		1	\$60000		TOTAL USES:		\$483,500		
		2	\$50000		DCR:		1.01:1		
		3	\$1500		Leverage of OHCS Resource to non OHCS Project Sources:		3.34:1		
Mortgage Loan(s):		\$							
Tax Credit Equity		\$							
Other funds:		\$							
TOTAL SOURCES:		\$483,500							
Other Non-cash Contributions:		\$							

NARRATIVE(S)	
Project Description:	<p><i>Quail Run is a 24 unit, two story, 4 building project serving families and seniors at or below 50% and 60% AMI. Of those, 40% are below 30% AMI and 45% are below 50% AMI. 68% of residents are seniors with 40% disabled. OHCS grant funds will be used to add a proposed 3,200 foot water line extension to Quail Run Apartments. The project has experienced water shortages due to dry wells. The Housing Authority was forced to haul bottled water to residents during water shortages. The new line will connect the project to Shady Cove Waterworks with an abundant supply from the Rogue River.</i></p>



Multi-Family Development Project Summary OHCS 2013 Notice of Funds Availability (NOFA)

Sponsor/Developer Profile & History:	<i>The Housing Authority of Jackson County (HAJC) has been sponsor, developer, and management agent since 1969 with a portfolio of over 1,300 units. Scott Foster is the executive director and HAJC has completed many projects with OHCS using LIHTC, OAHTC, GHAP, HDGP, Preservation, Weatherization and other OHCS funds. Many HAJC projects have section 8 vouchers and/or subsidies.</i>
Community Need:	<i>The project provides 72% of housing stock in Shady Cove. There are only 32 affordable housing units and 24 of them are at Quail Run providing the only workforce housing for 20 miles. The town relies heavily on tourism to provide economic support. This in turn has generated a great deal of service industry jobs, some of which are seasonal and typically pay minimum wage. The median rent in Shady Cove is \$805 per month. A household would have to earn \$15 per hour to be able to afford that rent amount. 23% of residents in Shady Cove are seniors compared to 18% in Jackson County as a whole.</i>
Resident Services and Committed Partnerships for Successful Residency:	<i>Residents need services incorporating employability, computer literacy, life skills, financial literacy, youth enrichment, and for some, home owner readiness. The senior residents need information and referral for health and fitness, accessing benefits, disaster preparedness, identity theft, senior outreach services and any other needs expressed. All residents can receive services from the Upper Rogue Community Center. HAJC employs a staff of three in the Social Services Department with 20 years experience and connects residents to specific needs and social providers in the community. The community room is also used for classes in parenting, financial literacy, homeownership, job training and job search, computer literacy and other topics of interest to the residents.</i>
Community Impact:	<i>Low-income families who work in Shady Cove work at the local market, gas stations, restaurants or hotels and would like to live in the community they serve while the community is heavily rent burdened. The median income for renter households in Shady Cove is only \$22,317 per year, compared to \$28,987 in Jackson County as a whole. Housing stock is 72% owner occupied with a market lacking in multi-family units. Water availability, water quality, and subsequent rising costs threaten to undermine the housing project and the water situation has greatly impacted Quail Run's financial stability. The residents endured a complete lack of water at times, have been exposed to contaminated water that made them sick, water they couldn't bathe in for several days and have gone for months of having drinking and cooking water delivered by a water service at great expense to the Housing Authority.</i>
Motion:	Approve a GHAP Grant in an amount of \$372,000 to the Housing Authority of Jackson County to construct a water service line for Quail Run Apartments in Shady Cove, Oregon.
Conditions:	Award is contingent upon meeting all program requirements and conditions of award.



Multi-Family Development Project Summary OHCS 2014 Notice of Funds Availability (NOFA)

PROJECT SUMMARY									
Region:	North Coast, Valley, and Southwest				Project Number:	3139			
Project Name:	Cypress				County:	Yamhill			
Project Address:	700 NW Cypress St McMinnville				Total # of Units:	1 Unit (3 bdrm group home)			
Sponsor Name:	Oregon Mennonite Residential Services				Construction Type:	Acq/Rehab			
Target Population:	Intellectually and Developmentally Disabled				# of Years Affordable:	60			
Basis Boost Requested: Y/N	N/A				Census Tract / Poverty Rate:	41071030701 / 12.1%			
Total # of Units by Type and AMI:									
Studio:		1-Br:	1	2-Br:		3-Br:		4-Br:	
AMI:		AMI:	40%	AMI:		AMI:		AMI:	

