



Date: May 4, 2023

To: Housing Stability Council
Andrea Bell, Executive Director

From: Talia Kahn-Kravis, Operations & Policy Analyst
Kim Freeman, Assistant Director of Homeownership Programs
Keeble Giscombe, Director of Homeownership

RE: Homeownership Development Funding Recommendations

Motion: Approve the Homeownership Development funding recommendations for Pre-Development and Capacity Building, Development Subsidies, and LIFT and LIFT Supplemental Grant applications.

Summary

The Homeownership Division released a multi-award opportunity notice of funding availability (NOFA) with an offering of \$32.4M in Article XIQ Bonds for LIFT Homeownership and \$32,643,503 in general funds. General funds were divided into four categories under the umbrella of the Homeownership Development Incubator Program (HDIP). This memo outlines OHCS' funding recommendations for Pre-Development & Capacity Building Grants, Development Subsidies, LIFT and LIFT Supplemental Grants.

Background

Housing Stability Council approved the Homeownership Development Incubator Program (HDIP) framework in September 2022. The Homeownership Development Notice of Funding Availability (NOFA), which included HDIP and LIFT Homeownership funds, was released on December 15, 2022. Applicants could submit up to three total applications to the NOFA with responses due March 3 for non-tribal applicants, and March 17 for tribal applicants. OHCS received 53 applications with cumulative requests of approximately \$95 million for 493 units. Funding requests are summarized in the table below.

Program staff reviewed all applications to ensure that they were complete and met minimum qualifications. Next, a scoring committee, or in the case of LIFT and Development Subsidies, multiple scoring committees, reviewed and scored the applications against a scoring rubric that was included in the NOFA. Once all applications were scored, the review committees regrouped to agree on final scores. Applications were then ranked according to score and set-aside category (if applicable), and the committees and program staff agreed upon a fund allocation strategy.



The rest of the memo details the goals and funding recommendations for Pre-Development & Capacity Building Grants, Development Subsidies, and LIFT and LIFT Supplemental Grants. We will return to Council in June with recommendations for Homeownership Grants for Federally Recognized Tribes.

Application Requests by Funding Category

Funding Category	# of Applications	# proposed units	Total Request Amount	Total Amount Available	% Subscribed
LIFT	16	387	\$ 40,099,209	\$ 32,400,000	124%
LIFT Supplemental Grants	14	N/A	\$ 31,599,044	\$ 12,814,802	247%
Development Subsidies	9	79	\$ 14,231,000	\$ 13,328,701	107%
Pre-development & Capacity Building Grants	23	N/A	\$ 3,256,738	\$ 1,500,000	217%
Tribal Set-Aside Grants	5	27	\$ 6,200,032	\$ 5,000,000	124%
Totals*	53	493	\$ 95,386,022	\$ 65,043,503	147%

*The total number of applications doesn't include LIFT Supplement since those are packaged with LIFT applications.

Pre-development and Capacity Building Grants (PDCB)

Amount Available	Number of Applications Received	Total \$ Amount of Requests	Applications Recommended for Approval
\$1,500,000	23	\$3,256,738	14 totaling \$1,500,000

The PDCB grants are meant to support small and emerging developers to prepare to get a development project off the ground and apply for future OHCS homeownership development project funding. The grants are also meant to support projects seeking to better meet the needs of and outreach to the communities they plan to serve, particularly communities of color. Eligible organizations could request up to \$150,000 in funding, and OHCS prioritized funding organizations that:

- Are culturally specific, have expertise in their community, and are new to homeownership development.
- Have homeownership development experience but demonstrate that this support will enable them to increase the number of homes built per year.
- Have a commitment or strong track record of serving people with a disability, or rural, BIPOC, or Tribal communities.

Applications were scored based on three high-level categories: organizational capacity, soundness of approach, and expected impact. Nearly all the applicants requested the maximum amount of funds. The



review committee decided to award the two top scoring applicants the full \$150,000 and the next top-scoring applicants \$100,000 each. Out of the fourteen selected applicants:

- 10 qualify as a small organization (fewer than 10 paid staff)
- 9 operate in a rural area
- 9 self-attest that their organization qualifies as a Culturally Specific Organization or Culturally Responsive Organization
- 7 only applied for PDCB funds (the other 7 also applied for development project funding)

The end of this memo includes a description of recommended projects and their proposed funding allocations.

