

Housing Stability Council

MEETING MATERIALS PACKET



Golden Eagle Apartments
Tillamook, Or

September 6, 2024
9:00 a.m. – 11:30 a.m.
Oregon Housing & Community Services
Webinar

Council Members:

Claire Hall, Chair
 Sami Jo Difuntorum
 Mary Ferrell
 Maggie Harris
 Mary Li
 Erin Meechan
 Javier Mena
 Kristy Rodriguez
 Sharon Nickleberry Rogers

AGENDA



September 06, 2024 9:00 a.m. – 11:30 a.m.
 Oregon Housing and Community Services
 725 Summer St NE, Salem OR 97301

Webinar Mtg Only

Public [register](#) in advance for this webinar

*Please note the [public hearing process](#)



TIME	TOPIC	SWHP Priority	ACTION
9:00	Meeting Called to Order		Call Roll
9:05	Report of the Chair		Briefing
9:15	Report of the Director		Briefing
9:30	Affordable Rental Housing Division (pg. 04) <i>Natasha Detweiler-Daby, Director of Affordable Rental Housing Division</i> <ul style="list-style-type: none"> • Public Hearing Comments in accordance with ORS 456.561 • 4% LIHTC Transaction Recommendations: <i>Tai Dunson-Strane, Assistant Director Production; Hattie Iott, Production Manager.</i> <ul style="list-style-type: none"> ◦ Hollywood HUB • ORCA Recommendations: <i>Amy Cole, Assistant Director Development Resources; Roberto Franco, Deputy Director Development Resources and Production.</i> <ul style="list-style-type: none"> ◦ Bend Atwood Apartments ◦ Brynhill Apartments ◦ Grand Fir II Apartments ◦ Prairie Avenue Apartments 		Decision
10:30	Break		
10:45	Housing Stabilization Division (pg. 32) <i>Liz Weber, Interim Director of Housing Stabilization Division</i> <ul style="list-style-type: none"> • Energy Omnibus Bill / Energy One-Stop Shop: <i>Dan Elliot, Energy Services Policy Analyst.</i> 		Briefing
11:30	Meeting Adjourned		

The Housing Stability Council will provide [public hearing](#) time in accordance with ORS 456.561. Council's review of loan, grant or other funding award proposals under this section shall be held at a public hearing of the council. A public hearing is a formal proceeding held in order to receive testimony from all interested parties, including the general public, on a proposed issue or action. A public hearing is open to the public but is regarding a specific proposal/project.

All times listed on this agenda are approximate and subject to change. Agenda items may also be taken out of order and addressed at different times than listed. The agenda may be amended by the Council at the time of the meeting.

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The Housing Stability Council helps to lead OHCS to meet the housing and services needs of low- and moderate-income Oregonians. The Housing Stability Council works to establish and support OHCS' strategic direction, foster constructive partnerships across the state, set policy and issue funding decisions, and overall lend their unique expertise to the policy and program development of the agency.

The 2019-2023 Statewide Housing Plan outlines six policy priorities that focuses OHCS' investments to ensure all Oregonians have the opportunity to pursue prosperity and live from poverty.

For more information about the Housing Stability Council or the Statewide Housing Plan, please visit Oregon Housing and Community Services online at

<https://www.oregon.gov/ohcs/OSHC/Pages/index.aspx>

Statewide Housing Plan Policy Priorities



Equity & Racial Justice



Homelessness



Permanent Supportive Housing



Affordable Rental Housing



Homeownership



Rural Communities

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All times listed on this agenda are approximate and subject to change. Agenda items may also be taken out of order and addressed at different times than listed. The agenda may be amended by the Council at the time of the meeting.



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COMMUNITY SERVICES**

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Date: September 6th, 2024

To: Housing Stability Council Members;
Andrea Bell, Executive Director

From: Tai Dunson-Strane, Assistant Director, Transactions
Hattie Iott, Housing Production Manager
Roberto Franco, Assistant Director, Development Resources
Natasha Detweiler-Daby, Director, Affordable Rental Housing

Re: **Approval for Resolution #2024-09-06**

Motion: Approve the Resolution #2024-09-06 recommendations for the following project:

BOND RECOMMENDED MOTION: Move to approve Pass-Through Revenue Bond Financing in an amount up to and not to exceed \$95,000,000 to Hollywood HUB Limited Partnership for the construction of HollywoodHUB, subject to the borrower meeting OHCS, Portland Housing Bureau, Key Bank and Key Bank Community Development Corp's underwriting, closing criteria, and documentation satisfactory to legal counsel and Treasurer approval for the bond sale.

HTF RECOMMENDATION MOTION: Move to approve National Housing Trust Funds (HTF) funds in the amount of \$872,143 to Hollywood HUB Limited Partnership for the construction of HollywoodHUB, subject to the borrower meeting OHCS, Portland Housing Bureau, Key Bank and Key Bank Community Development Corp's underwriting, closing criteria and documentation satisfactory to legal counsel.

At the upcoming Housing Stability Council meeting, we will be presenting one 4% LIHTC/Conduit Bond transaction paired with HTF funds for Council approval.

The project included in the Resolution following this memo is scheduled for an approval by the Finance Committee. In this memo we are providing you with a high-level summary of the recommended project. More detailed information regarding the project and the additional funding recommendation can be found in the individual project summary.



All projects are subject to underwriting and programmatic requirements established under the Qualified Allocation Plan, General Policy and Guideline Manual (GPGM) and MWESB/SDVBE Compliance Manual are eligible to be considered for funding. All applications proposed a percentage target of MWESB contractors and subcontractors above the minimum standards set forth in the OHCS MWESB Compliance Policy, and all have an Affirmatively Furthering Fair Housing Marketing Plan including a Tenant Selection Plan that will market to those least likely to apply. All projects sponsored have signed our Diversity, Equity, and Inclusion (DEI) Agreement and submit an Equity & Racial Justice (ERJ) project status report.

Funding Recommendation:

We are recommending funding reservation for one (1) project. This project will create **224** units of new affordable housing.