SOURCES & USES										
OHCS LIHTC Allocation:					N/A					
OHCS OAHTC Allocation:					N/A					
SOURCES					USES					
OHCS HOME:	\$269,444				Land Costs:	\$235,560				
OHCS HELP:	\$				Hard Costs:	\$54,078				
OHCS WX:	\$				Soft Costs:	\$23,000				
Local Government Resources:	1	\$38,194			TOTAL USES:		\$312,638			
	2	\$			DCR:		N/A – no debt			
	3	\$			Leverage of OHCS Resource to Non OHCS Project Sources:		61.53:1			
Mortgage Loan(s):		\$								
Tax Credit Equity		\$								
Other funds:	\$5,000									
TOTAL SOURCES:		\$312,638								
Other Non-cash Contributions:	\$0									

NARRATIVE(S)	
Project Description:	<i>Acquisition and Rehab of one (1) single-family home consisting of three (3) bedrooms to be utilized as a group home for adults with intellectual and developmental disabilities (I/DD).</i>
Sponsor/Developer Profile & History:	<i>OMRS owns and operates 11 licensed group homes. In the last 13 years, they have operated with the same Director and Project Manager. In the last five years, two projects have been funded with OHCS funds: 20th Street and 18th Street Apartments were funded with GHAP, HOME and HDGP.</i>

<p>Community Need:</p>	<p>An estimated 750 adults with I/DD live in Yamhill County, 487 of which received case management services in 2013. 1/3 of persons served by County Development Disabilities Programs have a mental health diagnosis in addition to their developmental disability. Of persons served by OMRS, 2/3 have a dual diagnosis.</p> <p>Following the closure of Fairview Training Center, there was a statewide need of services for I/DD adults in Oregon. The subsequent closures of many State Operated Community Programs (SOCPs) developed to serve those individuals that the State assumed other providers would not serve only increased the need.</p> <p>More recently several SOCPs have closed and the remaining operations have been renamed Stabilization and Crisis Units (SACUs) with the intent of moving people out of the State homes more quickly in to private provider homes. OMRS exists to meet this need.</p> <p>In 1986, OMRS was created to meet the need with one or two homes for people needing the services from within the community. They were asked to take on additional homes to meet the need created by the pull back of State run programs.</p>
<p>Resident Services and Committed Partnerships for Successful Residency:</p>	<p>OMRS provides residential and support services to 45 I/DD adults, whose level of need prevents them from living safely without 24 hour supports. They require a variety of support services including assistance with activities of daily living (ambulation, bathing, toileting, eating, continence, and dressing) as well as impairments related to community safety and decision making.</p> <p>Each Resident has an ISP (Individual Support Plan) team made up of people from the person's residential program, someone from his/her vocational or alternative to employment program, family members, direct support staff, nursing and/or behavioral consultants as appropriate, the County Service Coordinator, the resident himself/herself if the resident wishes to participate, and anyone else who is a significant part of the person's life.</p> <p>OMRS has a contract with DHS to provide residential and support services. DHS contracts with County DD Programs to case manage the individuals living in OMRS homes. The providers of employment and alternative to employment services to our residents also have contracts with DHS. OMRS also contracts directly with a behavior consultant and with nurses to develop and monitor plans that will allow the staff to meet the day to day behavior management and medical needs of the residents.</p>
<p>Community Impact:</p>	<p>Impact to the community is most clearly displayed in the families helped. Often, families will care for I/DD children well into adulthood when the parents are also failing in health and have depleted resources. Decisions to be the primary service provider are often emotionally driven. By providing these services, I/DD adults can live in their own homes and be a part of a community. The goal of OMRS is to support the health and stability of not only the residents, but also their families and the community in which they live.</p>
<p>Motion:</p>	<p>To approve a HOME grant in the amount of up to \$269,444 in HOME funding and \$38,194 in GHAP funding to Oregon Mennonite Residential Services for the acquisition/rehab of The Cypress Project located in the city of McMinnville, OR. Award is contingent on meeting all program requirements and conditions of this award.</p>
<p>Conditions:</p>	<p>Meet all programmatic, reservation letter, and OHCS requirements.</p>