Development Subsidies

Amount Available	Number of Applications Received	Total \$ Amount of Requests	Applications Recommended for Approval
\$13,328,701	9	\$14,231,000	8 totaling \$12,631,000

Development Subsidies are for non-LIFT qualifying projects to fund new construction of affordable homeownership housing units for homebuyers 120% AMI or lower. The Development Subsidies are structured as grants for nonprofits. There is a 15-year affordability requirement and the applicant must determine how they will administer and enforce this affordability period. Applicants could request a subsidy up to the lesser of: 90% of the total subsidy amount as shown in the Pro Forma as the difference between the construction cost and subsidized sale price of the home OR \$200,000 per homeownership unit.

This funding category had specific geographic set-asides and priorities:

- Geographic set-asides of 50% for rural communities, 25% for mid-sized urban communities, and 25% for urban communities and a 15% overall set aside for culturally specific or tribal-led applicants.
- Within the scoring rubric, applicants received additional points if:
 - They qualify as a culturally responsive or culturally specific organization
 - The project has homes affordable to homebuyers with incomes 80% AMI and below
 - The majority of the homes in the project have 3 or more bedrooms

After passing preliminary threshold review, applications were scored by narrative reviewers, financial reviewers, and site checklist reviewers. The narrative included several sections including: Project narrative, strategy and design; Demonstration of capacity of the development team, Financial feasibility, and sustainability; Service to communities of color; and Strategy to meet or exceed Minority, Women Owned, Emerging Small Business and Service-Disabled Veteran Business Enterprises (MWESB SDVBE) contracting goals.





One project did not meet the preliminary criteria. Since all other applications passed threshold review and reached minimum scoring criteria, we recommend funding all eight projects for a total of \$12,631,000 and 71 units. Out of the proposed allocation of funds, 15% is slated for rural projects, and the other 85% will go to urban projects. Two of the selected applicants are culturally specific organizations and three others self-attest that their organization is culturally responsive. The end of this memo includes a table of allocations by project and project descriptions.

Additionally, there is \$697,701 unallocated within this category. We recommend reallocating that to the LIFT Supplemental Grant category, which is vastly oversubscribed.

LIFT & LIFT Supplemental Grants

Funding Source	Amount Available	Number of Applications Received	Total Requests	Applications Recommended for Approval
LIFT Homeownership	\$32,400,000	16	\$40,099,209	12 totaling \$32,316,919
LIFT Supplemental Grants	\$13,512,503 ¹	14	\$31,599,044	10 totaling \$13,512,503

LIFT Homeownership, funded by Article XIQ bonds, requires the state to have an ownership or operational interest in any real property developed. For homeownership opportunities, this means structuring developments as community land trusts, condominiums, or other shared-equity models. LIFT loans are based on the appraised value of the land, up to \$200,000 per unit. Homes must remain affordable to households with incomes at or below 80% AMI for 20 years, at which point the borrower can repay the loan or renew the affordability period and have the loan forgiven at the end of that term.

LIFT Homeownership applicants could also apply for Supplemental LIFT funding. These funds are meant to ensure that LIFT funds can be leveraged to support homeownership development in rural areas and foster greater density in urban areas. LIFT-qualifying projects will be awarded up to the full amount of subsidy that they are eligible for under LIFT first. The supplemental funds will be awarded as a grant that aligns with LIFT terms. Combined, LIFT and the supplemental funds will cover up to 90% of the difference between the total project cost per home less the subsidized sales price and cannot exceed \$200,000 per home.

The NOFA included geographic set-asides of 50% for rural communities, 25% for mid-sized urban communities, and 25% for urban communities, and a 15% overall set aside for culturally specific or tribal-led applicants.