Projects with Other OHCS Funding

Project Name	County	Total Units	Sponsor	Underwriting Stage
HollywoodHUB	Multnomah	224	HollywoodHUB	FC schedule for 9/10

Total 224

[See attached project summary.](#)

STATE OF OREGON
OREGON HOUSING AND COMMUNITY SERVICES
HOUSING STABILITY COUNCIL

RESOLUTION NO. 2024 – 09-06
ADOPTED: SEPTEMBER 6TH, 2024

A RESOLUTION OF THE HOUSING STABILITY COUNCIL APPROVING PASS-THROUGH REVENUE BONDS AND HOUSING PROGRAM FUNDING TO FINANCE THE PROJECTS DESCRIBED HEREIN, SUBJECT TO THE BORROWERS AND PROJECTS MEETING CERTAIN PROGRAM REQUIREMENTS, CLOSING AND OTHER CONDITIONS AS DESCRIBED HEREIN; AND AUTHORIZING AND DETERMINING OTHER MATTERS WITH RESPECT THERETO.

WHEREAS, the State of Oregon (the “**State**”), acting by and through the State Treasurer (the “**Treasurer**”) and the Oregon Housing and Community Service Department (the “**Department**” and collectively with the State and the Treasurer, the “**Issuer**”), is authorized, subject to Housing Stability Council (the “**Council**” or “**HSC**”) review and approval, pursuant to Oregon Revised Statutes (“**ORS**”) Chapter 286A and ORS Sections 456.515 to 456.725, inclusive, as amended (collectively, the “**Act**”) and Oregon Administrative Rules (“**OAR**”) Chapter 813, Division 35 pertaining to the Department’s Pass-Through Revenue Bond Financing Program (the “**Conduit Bond Program**”), to issue revenue bonds, notes and other obligations (collectively, “**Bonds**”) and to loan the proceeds thereof to borrowers (“**Borrowers**”) in order to finance certain costs associated with the acquisition, rehabilitation, development, construction, improvement, furnishing and/or equipping of multifamily housing;

WHEREAS, through the federal 4% Low-Income Housing Tax Credit Program (“**LIHTC Program**”), the Department allocates tax credits (the “**Credits**”) in accordance with the Act and OAR Chapter 813, Division 90 pertaining to the Department’s LIHTC Program;

WHEREAS, through the Department’s various financing programs as authorized by the Act and ORS Chapter 458 (collectively, “**Housing Programs**”), the Department, subject to the Council’s review and approval, provides loans, grants and other financing pursuant to the Act, ORS Chapter 458, applicable OARs and in conformance with Department policies (the “**Housing Program Funding**”). The Conduit Bond Program, the LIHTC Program and the Housing Programs are collectively referred to herein as the “**Programs**”; and

WHEREAS, the Department’s Finance Committee (the “**Committee**” or “**FC**”) has (i) approved the allocation of Credits, (ii) recommended to the Council the issuance of Bonds, and (iii) approved or recommended providing the Housing Program Funding to finance each of the affordable multifamily rental projects as listed on Exhibit A attached hereto (each an “**FC-Approved Project**” and collectively, the “**FC-Approved Projects**”); and

WHEREAS, Council desires to accept the recommendations of the Committee by (i) approving the Bonds and directing the Department to request that the State Treasurer issue the Bonds and (ii) further ratifying and/or approving providing the Housing Program Funding to finance each of the FC-Approved Projects; and

WHEREAS, the further Council desires to (i) approve the Bonds and direct the Department to request that the Treasurer issue the Bonds and (ii) further ratify and/or approve providing the Housing Program Funding to finance each of the affordable multifamily rental projects as listed on **Exhibit B** attached hereto (each a “**Proposed Project**” and collectively, the “**Proposed Projects**”), in each case subject final approval of the Projects by the Committee, including the allocation of Credits by the Committee to each of the Projects; and

NOW, THEREFORE, be it resolved by the Council as follows:

SECTION 1. HSC APPROVAL. The Council hereby acknowledges that it has reviewed the information and materials included in **Exhibit A** and **Exhibit B** attached hereto describing the Bonds and the Housing Program Funding, each FC-Approved Project and each Proposed Project (each a “**Project**” and collectively, the “**Projects**”) and the financing of each of the Projects, and hereby approves the issuance of the Bonds for the financing of each of the Projects, as described therein. Subject, in the case of each Project, to the Borrower’s compliance with all legal and other requirements of the Act and the applicable Programs and confirmation by the Department, including final approval by the Committee in the case of each Proposed Project, that the conditions described in Section 2 below have been satisfied, the Council finds that no further meeting or action of the Council is needed for the Department to request and the Treasurer to proceed with the issuance of the Bonds and for the Department to proceed with the financing of the Project.

SECTION 2. CONDITIONS TO ISSUANCE, SALE AND DELIVERY OF BONDS. The Council hereby approves the issuance, sale and delivery of the Bonds for each of the Projects. For each Project, such approval is subject to any remaining final approval(s) that may be required by the Committee (including the allocation of Credits to and final approval of each Proposed Project by the Committee) and/or the Department’s Executive Director (or her designee), and further subject to the Borrower meeting all requirements of the applicable Programs and satisfying all closing and funding conditions, including:

- (A) completion by the Department of all necessary due diligence related to the Project and the financing, consistent with applicable Program requirements, Department policies and practices;
- (B) the absence of any material change to the Project or the financing following the adoption of this Resolution;
- (C) confirmation that all legal and other requirements of the Act and the Conduit Bond Program for the issuance, sale and delivery of the Bonds have been satisfied, as determined by the Department, the Oregon Department of Justice and Bond Counsel; and
- (D) confirmation that all legal and other requirements of the Act and the Programs have been satisfied, as determined by the Department and the Oregon Department of Justice.

SECTION 3. COUNCIL REVIEW, APPROVAL AND PUBLIC MEETING. The Council hereby acknowledges that it has reviewed the information and materials included in **Exhibit A** and in **Exhibit B** attached hereto describing the Projects and the financing of each of the Projects, including the Bonds, and conducted such additional review and made such additional inquiry, if any, as it determined to be necessary or appropriate, in compliance with the Council’s obligations

under ORS 456.561(3) and other relevant authority, to review, and to approve or disapprove the financing of the Projects. The Council hereby further acknowledges that the adoption of this Resolution and the HSC approval set forth herein has been made at a public meeting of the Council as required by ORS 456.561(4) and other relevant authority, and that such meeting has been conducted in accordance with applicable law, including any required advance public notice of such meeting. Further, the Council acknowledges that in connection with the adoption of this Resolution and the HSC approval set forth herein, opportunity has been provided to the public to testify or otherwise provide public comment on the Projects and any other matters directly related thereto.