Multi-Family Development Project Summary OHCS 2014 Notice of Funds Availability (NOFA)

PROJECT SUMMARY							
Region:	Central, East, and Metro	Project Number:	3137				
Project Name:	Quartz Avenue Apartments	County:	Deschutes				
Project Address:	TBD Quartz Ave Redmond	Total # of Units:	5				
Sponsor Name:	Cascade Community Development	Construction Type:	New				
Target Population:	Intellectually and Developmentally Disabled	# of Years Affordable:	60				
Basis Boost Requested: Y/N	N/A	Census Tract / Poverty Rate:	41017001001 / 18.9%				
Total # of Units by Type and AMI:							
		1-Br:	4		1-Br:	1	
		AMI:	30%		AMI:	40%	

SOURCES & USES							
OHCS LIHTC Allocation:				N/A			
OHCS OAHTC Allocation:				N/A			
SOURCES				USES			
OHCS HOME:		\$450,000		Land Costs:		\$5,000	
OHCS HELP:		\$		Hard Costs:		\$396,500	
OHCS WX:		\$		Soft Costs:		\$113,500	
Local Government Resources:	1	\$		TOTAL USES:		\$515,000	
	2	\$		DCR:		N/A - \$0 Debt	
	3	\$		Leverage of OHCS Resource to Non OHCS Project Sources:		6.92:1	
Mortgage Loan(s):							
Tax Credit Equity		\$					
Cash & DDF:		\$65,000					
TOTAL SOURCES:		\$515,000					
Other Non-cash Contributions:		\$					

NARRATIVE(S)	
Project Description:	<p><i>New construction of a 3,920 SF building with five (5) one bedroom, one bath units developed specifically for adults who have been diagnosed as having an intellectual developmental disability (I/DD) and whose incomes are at or below 30%-40% Deschutes County AMI. The proposed group home would provide 24/7 care and would be the first project for I/DD tenants living independently in Redmond. Land will be leased to sponsor for \$1/year.</i></p>
Sponsor/Developer Profile & History:	<p><i>Since 1991 Cascade Community Development (CCD) has developed or assisted with the development of over 200 affordable housing units and single family homes in Central Oregon. CCD is the direct owner and manager of three DD projects in Bend and was directly involved in the ownership and management of an LIHTC senior project in Prineville and other housing developments in Bend and Madras. OHCS previously provided HDGP funds for the Kearney 2 Project, completed by CCD in 2012.</i></p>

<p>Community Need:</p>	<p>There are currently 46 documented housing units in the Central Oregon Region (all in Bend) dedicated to I/DD persons (CCD was the developer and owner/manager for 30 of these units). A conservative estimate shows 512 individuals (I/DD) receive assistance from State and County agencies. There are currently eight individuals on CCD's waiting list who have expressed an interest to live in Redmond.</p> <p>Redmond is a bedroom community of Bend in the fastest growing (% of growth) county in Oregon (between years of 1999-2009). This "boom" resulted in vacancy rates near all-time lows (1%-2% in Bend – with Redmond approaching those levels) and an increase in rental rates. Waiting lists exist for almost every affordable unit in the Redmond area.</p> <p>The need in Redmond for I/DD affordable housing grows larger every year with rental rates increasing, vacancies decreasing and no current facilities dedicated to the needs of I/DD individuals.</p>
<p>Resident Services and Committed Partnerships for Successful Residency:</p>	<p>As an I/DD group home with 24/7 care, service plans will address the needs of the individuals as well as the group. These services will initially be managed by a service coordinator. Eventually, services will become the responsibility of the Redmond Association for Successful Community Living, Inc. (RASCL). Their goal is to foster a connection to one's community through positive community integration experiences designed to enhance the individual's quality of life and build self-esteem. This will be accomplished through collaboration with community agency partners such as The Deschutes County Mental Health Developmental Disabilities Program, Redmond Parks and Recreation District and others.</p>
<p>Community Impact:</p>	<p>With the increasing population in Redmond, the economic base is becoming increasingly diversified. Services available to the population and the I/DD community have become more available including Full Access, Special Olympics, Deschutes County Mental Health and others. Providing the proposed group home will bring a resource to Redmond that will become a focal point in the overall efforts to increase programs and awareness to the community. I/DD individuals will have the opportunity to demonstrate a positive impact on the ongoing inclusion efforts in the Redmond community.</p> <p>The long term goal is to become a catalyst for other such projects in the more rural areas of Central Oregon.</p>
<p>Motion:</p>	<p>To approve a HOME grant in the amount of up to \$450,000 to Cascade Community Development for the new construction of Quartz Avenue Apartments located in the city of Redmond, OR. Award is contingent on meeting all program requirements and conditions of this award.</p>
<p>Conditions:</p>	<p>Meet all programmatic, reservation letter, and OHCS requirements.</p>