Similar to the Development Subsidy review process, after passing preliminary threshold review, narrative reviewers, financial reviewers, and site checklist reviewers scored each application. Narratives included several sections including: Project narrative, strategy and design; Demonstration of capacity of

¹ This includes the reallocation of \$697,701 from unallocated Development Subsidy funds.





the development team, Financial feasibility, and sustainability; Service to communities of color; and Strategy to meet or exceed Minority, Women Owned, Emerging Small Business and Service-Disabled Veteran Business Enterprises (MWESB SDVBE) contracting goals.

All applicants met threshold review requirements, and program staff considered multiple funding allocation strategies. The projects were grouped by geographic set aside and ordered by score. Our goal was to adhere to the set-asides while also leveraging as much LIFT resources as possible. We recommend awarding all selected projects their full LIFT ask and then 85% of their remaining total request through LIFT Supplemental grant funds, with some exceptions (discussed below). The two selected projects that did not request LIFT supplemental grants funds (Simpson & Countryman Estates 2) are recommended to receive 100% of their ask. We believe this approach makes sense for the following reasons:

Maximization of LIFT resources and projects funded. Through the proposed allocations, we are able to utilize nearly all of the allotted Article XIQ Bond funds for the first time in LIFT HO's short history to fund 12 projects that will build a total of **280 units**. Additionally, we will fund all six projects in the rural set-aside category, a geographic area that we've faced challenges reaching through LIFT in the past. This approach highlights the value of leveraging LIFT Supplemental funds along with LIFT funds and allows us to acknowledge and support more partners that have built up their expertise and business models to specifically make LIFT work.

Partners are receiving more resources than ever before and indicated that they are willing to accept less than requested. During our partner engagement sessions prior to releasing the NOFA, several partners requested the option to receive partial funding rather than no funding at all. In response to this request, we asked each applicant if they would be willing to accept a partial award if that's all OHCS could offer, and if yes, how might they revise the project and project budget? All of the funded applicants indicated that they are willing to accept less funding than requested.

There is risk that partners may be unable to come up with additional funds and/or may propose building fewer homes as a result of reduced funding (which would result in returned funds). However, in addition to the LIFT Supplemental funds, OHCS is offering deeper subsidy in Homeownership projects than ever before in various ways:

- The per unit LIFT cap was increased from \$115,000 to \$200,000.
- The developer's fee cap was increased from 7% to 10%
- In addition to hard and soft contingencies, applicants were prompted to enter an up to 10% escalation.

While we don't want to jeopardize the financial health of any project, we know that our partners are resourceful and likely have other sources (internal reserves, additional funders, flexible lines of credit, etc) that they can turn to in order to fill budget gaps.





Mitigating Risks. Upon receiving a funding reservation letter, applicants have 15 days to notify OHCS if they choose to accept the funds. The reservation letter comes with a list of underwriting requirements. Among those requirements, applicants will be required to resubmit a balanced budget prior to underwriting. OHCS will also host an initial kick-off call with each individual applicant, during which we will review the updated budget and discuss risk mitigation strategies for the project.

LIFT homes must be completed within a 36-month period. During that time, specific touch points include quarterly progress reports and a milestone of beginning construction within a year of receiving a reservation of funds. Each project is assigned an underwriter who will support and communicate with applicants on an ongoing and as needed basis.

Recommended Exceptions to the Allocation Strategy

- Woodhaven Projects: Woodhaven Community Housing LLC submitted three applications totaling \$10,185,000 in LIFT funds and \$9,833,987 in LIFT Supplemental grants. The applications scored highly, and, given the allocation strategy, we recommend funding all three. However, in order to distribute LIFT Supplemental grant resources more equitably among a diversity of partners, we recommend funding their requests at 80% of their total asks. At this level, Woodhaven would be receiving 43% of the total LIFT Supplemental funds (rather than 51% if they were funded at 85% of their total request).
- McKenzie River CLT is a newly created and community-led CLT in a wildfire recovery area that is contracting with DevNW for support. They did not budget funds for escalation. The recommended allocation strategy leaves \$34,232 in remaining LIFT Supplemental grants funds. We recommend allocating this to McKenzie River CLT.