SECTION 4. EFFECTIVENESS; CONFLICTING RESOLUTIONS. This Resolution shall be effective immediately upon its adoption. Any prior resolutions of or other previous actions by the Council and any parts thereof that are in conflict with the terms of this Resolution shall be, and they hereby are, rescinded, but only to the extent of such conflict.

[Signature follows next page]

CERTIFICATION OF RESOLUTION

The undersigned does hereby certify that I am the duly appointed, qualified and acting Chair of the Oregon Housing and Community Services Oregon Housing Stability Council (the “**Council**”); that the foregoing is a true and complete copy of Resolution No. 2024-09-06 as adopted by the Council at a meeting duly called and held in accordance with law on September 6th, 2024; and that the following members of the Council voted in favor of said Resolution:

Councilmembers Difuntorum, Ferrell, Li, Mena, Rogers,
Harris, Rodriguez, Meechan and Chair Hall.

the following members of the Council voted against said Resolution:

and the following members of the Council abstained from voting on said Resolution:

In witness whereof, the undersigned has hereunto set [his/her] hand as of this 6 day of September 2024

Chair Claire Hall

EXHIBIT A

N/A

EXHIBIT B

PROPOSED PROJECT

- 1- **HollywoodHUB (FC – Meeting Schedule for 9/10/2024)**



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SUMMARY			
Project Name:	HollywoodHUB		
City:	Portland	County:	Multnomah
Sponsor Name:	BRIDGE Housing		
Management Agent:	BRIDGE Property Management Company		
Urban/Rural :	Urban	Total Units:	224
		Total Affordable Units:	222
# Rent Assisted Units:	55 (Local Housing Authority Project Based Vouchers)	Units by Size & Affordability:	4 – Efficiency units @ 30% AMI 20 – 1-BR units @ 30% AMI 33 – 2-BR units @ 30% 14 - 3-BR units @ 30% 39 – Efficiency units @ 60% AMI 33 – One BR units @ 60% AMI 61 – Two BR units @ 60% AMI 18 – Three BR units @ 60% AMI 2 Unrestricted Manager’s Units
Cost Per Unit:	\$460,285	Construction Type:	New Construction
Affordability Term(s):	4% LIHTC – 30 years HTF – 30 years	# of Units with Non-OHCS Requirements:	All units @ 60% AMI
Funding Request		Funding Use	
HTF:	\$872,143	Acquisition	\$1,570,000
4% LIHTC Equity:	\$66,708,209	Construction	\$103,103,789
Conduit Bonds Request:	Up to \$95,000,000	Development	\$50,512,813
		Total:	\$155,186,602

PROJECT DETAILS	
Project Description:	<p>HollywoodHUB is a new construction, 100% affordable housing development located in Portland. The project will consist of 224 total new units in one twelve-story residential building. The unit mix includes 43 efficiency units, 53 one-bedroom units, 95 two-bedroom units, and 33 three-bedroom units. Project amenities will include leasing offices, mail room with package lockers, bike storage and a community lounge with a media area. There will also be an outdoor courtyard with seating. The project will include a laundry facility, teen</p>



	<p>lounge, a two-story indoor children’s playground, and additional community rooms. Each level will have bike storage.</p> <p>Units will feature electric range and oven with vent hood, disposal, frost-free refrigerator and dishwasher, and LED lighting throughout.</p> <p>HollywoodHUB and the units are a stand-alone project and not subject to a master plan development. Closing is anticipated to be in October 2024.</p>
Partnerships to Serve Communities of Color:	HollywoodHUB resident services will include access to the following programs offered and or coordinated by Hacienda Community Development Corporation. Hacienda Community Development offers culturally specific services including language assistance, legal education and assistance, financial education and basic life skills training. Hacienda will coordinate with management to provide activities and community events.
Reaching Underserved Communities:	A MOU with Hacienda Community Development Corp. provides programs and resident services for this project. Hacienda has partnerships with Northeast Community Center, Hollywood Senior Center, Portland Opportunities Industrialization Center, Urban Gleaners, and Immigrant Refugee Community Organization to assist resident needs.
MWESB Target:	BRIDGE Housing Corporation and general contractor, O'Neil Walsh Community Builders, are committed to meet the region 1 participation matrix goal of 30%.
Alignment with Statewide Housing Plan:	<ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing
The Diversity, Equity, and Inclusion (DEI) agreement was signed on October 24 th , 2023.	
Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence and is delegated to OHCS Finance Committee and the Executive Director	

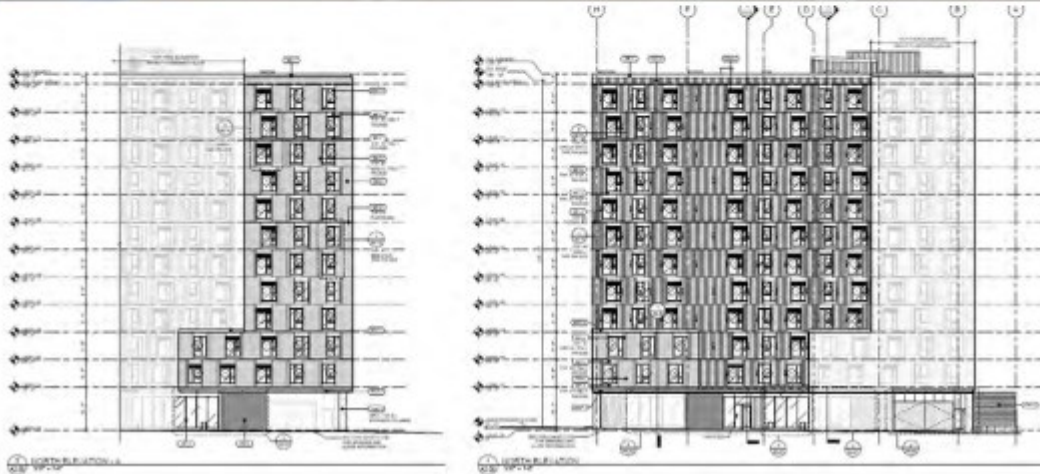
Site Plan:

Improvements Layout



Drawings:

Rendering/Elevations





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Date: September 6, 2024

To: Housing Stability Council Members
Andrea Bell, Executive Director

From: Amy Cole, Assistant Director, Development Resources
Roberto Franco, Deputy Director, Development Resources and Production
Natasha Detweiler-Daby, Director, Affordable Rental Housing

Re: ORCA Funding Recommendations

Motion: Approve the funding reservation recommendations for the following projects:

- **Bend Atwood Apartments in Bend, up to \$34,940,000 in LIFT funds in alignment with the ORCA framework and process.**
- **Brynhill Apartments in North Plains, up to \$21,840,000 in LIFT funds in alignment with the ORCA framework and process.**
- **Grand Fir II Apartments in Salem, up to \$25,830,000 in LIFT funds in alignment with the ORCA framework and process.**
- **Prairie Avenue Apartments in Corvallis, up to \$52,500,000 in LIFT funds in alignment with the ORCA framework and process.**

Summary

At the upcoming Housing Stability Council (HSC) meeting, we will be presenting the next group of Oregon Centralized Application (ORCA) funding recommendations for approval by the Council. These recommendations are based on projects that have met the HSC approved ORCA standards for Impact Assessment, the first step of the three-step ORCA process.