Multi-Family Development Project Summary OHCS 2014 Notice of Funds Availability (NOFA)

PROJECT SUMMARY									
Region:	Metro			Project Number:	3138				
Project Name:	New Meadows			County:	Multnomah				
Project Address:	8701 N Dana Street, Portland			Total # of Units:	10				
Sponsor Name:	Bridge Meadows			Construction Type:	New Construction				
Target Population:	Homeless			# of Years Affordable:	60				
Basis Boost Requested: Y/N	N/A			Census Tract Poverty Rate:	41051003901, 14.7%				
Total # of Units by Type and AMI:									
Studio:	10	1-Br:		2-Br:		3-Br:		4-Br:	
AMI:	50%	AMI:		AMI:		AMI:		AMI:	

SOURCES & USES									
OHCS LIHTC Allocation:				\$					
OHCS OAHTC Allocation:				\$					
SOURCES					USES				
OHCS GHAP:	\$250,000			Land Costs:	\$252,000				
OHCS HELP:	\$			Hard Costs:	\$1,380,381				
OHCS WX:	\$			Soft Costs:	\$354,714				
Local Government Resources:	1	\$		TOTAL USES:		\$1,987,095			
	2	\$		DCR:	N/A				
	3	\$		Leverage of OHCS Resource to Total Project Sources:	1:7				
Mortgage Loan(s):	\$								
Tax Credit Equity	\$								
Other funds:	\$1,737,096								
TOTAL SOURCES:		\$1,987,096							
Other Non-cash Contributions:	\$								

NARRATIVE(S)	
Project Description:	<p>The New Meadows model will include community-based housing for 9-18 former foster youth, ages 18-24. Housing will be provided in 9 studio units in a building located near Bridge Meadow's intergenerational housing community for adoptive parents, foster youth (under 18), and low-income elders (55+).</p> <p>The project will be financed without hard debt. New Avenues for Youth will fund the on-site resident service provider and the extensive ongoing youth services program. Development funding will come from a capital campaign conducted by Bridge Meadows, including foundations, individual donors, corporations and event fundraisers.</p>



Multi-Family Development Project Summary

OHCS 2014 Notice of Funds Availability (NOFA)

<p>Sponsor/Developer Profile & History:</p>	<p>Bridge Meadows, an Oregon non-profit corporation, developed the original Bridge Meadows Intergenerational Adoptive Community in concert with Guardian Real Estate Services. This innovative 9% LIHTC project was initiated with the final development team in the Fall of 2007 and completed in April 2011.</p> <p>Since the project was completed and 8609 issued, the Bridge Meadows organization has successfully taken the lead on the investor and lender relationships and ongoing asset management responsibilities of the project, demonstrating its understanding of the complex financial LIHTC transaction structure. This capability and understanding translates directly to their ability to sponsor and develop the less complicated New Meadows project.</p>
<p>Community Need:</p>	<p>The 2011 One Night Homeless Count conducted by the Oregon Housing and Community Services Department showed 3,380 individuals statewide meeting the federal definition of chronic homelessness. Of this population, 229 individuals statewide were listed in the 18-23 age group. In Multnomah County, 1,309 individuals were considered chronically homeless, with 97 in the 18-23 age group. With only 19% of the state's population, Multnomah County carries 39% of the overall statewide homeless population and 42% of the statewide population in the 18-23 age group. This indicates a severe need to address homelessness issues in the 18-23 age category in Multnomah County, which is the target population of the New Meadows project.</p>
<p>Resident Services and Committed Partnerships for Successful Residency:</p>	<p>Youth will be connected to community based resources and opportunities and be eligible to receive skill building and education services through New Avenues' state-of-the-art job training and college readiness program and the New Avenues Education Center where youth can work toward their GED or H.S. Diploma.</p> <p>Elders from within the Bridge Meadow community will serve as mentors for the youth participating in New Meadows. Mentors will teach youth how to build their social capital by helping them develop a network of relationships that can provide reliable support over the long term.</p> <p>Youth residing in the New Meadows Program will also be connected to a Master level counselor employed by New Avenues, who will work with the youth to address their emotional well-being, provide case management and planning for short and long term goal achievement.</p> <p>Kinship House will also provide mental health counseling, as needed.</p> <p>Bridge Meadows will provide community engagement, recreational activities, social connections, and academic support.</p>
<p>Community Impact:</p>	<p>New Meadows will be a Community-based housing program for 9-18 former foster youth who have aged out of the foster care system. The term "aged out" is defined as those youth who have left foster care because they were not reunited with their families, adopted, or obtained permanency through legal guardianship. They represent youth ages 18-24 living, the majority of which live below poverty level.</p> <p>Nationally, in 2012, Children's Rights reported more than 23,000 youth in foster care aged out of the system. Locally, in 2011, the state of Oregon reported 431 foster youth aged out of the foster care system (Children First for Oregon's 2012 Status of Oregon's Children). Studies estimate that as many as 65% of youth aging out of foster care lack safe and affordable housing, and 20-50% of former foster youth experience homelessness. This is evident in Multnomah County's Homeless Youth System (HYS), where up to 40% of youth served had been in foster care. In addition to homelessness and trauma, former foster youth have severe educational and career deficits. Only 36%</p>