The end of this memo includes table of recommended allocations by project and a descriptions of each project.





Pre-Development & Capacity Building Grant Recommendations & Project Descriptions

Applicant	Project Description	Proposed Allocation
Alberta Arts House; Portland	Alberta Live - Abbey Lot is a proposed project focused on creating affordable home ownership for African Americans in Oregon by building 8 townhomes in NE Portland. The project is part of the established Self Enhancement Inc (SEI) and Community Development Partner's (CPD) which aims to celebrate and strengthen Portland's historically black N/NE neighborhoods. With the funds they will consult with an experienced developer, explore public opinion and community priorities for this and other projects, learn about existing legal frameworks for affordable homeownership development and communication with potential buyers.	\$100,000
Big River Community Land Trust; White Salmon	Big River CLT plans to hire an Executive Director at a salary of \$75,000/year to assist in expanding and strengthen its affordable housing development program. They plan to build affordable housing to address the local needs of lower income families, particularly communities of color.	\$100,000
Columbia Cascade Housing Corp; The Dalles	This funding will help finalize CCHC's plan of creating a shared equity program operated by CCHC using their 501C status. The CLT will provide homeownership opportunities for low and moderate-income families. The project also includes covering initial development costs for the first homes	\$100,000
Columbia Habitat for Humanity; Scappoose	Columbia Habitat purchased land in Scappoose large enough for 10 homes. This funding will be used to cover professional services for engineering/design expenses, surveying/lot division, and system development fees, as well as for a half-time construction manager to help implement the project.	\$100,000
Grants Pass Habitat for Humanity;	Grants Pass HfH is seeking to build 3 homes. The funds will allow them to hire a construction manager and architect to complete the project. This funding will give them time to implement the rest of their strategic plan which involves opening a Restore to generate more income for the organization.	\$100,000
Habitat for Humanity La Pine	La Pine Putney Place Project plans to build six more homes to add to their 19-unit townhome development in La Pine, OR. The funds will pay for an Associate Construction Manager for one year to assist in completing production on these homes, and also increase their outreach to outlying rural areas.	\$100,000
Kor Community Land Trust; Bend	Kor will use the funds to cover pre-development costs for one rural project in Central Oregon. Kor & Housing Works have two parcels of land they are seeking to develop on. This project will set them up to develop one of the parcels so they are able to apply for LIFT next year and build 30 homes.	\$100,000





North Willamette Valley Habitat for Humanity; Mt Angel	NWV Habitat for Humanity will use these funds to assist in covering the first 2 years of salary for a Homeowner Services Manager. This bi-lingual position will facilitate financial education, expand existing targeted outreach, coordinate linguistically appropriate family mentors, review applications, facilitate family selection committee meetings, and hold a QLO certification for the organization. The position is crucial at a time when NWV Habitat is moving from building 1 home a year to 3-5 homes a year.	\$100,000
Proud Ground; Portland	Proud Ground seeks to use the funds to support the hiring of an experienced Homeownership Real Estate Development professional to lead pre-development work needed to develop new affordable housing units.	\$150,000
Sammy's Place; Nehalem	Sammy's Place seeks to hire a consultant to begin creating opportunities for affordable housing with the principles of Universal Design for people with I/DD to live independently in community. SP has a 3-acre lot in Nehalem, OR and plans to build upward of 10 affordable housing units that will be available for purchase for people with I/DD and other low-income residents.	\$100,000
Umpqua Habitat for Humanity; Roseburg	Umpqua HfH is requesting funds for pre-development work and 2 staff positions to triple the number of homes they build per year. The Construction and Repair Volunteer Coordinator recruit and manage multiple crews of volunteers, and engage community members in the planning and outreach for homeownership development projects, ensuring local support and input are received from the beginning of this project. The Homeowner and Construction Administrative Assistant will free up the Executive Director capacity to better focus on sustainability and capacity building for the organization. Some of the funds will also go to the master plan and engineering design for one home.	\$100,000
Wallowa Resources; Enterprise	Wallowa Resources has a 21-acre development site under contract in Joseph, OR, and is seeking funding to build the organizational capacity needed to develop this site into workforce housing. This site will be divided into three or four phases and constructed over three to six years. The first phase will be homeownership, resulting in the construction of 10 to 20 workforce homes for purchase for households earning between 60% and 120% AMI.	\$100,000
West Tuality Habitat for Humanity; Forest Grove	West Tuality Habitat seeks to hire a construction manager to increase capacity of their team so they can continue to build out affordable housing properties faster.	\$150,000
Williams & Russell CDC; Portland	The W&R Homeownership Project reclaims land taken from the Black community and provides Black residents and those that were displaced due to gentrification the opportunity to own a home in a centrally-located and culturally significant neighborhood in the community. The grant of \$150,000 would provide the Williams & Russell CDC the capacity to begin pre-development and would cover three (3) months of predevelopment expenses, including a portion of Schematic Design.	\$100,000