In this memo, we are providing you with a high-level summary of the recommended projects. More detailed information regarding each project can be found in the attachments following this cover memo.

Applications

In all, there are over 70 applications in process in the Impact Assessment step of the ORCA. These applicants are in various stages of completing applications. The four applications presented today have met all standards for the Impact Assessment step.

These four projects will add a total of 390 new units to the state. Rent restrictions range in affordability from 30% AMI-60% AMI.



Development	Location	Number of units
Bend Atwood Apartments	Bend	98
Brynhill Apartments	North Plains	60
Grand Fir II Apartments	Salem	72
Prairie Ave. Apartments	Corvallis	160
	Total	390

Bend Atwood Apartments will focus on serving seniors and persons living with intellectual and developmental disabilities. Brynhill Apartments has partnered with a culturally specific organization to focus on serving Hispanic families. Grand Fir II will focus on serving refugees through a partnership with a local refugee services provider. Prairie Avenue Apartments will focus on serving Hispanic families.

Applications were reviewed for completeness and to ensure they meet all evaluation standards that are part of the Impact Assessment step. These standards include review of the following information:

- Affirmative Fair Housing Marketing Plan (AFHMP)
- Conceptual site plan
- Construction costs
- Development team capacity
- Diversity, Equity, and Inclusion (DEI) Agreement
- Engagement and community needs
- Environmental reports
- Equity and Racial Justice strategy
- Financial proforma for Impact Assessment
- HUD requirements review
- Infrastructure readiness
- Location preferences
- Minority-owned, Woman-owned, and Emerging Small Businesses (MWESB) strategy
- Permanent Supportive Housing (PSH) standards
- Permit strategy
- Prequalification
- Resident services
- Site control
- Zoning in place

Next steps

If projects are approved for a funding reservation, they will receive a conditional commitment of funds and move to the second step in the ORCA process, Financial Eligibility, where they will have up to 6 months to complete the requirements of that step. As a reminder, in the Financial Eligibility assessment, full details of development budget and resource use will be examined to



ensure that the project meets financial and underwriting standards related to cost and debt leverage, to justify and support the state investment. Once the requirements of the Financial Eligibility step are met, projects will move to the third and final step, Commitment, and from there move to financial closing and project construction.



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Housing Stability Council Project Summary – Impact Assessment Application Step Recommendation

SUMMARY			
Project Name:	Bend Atwood Apartments		
City:	Bend	County:	Deschutes
State House District:	54	State Senate District:	27
Sponsor Name:	Home First Development		
Urban/Rural:	Urban	Total Units:	98
		Total Affordable Units:	98
# Rent Assisted Units:	0	Units by Size & Affordability:	10 1-BR units at 30% AMI 10 3-BR units at 30% AMI 12 1-BR unit at 60% AMI 24 2-BR unit at 60% AMI 42 3-BR unit at 60% AMI
# of Units with OHCS PSH Services Funding	0		
Cost Per Unit:	\$398,715	Construction Type:	New Construction
Affordability Term:	30 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	up to \$34,940,000	Total project cost:	\$39,074,050

This project is currently in the Impact Assessment step and there may be changes as it progresses through the ORCA process. We recommend to Housing Stability Council the reservation of an up to amount that is the lesser of the maximum allowable subsidy or 125% of the project subsidy request, which would be \$34,940,000 in LIFT Rental resources for this project, with the requirement that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

PROJECT DETAILS	
Project Description:	Bend Atwood is a new construction project in Bend, Oregon that consists of 98 affordable units being developed as part of a Master Plan that include a park and onsite daycare facility. The project is 5 separate buildings.



Anticipated closing date:	May 2025
Focus Population(s):	The primary focus for Bend Atwood is low-income families, seniors, and individuals with intellectual and developmental disabilities at 30% and 60% AMI
ERJ Strategy:	<p>Home First Development has received a “B Corp” certification which mandates ongoing action on DEI strategies to establish a safe and equitable workplace that encourages belonging and upholds various labor and human rights.</p> <p>All promotional and leasing materials will be translated into Spanish with additional translation support available if needed. Property management and resident services providers have bi-lingual staff available.</p> <p>Additionally, the project anticipates meeting OHCS MWESB goals, having significantly exceeded them on several previous projects with the same general contractor and plans to partner with NAMC and Rubitone Development Services to maximize MWESB outcomes.</p>
Resident Services:	<p>Bend Atwood has partnered with Cornerstone Community Housing as the project’s resident service provider who will have .75 FTE staff person stationed at the property for at least 20 hours per week. Services will be provided using a trauma-informed lens and bilingual staffing will include housing stability, asset-building opportunities, secondary and continuing education resources, and youth programming services. Cornerstone will provide or coordinate referrals to employment services, rent and utility assistance, nutrition services, counseling, and community-building activities. Cornerstone resident services staff hold certifications for SOAR Works, Triple P (Positive Parenting Program Provider Course), Oregon Health Authority (Peer Support Specialist), and American Association of Service Coordination. They are equipped to ensure housing retention, handle crises and emergencies, and support wellness for residents.</p> <p>Bend Atwood has also partnered with Advocates for Life Skills and Opportunity (ALSO), one of Oregon’s nonprofit disability support services providers. Residential Care Services team members from ALSO will provide additional support as a contracted service provider assisting the housing stability needs of the IDD residents it will refer. ALSO Advocates provide self-advocacy, money management, medical assistance, personal care, and daily life skills. Supported living services assist in securing a self-sustaining, independent living situation for IDD residents. In-home support will be provided as a person-centered approach is developed around each individual’s needs, as well as disability assistance and support services, community involvement, and encouraging the development of independence skills in daily life.</p>
Location Preferences:	Bend Atwood is being developed as part of a larger masterplan that includes a park and daycare facility. A grocery store is located within a mile, bus stop within half a mile, and the assigned elementary school has a GreatSchools rating of 8.