Multi-Family Development Project Summary

OHCS 2014 Notice of Funds Availability (NOFA)

	<p>of youth leaving foster care at age 18 graduate from high school on time and four years later, only 48% have held a full-time job. Once homeless, young people experience additional trauma and disconnection from their community making transition to adulthood that much harder. Housing alone is not the answer. These youth need a supportive community that can help them develop the skills, supports and life-long relationships they need to successfully transition to adulthood.</p>
<p style="text-align: center;">Motion:</p>	<p>Approve a GHAP Grant in an amount of \$250,000 to Bridge Meadows for the construction of New Meadows in Portland, Oregon.</p>
<p style="text-align: center;">Conditions:</p>	<p>Award is contingent upon meeting all GHAP program requirements and conditions of award.</p>



Multi-Family Development Project Summary

OHCS 2014 Notice of Funds Availability (NOFA)

PROJECT SUMMARY									
Region:	Valley			Project Number:	0065				
Project Name:	Spruce Terrace			County:	Marion				
Project Address:	840-858 Pershing Street and 641-831 Spruce Street, Mount Angel, Oregon			Total # of Units:	34				
Sponsor Name:	St. Vincent de Paul Society of Lane County			Construction Type:	Rehabilitation Built 2002				
Target Population:	Family			# of Years Affordable:	60				
Basis Boost Requested: Y/N	N/A			Census Tract Poverty Rate:	410470110400, 32.7%				
Total # of Units by Type and AMI:									
Studio:		1-Br:	2	2-Br:	18	3-Br:	14	4-Br:	
AMI:		AMI:	40%	AMI:	50%	AMI:	50%	AMI:	

SOURCES & USES									
OHCS LIHTC Allocation:					N/A				
OHCS OAHTC Allocation:					N/A				
SOURCES					USES				
OHCS GHAP:		\$399,413			Land Costs:		\$		
OHCS HELP:		\$			Hard Costs:		\$419,384		
OHCS WX:		\$			Soft Costs:		\$		
Local Government Resources:		1	\$		TOTAL USES:		\$		
		2	\$		DCR:				
		3	\$		Leverage of OHCS Resource to Total Project Sources:		1:1		
Mortgage Loan(s):		\$							
Tax Credit Equity		\$							
Other funds:		\$19,971							
TOTAL SOURCES:		\$419,384							
Other Non-cash Contributions:		\$							

