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CITY OF  
**PORTLAND, OREGON**  
PORTLAND HOUSING BUREAU

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## Press Release

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### **NOFA 2014**

#### **Portland Housing Bureau NOFA Notification**

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The Portland Housing Bureau is pleased to announce the awardees of City funds to develop affordable rental housing.

In May 2014, the Portland Housing Bureau (PHB) issued the 2014 Notice of Funding Availability (NOFA) On June 23, 2014, PHB received 14 proposals requesting \$42.8 million in financial assistance. PHB Director Traci Manning expressed: "It was a challenging process. We received excellent proposals to provide quality affordable housing at a time when rents in Portland are increasing rapidly. Unfortunately with limited resources we were forced to select only a few".

The proposals were evaluated by City staff and external evaluators on a variety of factors including cost, leverage, equity, housing vulnerable populations, and minority-owned, women-owned and emerging small business contracting. For the first time the NOFA included a limit on the development cost based on unit size. All of the awardees met the maximum cost thresholds established in the NOFA.

"I am pleased to announce the award of the funds for these great projects which will provide much needed affordable housing for foster children, seniors, domestic violence victims, individuals who experience a mental illness, and families at risk of displacement," stated Commissioner Saltzman.

As a result of the process, the following projects have been notified of funding awards:

#### **Generations**

##### **NAYA and Guardian**

**\$600,000**

Native American Youth and Family Center proposes to build 40 units of culturally specific, permanent supportive housing with 30 units for seniors and 10 units for families with children. Priority for family units will be given to households that commit to adopting two or more children. The project is intended to foster inter-generational support for adoptive and fostering families and is expected to focus on Native American households.

In addition to smaller senior apartments, the project includes six 4-bedroom, four 3-bedroom and sixteen 2-bedroom units.

The 41,000 SF, \$11 million project is located in the Lents Urban Renewal Area not far from Lents Park, and includes 1,200 square feet of community space including a leasing office and resident services space. NAYA is the sponsor and will be a co-general partner along with Guardian Real Estate Services. Carleton Hart will be the architect with LMC Construction as the general contractor.

### **St. Francis Park**

#### **Catholic Charities and Home Forward**

**\$6.5 million**

St. Francis Park is a collaborative effort by Catholic Charities, St. Francis of Assisi Catholic Church and Home Forward to develop the open space adjacent to the St. Francis of Assisi Church. The \$20 million, 80,000 SF, 102- unit project that will be operated by Caritas, an affiliate of Catholic Charities includes 73 studios, 28 one-bedrooms, a two-bedroom apartment and 33 structured parking spaces. The project is located in the Central Eastside Urban Renewal Area.

Ten units will be restricted to households earning 30% or less of Portland's median family income (\$14,300 for a single person) and prioritized for homeless women in the Catholic Charities Housing Transition Program. The remaining units (91) will be limited to households earning up to 60% MFI (\$29,160 for one person or \$41,640 for a family of four). Ten units will be targeted to homeless women using tenant-based rental assistance and five programmed for Catholic Charities' UNICA Project which supports women with children who have experienced domestic violence. The final unit is a manager's unit.

In addition to PHB-administered local and federal dollars, funding includes \$7.1 million in 4% Low Income Housing Tax Credit (LIHTC) equity, a \$2.1 million permanent loan, the land purchase loan through the Church, and \$1.1 million cash equity provided by Home Forward.

The proposed development team also includes MWA Architects, O'Neill Walsh Community Builders, and Cascade Management.

### **1st and Arthur**

#### **Central City Concern with Gerding Edlen Development**

**\$2.7 million**

Central City Concern (CCC) proposes to construct a 39-unit, 30,000 SF project on a vacant parcel at 110 SW Arthur St. located just south of the downtown core. CCC will work with development consultant Gerding Edlen Development (GED) during the development phase. Funding for the \$7.8 million project includes 4% LIHTC equity, bond financing and a grant of \$1.5 million from the Oregon Health Authority Addictions and Mental Health Division (AMH). The AMH grant is intended to help construct units for individuals with a diagnosed mental illness who are able to live independently with supportive services.

The project includes studio and 1-bedroom apartments. Four units will have rents restricted to households earning no more than 30% median family income and the remainder will be restricted to households earning no more than 60% median family income. Eight units will be reserved for households with a diagnosed mental disability.

CCC will provide the required mental health programs and services to residents using existing service delivery programs. CCC will work directly with AMH to provide referrals to the 8 units from participants in its programs. Support services for residents in the AMH units are not expected to occur on site.

The remaining 31 units will be available to households at 60% median family income and give priority to individuals who have achieved employment through the CCC Employment Access Center, a one-stop employment resource center with multiple resources for job seekers. There will be a CCC part-time resident services coordinator paid through rental income.

The project includes surface parking for 10 cars and a community room with a kitchen.

## **Allen Fremont**

### **REACH Community Development**

**\$1.76 million**

The Allen Fremont is an existing 47,000 SF apartment complex with 64 units of affordable senior housing (55+) that serves a predominately African American tenant population. The NE Portland property is a secured-access, three-story building with an elevator, substantial community and common areas, a landscaped courtyard and on-site surface parking. Although well maintained, many systems are nearing the end of their useful lives and the current owner, General Baptist Convention (GBC), has been struggling to sustain operations while keeping rents low.

GBC has operated this affordable housing for 15 years. The project was originally financed in 1997 with a loan from Network for Oregon Affordable Housing (NOAH), LIHTC equity and a \$400,000 HOME loan from PHB. As part of its participation in the project, NOAH is offering an initial low interest bridge loan. To further assist with affordability, the GBC and REACH have negotiated a purchase price that is 30% less than the recently determined appraised value.

Funding this \$4 million acquisition project will allow for the preservation of the affordable rents for the existing low and very low income seniors, an extension of the affordability period, and about \$500,000 in renovations.

## **NE Neighborhood Reinvestment**

**PCRI**

**\$1.5 million**

PCRI will use the awarded funds to develop several vacant parcels it owns mostly in and around North and Northeast Portland. Each lot will be developed with up to six units. Most of the units will be three bedrooms. All units will be rented to households at or below 60% median family income. In addition, PCRI may provide small units to individuals who are homeless or at risk of homelessness. PCRI hopes to provide pathways for displaced NE Portland residents to return to or remain in their NE neighborhoods. In addition, PCRI will work with the Cascade AIDS Project (CAP) to place some of the people that organization serves in the units.

PCRI is the sponsor/developer/owner, with the Housing Development Center as development consultant, eMZed Architecture as architect. Colas Construction is the proposed general contractor.