Alignment with Statewide Housing Plan:	Bend Atwood supports the affordable housing and equity and racial justice priorities included in the Statewide Housing Plan.
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Bend Atwood





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Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Brynhill Apartments		
City:	North Plains	County:	Washington
State House District:	31	State Senate District:	16
Sponsor Name:	Greenlight Development		
Urban/Rural :	Rural	Total Units:	60
		Total Affordable Units:	60
# Rent Assisted Units:	0	Units by Size & Affordability:	3 1-BR units at 30% AMI 3 2-BR units at 30% AMI 6 3-BR unit at 30% AMI 12 1-BR units at 60% AMI 12 2-BR units at 60% AMI 24 3-BR units at 60% AMI
# of Units with OHCS PSH Services Funding	0		
Cost Per Unit:	\$369,610	Construction Type:	New Construction
Affordability Term(s):	30 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	up to \$21,240,000	Total project cost:	\$22,176,578

This project is currently in the Impact Assessment step and there may be changes as it progresses through the ORCA process. We recommend to Housing Stability Council the reservation of an up to amount that is the lesser of the maximum allowable subsidy or 125% of the project subsidy request, which would be \$21,840,000 in LIFT Rental resources for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

PROJECT DETAILS	
Project Description:	Brynhill Apartments is a new construction project in North Plains, Oregon that consists of 60 affordable units for households at 30% and 60% AMI. The project includes indoor and outdoor community gathering spaces, an onsite playground, and gardening space.



Brynhill Apartments – Housing Stability Council

Anticipated closing date:	February 2025
Focus Population(s):	The primary focus for Brynhill Apartments is Hispanic households with incomes at 30% and 60% AMI
ERJ Strategy:	<p>Outreach and leasing materials will be translated into Spanish with the ability to translate into additional languages as needed. Green Light Development commits to culturally responsive, low-barrier screening criteria to help applicants with non-traditional backgrounds secure housing. This includes multilingual housing application materials, financial education workshops, and legal assistance. Staff training will focus on mitigating implicit bias, ensuring fair and transparent tenant screening.</p> <p>Brynhill Apartments is partnering with Centro Cultural to provide culturally specific resident services detailed in the next section.</p> <p>The project has partnered with NAMC and Rubitone Development Services as MWESB consultants on the project which anticipates meeting OHCS MWESB goals, having significantly exceeded them on a previous project with the same general contractor.</p>
Resident Services:	Green Light Development has entered into an MOU with Centro Cultural to provide resident services at the Brynhill Apartments with an on-site office in the community room. They will provide comprehensive services, such as financial and resource support, workforce training, youth development programs, and a food pantry. On-site community spaces will host GED classes, tutoring, workforce development, health and wellness activities, and cultural events. Centro collaborates with local partners like the Regional Food Bank of Washington County and the Latino Mental Health Campaign to provide additional support.
Location Preferences:	Brynhill Apartments is within close proximity to parks and a market (under .3 mile each). Additionally, the property is served by a Westlink, a free Tri-met shuttle, and a childcare facility is located within 500 feet of the project.
Alignment with Statewide Housing Plan:	<p>This project meets the statewide housing plan priorities of:</p> <ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing



Brynhill Apartments





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Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Grand Fir II		
City:	Salem	County:	Marion
State House District:	19	State Senate District:	10
Sponsor Name:	Equity Developers LLC		
Urban/Rural:	Urban	Total Units:	72
		Total Affordable Units:	72
# Rent Assisted Units:	0	Units by Size & Affordability:	6 1 BR at 60% AMI 33 2 BR at 60% AMI 33 3 BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$406,923	Construction Type:	New Construction
Affordability Term:	30 Years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$25,110,000	Total project cost:	\$29,298,474

This project is currently in the Impact Assessment step and there may be changes as it progresses through the ORCA process. We recommend to Housing Stability Council the reservation of an up to amount that is the lesser of the maximum allowable subsidy or 125% of the project subsidy request, which would be \$25,830,000 in LIFT resources for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

PROJECT DETAILS	
Project Description:	Grand Fir II is a 72-unit development adjacent to the existing Grand Fir Apartments in Salem. The proposed design is a three-story garden-style walk-up apartment building with one-bedroom, two-bedroom, and three-bedroom units. All residential units will feature air conditioning, dishwashers, washers and dryers, energy-efficient lighting and low-flow fixtures.