Development Subsidy Project Recommendations

Development Subsidy Recommendations						
Organization	Project Name	Geography	Location	# units	Funding Request	Per unit subsidy
Bend-Redmond Habitat for Humanity	Logan	Urban	Bend	1	\$200,000	\$200,000
Corvallis Neighborhood Housing Services dba DevNW	Southtown II	Urban	Corvallis	13	\$2,600,000	\$200,000
Habitat for Humanity of La Pine Sunriver	Putney Place	Rural	La Pine	6	\$546,000	\$91,000
Habitat for Humanity of the Mid-Willamette Valley	SF detached home development	Rural	Silverton	6	\$1,200,000	\$200,000
Habitat for Humanity/Rogue Valley	Grandview Ave. Project	Urban	Medford	8	\$875,000	\$109,375
McMinnville Area Habitat for Humanity	Aspire Community Development	Urban	McMinnville	5	\$810,000	\$162,000
Portland Community Reinvestment Initiative	PCRI Pathway 1000, Homeownership Phase 2	Urban	Portland	12	\$2,400,000	\$200,000
Williams & Russell CDC	W&R CDC Homeownership Project	Urban	Portland	20	\$4,000,000	\$200,000
			<i>Totals</i>	<i>71</i>	<i>\$12,631,000</i>	

Development Subsidy Project Descriptions²

Aspire Community Development, McMinnville Area Habitat for Humanity: The Aspire Community Development project will create a total of five homes that will be affordable to low-income homebuyers between 40 and 65% AMI in McMinnville, where housing costs are beyond the reach of many households. Each home will be 1,300 square feet. The house plan is flexible, meaning that the home can cater to the buyer once buyers are selected. Additionally, the homes are adaptable and homebuyers with disabilities can be accommodated. Addressing specific community needs through intentional

² These descriptions are adapted from information provided in the applicants’ narrative responses.





engagement, the homes are designed to be basic, the size that meets the needs of the homebuyers, and durable.

Grandview Ave. Project, Habitat for Humanity/Rogue Valley: This project includes the development of one small neighborhood in which 8 new homes will be built using volunteer labor under the supervision of trained staff, and with selected homebuyers. Upon completion the homes will be sold to selected applicants with an affordable mortgage of which Habitat for Humanity/Rogue Valley (HFHRV) will hold the note, and service monthly. The project will consist of four zero-lot line units with two townhomes each. The small neighborhood will become a community in itself. Qualifying applicants must have an income level between 40 and 70% AMI, demonstrate the ability to make a monthly mortgage payment, must have a need for housing and must be willing to commit and complete a minimum of 500 hours of sweat equity on the project, including a rigorous homeowner education program. Wildfire survivors and veterans receive bonus scores when determining applicants with the greatest need.

Logan, Bend-Redmond Habitat for Humanity: The Logan project includes one single-family detached home. The land has already been purchased and made shovel-ready. The home will have three bedrooms, two bathrooms, and an open floor plan combining the living, dining, and kitchen areas. The home will be designed and built with energy efficiency as a priority so that the future homeowner will benefit from low utility costs and good indoor air quality. The home will be in a vibrant Bend neighborhood close to schools and services and will be eligible to a homebuyer earning up to 120% AMI. Bend-Redmond Habitat for Humanity will maintain the first right of repurchase and plan to acquire and sell any homes that come onto the market to a new, qualified Habitat homebuyer applicant household.