NARRATIVE(S)	
Project Description:	<p>Spruce Terrace is a 34 unit project consisting of 17 residential buildings and 1 community building. Spruce Terrace is primarily a mix of 2 and 3 bedroom family units with two 1 bedroom units also included. Income and rent levels are at 50% of Area Median Income with the exception of the one bedroom units which are at 40% of AMI. St. Vincent de Paul Society of Lane County, Inc. (SVDP) originally completed this project in April 2002. Historically, the project has performed very well, with a very stable population and low vacancy.</p> <p>In February 2010, while performing annual inspections, construction defects, resulting in extensive envelope damage, were discovered. The builder of Spruce Terrace had been named in multiple other construction defect lawsuits. St. Vincent de Paul Society of Lane County (SVDP) was able to obtain a judgment of approximately \$600,000 but that was not enough to cure all the issues caused by faulty construction. Repairs on 11 of the 18 buildings have received the necessary rehabilitation. SVDP is requesting \$399,413 in GHAP funds to complete the envelope repairs needed on the additional 7 buildings of Spruce Terrace.</p>
Sponsor/Developer Profile & History:	SVDP has a long and successful history of developing affordable housing and has been an excellent partner to OHCS. SVDP has developed over 1,000 units of affordable housing over 25 years.
Community Need:	Mt. Angel is a city of approximately 3,266 located approximately 18 miles northeast of Salem. Of the 1,258 households, 535 of them (43% of total households) are renters. 261 of the renter households (49%) earn less than 60% of Area Median Income—and 78% of these households are rent burdened. All of this data indicates a strong need for affordable units for low income households in Mt. Angel.
Resident Services and Committed Partnerships for Successful Residency:	<p>Development and management of resident services programs is under the purview of Anne Williams, Housing Programs Director. She has been with the agency for 22 years. She will revisit the resident services plan to determine what services are appropriate for the existing population. Supervision of Resident Service Coordinators falls under Rebecca Larson, who has heads the community relations department and who has worked at SVDP for over 20 years.</p> <p>Though located in a small community, a wide range of services are available regionally. Conversations with several tenants, they have expressed frustration about changes in hours for service providers and changes in the eligibility and availability of some services. Thus, compiling updated, accurate information regarding community referrals is critical. SVDP will work closely with local providers to compile a current service manual to address these concerns. This manual will be provided to all new and existing tenants and will contain information about services available in Mt. Angel, Silverton and Woodburn . This information will be updated quarterly, and will include the hours during which services are available, the documentation needed for service qualification, contact persons associated with each service, and phone numbers and addresses of services.</p> <p>The on-site manager will post a car-pool sign-up sheet weekly on the community bulletin board to encourage carpooling for households needing to access services in Silverton or Woodburn. SVDP will ensure the community garden space is available for tenant use in the spring. The on-site manager will offer garden sign-up sheets for individual family plots. The on-site manager will encourage the use of the community room for potlucks, birthday celebrations and holiday events. To assess the effectiveness of these services, and to solicit ideas for additional services, SVDP will conduct a satisfaction survey annually at income recertification.</p>



Multi-Family Development Project Summary
OHCS 2014 Notice of Funds Availability (NOFA)

Community Impact:	<p>Spruce Terrace is the only affordable housing in Mt. Angel that serves families. Other affordable projects in the area serve physically disabled, seniors, and the homeless. Now more than ever, it is extremely challenging to develop new affordable housing projects, especially in rural areas.</p> <p>Without repair the remaining buildings, eventually, they will not be habitable and we will all lose this asset. From OHCS's perspective, because there are HOME funds already invested in the project, if SVDP is unable to meet the affordability requirements, OHCS may not be able to meet their requirements to HUD and may need to repay the funds.</p>
Motion:	Approve a GHAP Grant in an amount of \$399,413 to St. Vincent de Paul of Lane County for the rehabilitation of Spruce Terrace Apartments in Mt. Angel, Oregon.
Conditions:	Award is contingent upon meeting all GHAP program requirements and conditions of award.



Multi-Family Development Project Summary OHCS 2014 Notice of Funds Availability (NOFA)

PROJECT SUMMARY									
Region:	Metro	Project Number:	636						
Project Name:	Andrea Place	County:	Multnomah						
Project Address:	7621 N. Portsmouth, Portland, OR 97230	Total # of Units:	15 SRO						
Sponsor Name:	Cascadia Behavioral Healthcare	Construction Type:	Built 1996						
Target Population:	Severe and Persistent Mental Illness	# of Years Affordable:	60						
Basis Boost Requested: Y/N	NA	Census Tract Poverty Rate:	41051004001,30.4%						
Total # of Units by Type and AMI:									
SRO:	15	1-Br:		2-Br:		3-Br:		4-Br:	
AMI:	50%	AMI:		AMI:		AMI:		AMI:	