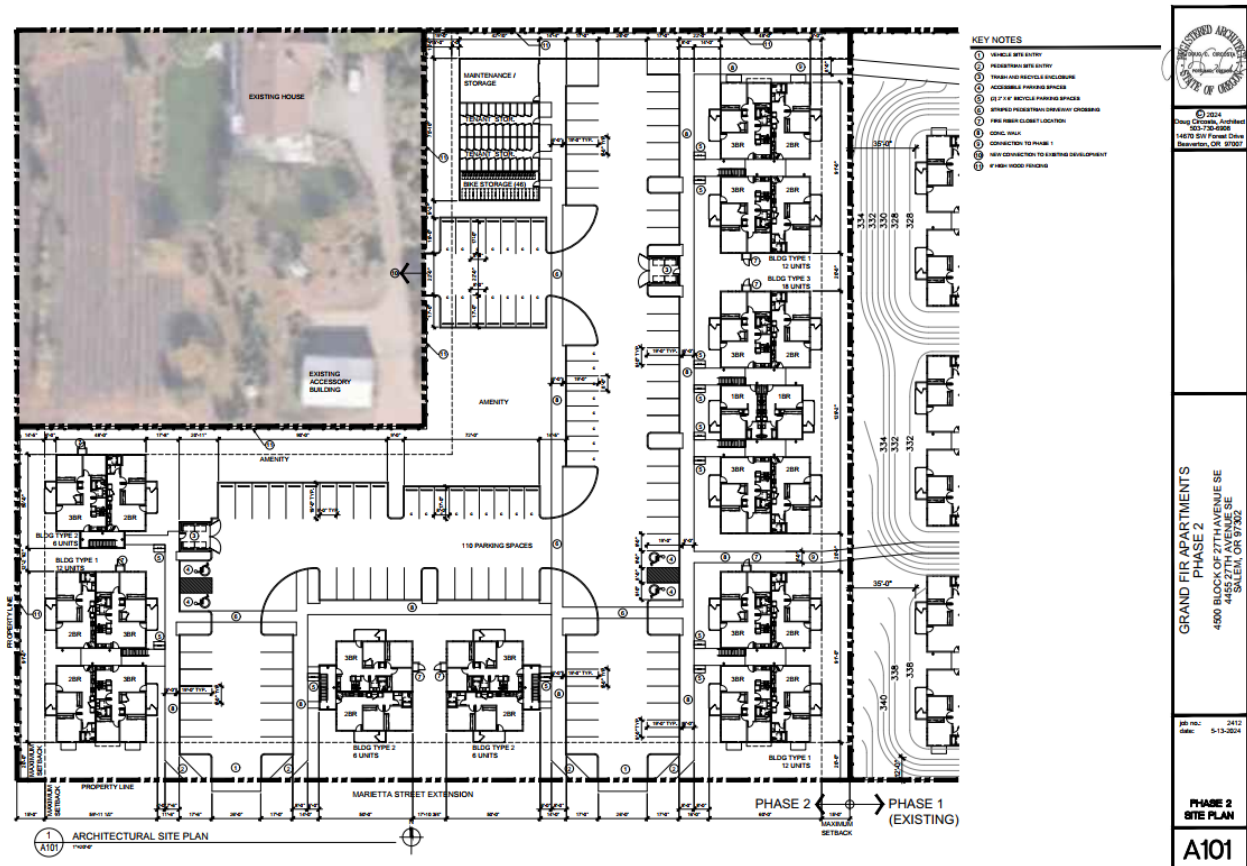
	<p>Planned community spaces include a playground, covered sports court, mini soccer pitch, and connection paths to a shared community room and additional outdoor amenities at the Grand Fir Apartments next door.</p> <p>This design intends to be solar and electric vehicle charging ready and achieve Earth Advantage Gold (or higher) efficiency standards to promote sustainability and environmental stewardship. The site plan also includes a maintenance workshop, tenant storage lockers, and bike storage.</p>
Anticipated closing date:	April 2025
Focus Population(s):	The primary focus for Grand Fir is refugee communities at 60% AMI.
ERJ Strategy:	<p>Equity Developers is committed to advancing racial equity in their affordable housing development. Their approach is to partner with local organizations, advocacy groups, and community members to identify and address disparities in housing access and outcomes for communities of color in Salem.</p> <p>Sponsor will partner with Salem For Refugees (SFR) to provide onsite resident services and/or referrals services, including assisting with translation as needed. When management identifies community-wide issues, they will hold large in-person events where to share information with tenants in the languages they speak.</p> <p>The sponsor anticipates the languages spoken will predominantly be English and Spanish and will provide marketing and leasing materials in these languages. Though a partnership with SFR, they will have a broader mix of languages that will need to be accommodated. As the need arises for other languages, they will work with translation companies and partners to translate materials. As the community becomes more diverse, it can be challenging to know what languages will be needed ahead of time, so translation services are offered in response to a demonstrated need or specific request.</p> <p>Through commitments made in the DEI Agreement, they seek partnerships with diverse community organizations and minority construction trade associations that serve underrepresented racial groups. The sponsor encourages their general contractors to exceed MWESB sub-contracting goals for every development.</p> <p>Equity Developers actively reach out to MWESB contracting firms, providing them with opportunities to participate in their developments. This helps foster economic growth within underrepresented communities in Salem. Sponsor commitment and history of meeting or exceeding MWESB sub-contractor goals</p>

	demonstrates dedication to inclusive development and belief in the value of diverse contributions to construction projects.
Resident Services:	<p>While not restricting the property to a preferred resident population, Grand Fir II has partnered with Salem For Refugees (SFR) to assist with housing placement for refugees, asylees, and asylum seekers from countries including Iraq, Iran, Afghanistan, Pakistan, Syria, Somalia, the Democratic Republic of Congo, the Central African Republic, Ivory Coast, Sudan, South Sudan, Ukraine, and Venezuela. In collaboration with SFR, this development will cater to the needs of individuals and families by offering services in reception and placement, integration, extended case management, legal assistance, health services, community integration, and direct assistance.</p> <p>Thoughtful design is essential for refugee communities' successful integration into a new environment. With guidance from SFR, the project has adopted a trauma-informed design approach, incorporating spacious units to accommodate large families. The housing features familiar, friendly amenities such as a covered play area, a small soccer pitch, playgrounds, and numerous green spaces, all promoting mental well-being and fostering a sense of community.</p> <p>Placement is a critical component of the refugee resettlement process, significantly impacting refugees' well-being and successful integration. Upon arrival, refugees face challenges like navigating a foreign legal system and securing necessities such as housing, healthcare, and employment. Grand Fir II, supported by SFR, will create a welcoming and supportive environment, offering newly arrived refugees a stable foundation for building a hopeful future.</p> <p>Through an MOU with Evergreen Community Partners, Evergreen will coordinate services. They will bridge the gap between ownership, property management, asset management, service partners, and local resources through on-site meetings, resident surveys, and proactive outreach.</p> <p>An MOU between the developer and SFR defines each party's roles and responsibilities, ensuring coordinated and accountable service delivery to tenants. SFR has resettled over 350 refugees since 2016, providing comprehensive services tailored to their needs. The developer is working with SFR to provide housing for the vulnerable refugee population at Grand Fir Apartments and seeks to continue this partnership in Grand Fir II.</p> <p>SFR will maintain a dedicated office to provide on-site support and services, enhancing accessibility for residents. The development will also leverage a network of local organizations, including healthcare providers, educational institutions, and legal aid services, to provide a comprehensive support system.</p>

Grand Fir II – Housing Stability Council

Location Preferences:	<p>The property is located in an area that meets 3 out of 5 categories in the OHCS Anti-Displacement Index. (Vulnerable People, Precarious Housing, and Housing Market Activity.) A local bus stop is located within .5 miles of the property, childcare is available at the nearby Morning Star Church .1 miles away, and Fairview Wetlands Scenic Trail is located .4 miles away with additional city parks within 2 miles. The nearest full-service grocery store is located within 2 miles, with an additional commerce center within .5 miles.</p>
Alignment with Statewide Housing Plan:	<p>This project meets the statewide housing plan priorities of:</p> <ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing

Grand Fir II Apartments





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Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Prairie Avenue Apartments		
City:	Corvallis	County:	Benton
State House District:	16	State Senate District:	8
Sponsor Name:	Wishcamper Development Partners		
Urban/Rural:	Urban	Total Units:	160
		Total Affordable Units:	160
# Rent Assisted Units:	0	Units by Size & Affordability:	40 1 BR at 60% AMI 80 2 BR at 60% AMI 40 3 BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$370,929	Construction Type:	New Construction
Affordability Term:	20 Years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$42,000,000	Total project cost:	\$59,348,559

This project is currently in the Impact Assessment step and there may be changes as it progresses through the ORCA process. We recommend to Housing Stability Council the reservation of an up to amount that is the lesser of the maximum allowable subsidy or 125% of the project subsidy request, which would be \$52,500,000 in LIFT resources for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

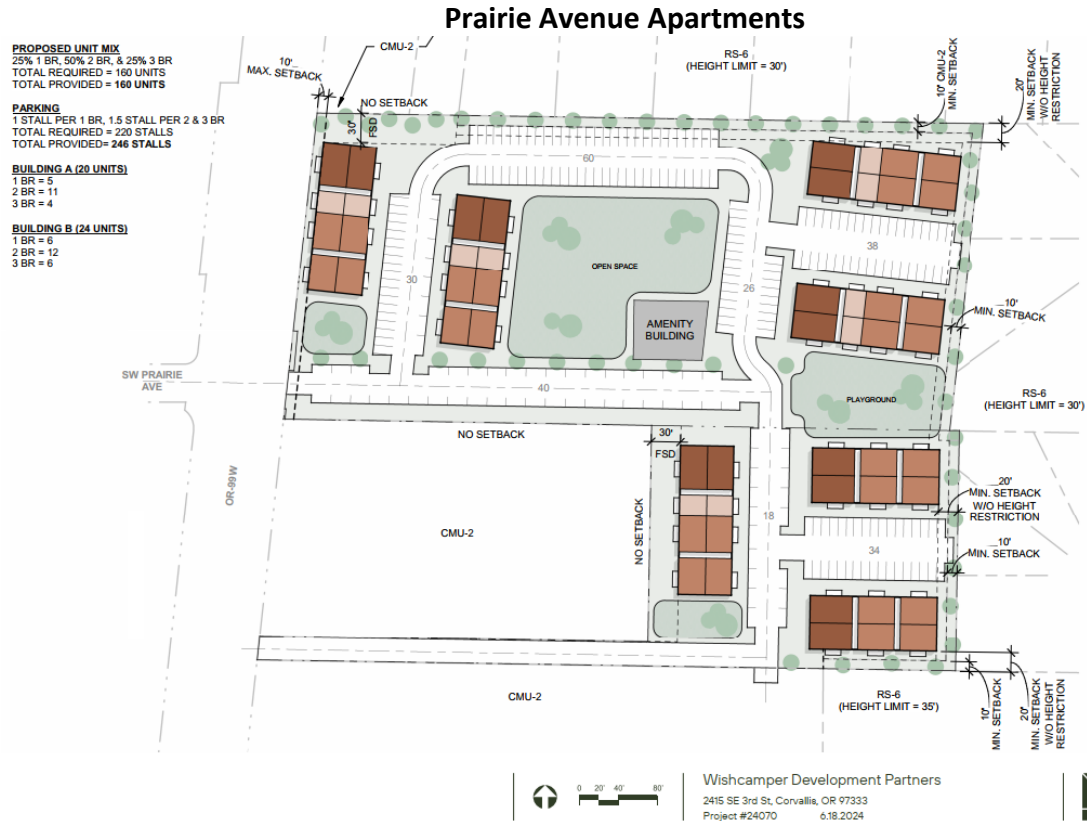
PROJECT DETAILS	
Project Description:	Prairie Avenue Apartments will be comprised of 1-bedroom, 2-bedroom, and 3-bedroom units within 3-story walk-up buildings. A 3,500 SF+ multifunctional community building, as well as ample outdoor space, provide spaces for residents to informally connect with neighbors or gather for formal events. Central outdoor amenities include a large playground, picnic & pavilion area(s), community gardens, fenced pet area(s), and an adjacent bus stop. Central in-unit or per-building



	amenities include washer / dryer hookups, secure ground-level bike storage, balcony or patio, energy-star appliances and low-flow water fixtures, and heating & cooling. Central indoor amenities include private offices for meetings and leasing activity, community center with central full kitchen, fitness center, high speed WIFI, and central laundry room.
Anticipated closing date:	September 2025
Focus Population(s):	The primary focus for Prairie Avenue is Hispanic and work force families at 60% AMI.
ERJ Strategy:	<p>All Wishcamper projects have an Equity Plan that informs key elements of racial equity across development, lease-up, screening, management, resident services, and reporting.</p> <p>The project addresses the needs of the community being served by undertaking the following non-typical engagements with engaged MOU's:</p> <ol style="list-style-type: none"> 1. Inclusion of a Cultural Design Consultant incorporates Hispanic influence, ideas, and feedback in the design process, at regular intervals, from conception to completion. 2. The addition of a Cultural Consultant to Resident Services will engage in outreach in advance of lease-up to ensure resident services reflect the needs and desires of tenants of color. 3. The enlistment of a Cultural Networking Consultant provides the primarily white development team with the opportunity to achieve greater trust and deeper engagement with local culturally specific organizations. 4. Inclusion of an Outreach Consultant will ensure the local Hispanic population has advance notice of the housing opportunity, as well as the opportunity to receive assistance in making an application. 5. The addition of Cornerstone Community Housing as resident services provider will result in robust services. <p>For this project, the primary languages spoken by the priority population (Hispanic), as well as other predominate ethnic groups, are Spanish, Vietnamese, English, and Chinese. All resident-facing documents are available in multiple languages. The management agent for the project, Guardian Real Estate Services, has all leasing forms available in 12 different languages and has software that can readily translate if additional ones are needed. In addition, within Oregon there are many translation services available that are over the phone or virtual.</p>