PCRI Pathway 1000 Homeownership Phase 2, Portland Community Reinvestment Initiative: PCRI aims to create 1000 units of housing over ten years including both homeownership and rental housing. Phase 2 is the next step in the proposed strategy of implementing the City of Portland's Interstate Corridor Housing Strategy, adopted in 2000 to address and prevent the projected displacement of long term and lower income residents by creating affordable housing opportunities like the ones that existed at the time. This project will be one of the first projects in the Portland Metro area to incorporate the Middle Housing Land Division (MHLDD) and cottage clusters for affordable housing development. This accomplishes the goal of increased density, yet allows the homeowners to maintain independent fee simple ownership, and will create site and building plans that can be easily replicated. The 12 homes will be 1200-1400 sq ft, 3-bedroom, 2 bathroom. In discussions with past homebuyers and city officials, PCRI learned that homeowners prefer fee simple ownership, off-street parking, and their own outdoor spaces, which the proposed site plans adequately provide.

Putney Place, Habitat for Humanity of La Pine Sunriver: Habitat for Humanity of La Pine Sunriver's Putney Place Neighborhood began in 2019 as 1.8 acres of dirt and trees, and has since developed into 13 completed townhomes. With OHCS support, the Putney Place Neighborhood will build and sell six new affordable townhomes, to grow the neighborhood to 19 homes by 2025. Homeowners in Putney Place





earn below 60% of the area median income (AMI), and many earn between 40 and 50% AMI. This project will target homebuyers with similar incomes.

SF detached home development, Habitat for Humanity of the Mid-Willamette Valley: This is a scattered site project with one new-construction home to be built on bare land in Stayton and five other homes in Salem. Of the five homes in Salem, four are new construction on bare land, and one home is an existing structure that will be fully rehabbed for homeownership. The homes will be affordable to households with incomes below 80% AMI. For this project, HfHMWV will conduct targeted outreach to underrepresented populations, especially to Spanish-speaking households.

Southtown II, Corvallis Neighborhood Housing Services dba DevNW: Southtown II is a proposed 54-unit subdivision of Community Land Trust (CLT) townhomes located in South Corvallis. The project is currently scheduled to break ground by Q1 2024 and the first phase of homes will be ready for occupancy 18-28 months after construction begins. The homes will be two-bedroom, two-bathroom home designs with flexibility for a third bedroom. The project will include four phases, with a mix of 41 Community Land Trust (CLT) homes for buyers under 80% AMI utilizing LIFT funding, and 13 non-CLT homes for buyers under 120% AMI utilizing HDIP Development Subsidies.

Williams & Russell CDC Homeownership Project, Williams & Russell CDC (W&R CDC): The Williams & Russell Project is a restorative justice project that addresses systemic injustices against Portland's Black community on land condemned by Prosper Portland and the City of Portland in the early 1970s under urban renewal for an expansion for Emanuel Hospital (now Legacy Health). In an effort to rectify this wrongdoing, Legacy Health will donate the land back to the Black community to realize four community priorities: 1) Support for Entrepreneurs, 2) Affordable Housing, 3) Homeownership, and 4) Education/Workforce Training. The W&R CDC is partnering with experienced development teams that are Black-led and well-connected to NE Portland.

The W&R Homeownership Project will include 20 townhome-style homes developed for and in partnership with Black homebuyers and be affordable to low and moderate-income earners at 60%-120% AMI. The W&R Homeownership Project does not intend for these homes to maintain permanent affordability but rather provide an opportunity for Black homeowners to obtain and grow generational wealth (an opportunity that was stripped away from them). By providing a pathway for a new community of homeowners, many of which with ties to the N/NE Portland, at a below market sales price, the project will allow these homebuyers to earn the benefit of full equity in their homes.