SOURCES & USES									
OHCS LIHTC Allocation:					NA				
OHCS OAHTC Allocation:					NA				
SOURCES					USES				
OHCS GHAP:	\$400,000				Land Costs:	\$0			
OHCS HELP:	\$				Hard Costs:	\$482,125			
OHCS WX:	\$				Soft Costs:	\$88,077			
Local Government Resources:	1	\$			TOTAL USES:	\$570,202			
	2	\$			Total DCR:	1.30			
	3	\$			Leverage of OHCS Resource to Non-OHCS Sources:	2.35 : 1.00			
Mortgage Loan(s):	\$								
Tax Credit Equity	\$								
Other funds:	\$170,202								
TOTAL SOURCES:		\$570,202							
Other Non-cash Contributions:	\$								

NARRATIVE(S)	
Project Description:	<p><i>Existing, single building, two story design of wood frame built in 1996. The project contains 15 beds (SRO) and is a licensed Residential Treatment Facility (RTF) for persons with severe and persistent mental illness, combined with significant histories of hospitalization. The project is compatible with surrounding land uses. Commercial goods and services are nearby and mass transit is located within one-block of the complex.</i></p> <p><i>Andrea Place is a Medicaid funded facility with 24/7 staffing. Current room rent is \$398 per month with additional Medicaid funding covering 5,935 s.f. of common area and program space, staff space, food and commercial kitchen costs.</i></p>

	<i>Cascadia acquired the project in 2003. The proposed rehabilitation will address major issues with the roof and other building envelop components as well as additional repairs considered critical. Cascadia will capitalize a \$50,000 reserve account to address interior concerns over the next five (5) years.</i>
Sponsor/Developer Profile & History:	<i>Cascadia Behavioral HealthCare, Inc. has provided both housing and healthcare to the mentally ill for over 25 years. The mission of Cascadia is to create hope and opportunity for low-income people with mental illnesses, blending innovations and determination with competence, inclusion and compassion. It owns and manages over 600 units for the target population. Care ranges from independent living to individuals with the most severe and chronic conditions requiring 24/7 care. It collaborates with the State of Oregon, the counties of Multnomah and Clackamas, the City of Portland, and multiple service and housing providers.</i>
Community Need:	<i>Persons with serious mental illness who rely on public systems of care die, on average, 25 years earlier than the general population. Many persons with serious mental illness end up seeking care in emergency rooms when their conditions have deteriorated to a chronic, even catastrophic level. Cascadia provides housing combined with integrated health and behavioral health services which decreases costs associated with serving these individuals. Adults who are struggling with serious mental illness who are without access to housing such as Andrea Place often fall into homelessness and get caught in an endless cycle of poverty and homelessness. The target population lacks the financial resources essential to having a home, health care, and access to behavioral health treatment. Andrea Place helps solve this problem.</i>
Resident Services and Committed Partnerships for Successful Residency:	<i>The role of Andrea Place is to provide treatment, services and support for every individual focusing on individual strengths and goals to support their ongoing recovery. Staffing includes all necessary qualified health professionals for 24/7 care. Individual treatment plans are developed and focus on community linkages, relevant treatment, improving independent functioning, and preventing recidivism back into the hospital system. The services manager works with the property manager insuring safe operation of the complex. Cascadia partners and has contracts with multiple organizations and government entities in order to serve this vulnerable population. Some of both on and offsite services include:</i> <ul style="list-style-type: none"> • Case management and coordination with other service providers • Skill building for activities of daily life • Health and wellness skills training • Psychotherapy – both individual and group • Medication training and support • Discharge and transition training • Many other trainings for health and life-building skills
Community Impact:	<i>Andrea Place represents the state's initiative to remove more people with mental illness from comparatively expensive state institutions and transfer individual care to lower-cost community settings. For the service community, Cascadia is the largest and in many cases the only provider of integrated services to this population. Andrea Place provides a positive impact on the community by addressing the serious conditions of psychiatrically disabled individuals at a comparatively significant cost reduction.</i>
Motion:	<i>Move to award \$400,000 in OHCS GHAP for the rehabilitation of Andrea Place.</i>
Conditions:	<i>Award is contingent upon meeting all GHAP program requirements and conditions of award.</i>