<p>Resident Services:</p>	<p>Sponsor has developed a proforma that creates a resident services reserve account that is aimed to cover resident services costs for 15 years, with 3% yearly escalation, with an intention of refilling that reserve at year 15 for an additional 15 years. This account covers \$363 per unit per year for resident services costs at year one, escalating over time. Service providers will have on-site dedicated office space within the community building and will be involved during the design phase of the property.</p> <p>Cornerstone Community Housing has been engaged to provide resident services for the property which include:</p> <ul style="list-style-type: none"> • Active Kids and Teens Programs • Homework Club • Parenting Classes and Support • Direct Food Assistance • Summer Lunch Program for Youth • Community Volunteer Coordination • Community Gardens • Navigation Assistance for Rent Assistance • Navigation Assistance for Social Security Benefits • Navigation Assistance for Health Services • Wellness Coaching <p>Cornerstone’s model of encouraging resident feedback to drive programming and focus on collaborating with culturally specific service agencies are key to providing services that are culturally adaptive to both the specific needs of the target population as well as any population that may reside at the project.</p>
<p>Location Preferences:</p>	<p>Identified project site is well-situated within Corvallis and has a biking score of 89. It is located within .5 miles of several city parks. A multicultural market is within .15 miles, while the nearest full-service grocery store is 1.3 miles away. The nearest public transit pickup location is .41 miles from the project site, which is a major transit hub of busses that run daily. One of these lines is free to use to reach the downtown central transit center that has wide access to other parts of the city. The nearby Middle school and High school are both rated, while the two nearby Elementary schools scored a 5 and 8 respectively.</p> <p>The property has a walk score of 64 out of 100.</p>
<p>Alignment with Statewide Housing Plan:</p>	<p>This project meets the statewide housing plan priorities of:</p> <ul style="list-style-type: none"> • Equity and Racial Justice • Affordable Rental Housing

Prairie Avenue Apartments – Housing Stability Council





Date: September 6, 2024

To: Housing Stability Council Members
Andrea Bell, Executive Director

From: Liz Weber, Interim Director, Housing Stabilization Division
Jill Smith, Assistant Director, Energy Services Section
Dan Elliott, Senior Program and Policy Analyst

Re: Energy Omnibus(HB 3409) and Energy “One-Stop Shop”(HB 3630)

Purpose: Briefing to update the Housing Stability Council regarding OHCS role and obligations regarding HB 3409(2023) and HB 3630(2023).

No decision to be made.

With Oregon families struggling to pay their energy bills and future climate extremes an unfortunate inevitability, these two laws will leverage hundreds of millions of dollars improve the lives and livelihoods of Oregonians across the state.

The passage of both bills in 2023 is vital to harnessing and translating unprecedented federal investments into meaningful near-term benefits for Oregon families, workers, and local economies.

The collaborations between state agencies and the provisions in HB 3409 and HB 3630 will connect people and communities that OHCS is serving. They will make the unprecedented investments in the Inflation Reduction Act for energy efficiency and resilience programs more accessible, by reducing energy costs, and promoting sustainable living practices essential to stabilizing affordable housing in the coming century.

This alignment with OHCS’s mission ensures that the communities we serve benefit from improved living conditions and environmental sustainability.

Overview of OHCS Involvement

House Bill 3409

Purpose: [HB 3409](#) aims to reduce greenhouse gas emissions and promote sustainable practices across Oregon.

OHCS Involvement:



- **Cooling Resource Website:** OHCS is responsible for adding technical fixes to its Cooling Resource website, which provides information on cooling resources available to residents. This helps communities access vital information to stay safe during extreme heat events.
- **Oregon Climate Action Commission:** OHCS is now included in the Oregon Climate Action Commission, overseeing the state's climate action strategies and policies. This ensures that housing policies align with broader climate goals, benefiting communities through sustainable practices.
- **Energy Efficiency Programs:** OHCS collaborates with ODOE to reduce barriers to home energy efficiency and resilience. This partnership will lower energy costs and improve living conditions for residents, while help make new programs accessible to underserved communities.

Collaboration with Oregon Department of Energy (ODOE):

- OHCS and ODOE work together to reduce barriers to home energy efficiency and resilience.
- ODOE reports on the rate of heat pump technology adoption, with OHCS assisting in facilitating greenhouse gas emission reductions. This promotes the use of efficient technologies in homes, improving comfort and reducing environmental impact.

Other Agencies Involved:

- The Department of Consumer and Business Services (DCBS) also plays a role in facilitating greenhouse gas emission reductions under HB 3409, ensuring a coordinated approach across agencies.

House Bill 3630(One-Stop-Shop)

Purpose: [HB 3630](#) aims to enhance energy resilience and support environmental justice communities through various energy-related programs.

OHCS Involvement:

- **Whole-Home Energy Savings Program:** In consultation with OHCS, ODOE is directed to establish a whole-home energy savings program, serving as a “one-stop shop” for energy efficiency incentives and resources. This simplifies access to energy-saving measures for residents, particularly in underserved communities.
- **High-Efficiency Electric Home Rebate Program:** OHCS will work with ODOE to implement a rebate program for high-efficiency electric home upgrades. This makes energy-efficient upgrades more affordable for residents, improving home comfort and reducing energy bills.
- **Coordination and Data Exchange:** OHCS will coordinate with ODOE to ensure effective information and data exchanges related to energy efficiency programs.



This exchange of data enhances the efficiency and reach of all of OHCS energy programs matching the [Justice 40 initiative](#) to the communities OHCS is striving to serve, especially rural areas.

Collaboration with ODOE:

- ODOE, in consultation with OHCS, will establish a whole-home energy savings program and a high-efficiency electric home rebate program. This will work with existing energy programs as well as new Inflation Reduction Act monies beginning in June 2025. This will allow OHCS and its partners to leverage the hundreds of millions of dollars Oregon has become recipient of for energy and climate efforts.
- ODOE will create a single resource that provides to interested persons information, technical assistance and assistance in identifying contractors and financing options, related to available energy efficiency incentives and programs. This will help consumers and providers package and stack funding to maximize the efficiency of homes and buildings.
- OHCS and ODOE will work closely regarding Justice 40 objectives for the programs. This aligns with OHCS mission in serving underserved communities.

Funding and Impact

- **Investment:** By investing nearly \$100 million total for HB 3409 and HB 3630, these two law packages enable the state to leverage 10 times that—\$1 billion—in federal funding to improve the lives and livelihoods of Oregonians.
- This investment is expected to leverage significant affordable housing under Justice 40 to improve the lives and livelihoods of Oregonians.

Next Steps:

- Update Council on these efforts in Spring of 2025.