LIFT & LIFT Supplemental Funding Recommendations by Set-aside Category

	Total Available	Total Requested	Total Allocated	Total Remaining	Number of Units	Percentage of Allocated Funds by Set-Aside Category				Rejected Projects
						Urban	Mid-sized Urban	Rural	CSO/CRO	
LIFT Funds	\$32,400,000	\$40,099,209	\$32,316,919	\$83,081	280	67%	16%	17%	50%	4
Lift Supplemental	\$13,512,503	\$31,599,044	\$13,512,503	\$0		41%	13%	65%	42%	

Organization	Project Name	Location	# units	LIFT Request & Allocation	Supplemental Request	Proposed Supplemental Allocation	Proposed per Unit Subsidy	% of ask
Urban Set Aside								
Habitat for Humanity Portland Region	Capitol Hill	Portland	52	\$5,824,100	\$4,175,900	\$2,675,900	\$163,462	85%
Kor Community Land Trust	Simpson	Bend	40	\$7,360,000			\$184,000	100%
Proud Ground	Shortstack Milwaukie	Milwaukie	15	\$1,372,500	\$1,627,500	\$1,177,500	\$170,000	85%
West Tuality Habitat for Humanity	Countryman Estates 2	Forest Grove	5	\$1,000,000			\$200,000	100%
Woodhaven Community Housing LLC	Woodhaven Community Housing 2	Bend	49	\$6,125,000	\$3,675,000	\$1,715,000	\$160,000	80%
			161	\$21,681,600	\$9,478,400	\$ 5,568,400		
Mid-sized Urban Set-aside								
Corvallis Neighborhood Housing Services dba DevNW	Southtown II	Corvallis	41	\$5,157,317	\$3,042,683	\$1,812,683	\$170,000	85%





Rural Set-aside									
Habitat for Humanity of Central Lane	Cottage Grove Cluster	Cottage Grove	6	\$300,000	\$900,000	\$720,000	\$170,000	85%	
Habitat for Humanity of Lincoln County	Waldport Affordable Housing	Waldport	2	\$133,000	\$ 267,000	\$207,000	\$170,000	85%	
McKenzie Community Land Trust MCLT	Rose Street CLT	Blue River	6	\$835,002	\$364,998	\$219,230	\$175,705	88%	
Umpqua Valley Habitat for Humanity	Twin Oaks Subdivision	Riddle	6	\$150,000	\$1,050,000	\$870,000	\$170,000	85%	
Woodhaven Community Housing LLC	City View- Part I	Madras	30	\$2,100,000	\$2,882,987	\$1,886,390	\$132,880	80%	
Woodhaven Community Housing LLC	Prineville Townhomes	Prineville	28	\$1,960,000	\$3,276,000	\$2,228,800	\$149,600	80%	
			76	\$5,478,002	\$8,740,985	\$6,131,420			





LIFT & LIFT Supplemental Project Descriptions³

Capitol Hill, Habitat for Humanity Portland: The Capitol Hill Road project will create 52 two-, three-, and four-bedroom homes that will be affordable to low-income homebuyers between 40-80% AMI in SW Portland, where housing costs are beyond the reach of many households. Each home will each be between 1,004 and 1,610 sq. ft. Addressing specific community needs through intentional engagement, the homes are designed to be basic, the size that meets the needs of the homebuyers, and durable. HFHPR will work with Proud Ground to set an affordable base price and structure the sale to ensure affordability for this quality home beyond the LIFT compliance period, creating a lasting community asset and ensuring affordable homeownership opportunities for future underrepresented homebuyers.

City View, Woodhaven Community Housing LLC: Woodhaven Community Housing LLC (WCH) has a sales agreement to purchase lots adjacent to the Yarrow housing development in Madras. The parcels are being designed by a civil engineer to be developed with 102 multi-family, shared-wall townhome-style duplex units, using a condominium overlay. This first phase will be 30 units. WCH has already had a pre-application meeting with the City of Madras and the preliminary plan got the green light to proceed. If enough funding is secured, the homes will incorporate energy efficient features and solar. The design will include materials and finishes that are chosen to last 30+ years. This phase of the project will have 30 2-bedroom/2.5-bath homes, and 30 3-bedroom/3.5-bath homes. Each home will have a single car garage, and will incorporate a fenced private space and storage. The site was designed with a half-acre park to encourage and facilitate a community-centric spirit. Not only does this project provide for a variety in household size, the 3-bedroom units are designed to accommodate multi-generational living, which is common in the Latino Community.

Cottage Grove Cluster, Habitat for Humanity Central Lane: The Cottage Grove Cluster project will build six 2- and 3-bedroom homes built as “cottage clusters” in the rural city of Cottage Grove. Cottage clusters condense multiple smaller homes in a single area and centers them on a shared amenity like a park or garden. Addressing specific community needs through intentional engagement, Habitat homes are designed to be basic, the size that meets the needs of the homebuyers, and durable. HFHCL is working with the University of Oregon’s Department of Architecture to design and build these homes. A graduate level student team is currently engaged in developing the detailed site plan and conceptual drawings. The team will also act as the primary builder, working under the supervision of the HFHCL Construction Manager.

Countryman Estates 2, West Tuality Habitat for Humanity: The Countryman Estates project will create a total of eight homes (two-, three-, and four-bedroom units) that will be affordable to low-income homebuyers between 40-80% AMI in Forest Grove, where housing costs are beyond the reach of many

³ These descriptions are adapted from information provided in the applicants’ narrative responses.





households. Each home will each be between 1,000 and 1,400 sq. ft. Additionally, the homes are adaptable and because WTHFH selects future homebuyers prior to finalizing house plans, they will have the opportunity to customize home features to accommodate disability needs. Addressing specific community needs through intentional engagement, the homes are designed to be basic, the size that meets the needs of the homebuyers, and durable.

Prineville Townhomes, Woodhaven Community Housing LLC: Woodhaven Community Housing (WCH) LLC has a sales agreement to purchase a lot in Prineville’s Iron Horse development. This multi-family zoned parcel includes single-family homes and a senior living “lodge”. The parcel is being designed by a civil engineer to be developed with multi-family, shared-wall townhome-style duplex units, using multiple condominium overlays. WCH LLC has had a pre-application meeting with the City of Prineville and the preliminary plan got the green light to proceed. The project will have 14 2-bedroom/2.5-bath homes, and 14 3-bedroom/3.5-bath homes. Currently, the active affordable housing programs in Prineville are limited to rentals. These owner-occupied homes will have a significant impact. Through outreach and marketing to historically underserved communities, WCH LLC will match, if not beat, the ratio of underserved households relative to the greater population in the Prineville area.

Rose Street CLT, MacKenzie River Community Land Trust: The Rose Street CLT project will bring six community land trust (CLT) homes to Blue River an unincorporated town in Lane County that was totally lost to the 2020 Holiday Farm Fire. The homes will be sold to low-to-moderate income individuals and families making below 80% of the area median income (AMI). Additionally, these homes will be made available first to those who lost homes in the Holiday Farm Fire that devastated the area back in 2020, with a second priority of local renters within the Blue River school district, and then any family who meets the eligibility criteria. DevNW has been retained by McKenzie Community Land Trust (MCLT) to develop the project. MCLT is a newly formed nonprofit made up of Blue River residents and will own and maintain the trust long term, with ongoing technical assistance from DevNW. This project will not only bring much needed affordable housing to this area, but also be one of the first development projects in the area since the Holiday Farm Fire. DevNW has a long history of supporting affordable and sustainable homeownership and is eager to assist McKenzie Community Land Trust (MCLT) and the Blue River Community to develop this project.

Shortstack Milwaukie, Proud Ground: The Shortstack Milwaukie project will deliver 15 affordable homes in Milwaukie, through smart densification at the “missing middle” / “cottage cluster” scale. The project is a collaboration between Shortstack Developers and Proud Ground. The project leverages recent up-zoning for middle housing neighborhoods and is located near amenities that working families need to thrive. The Shortstack Milwaukie location in the Ardenwald neighborhood of Milwaukie was selected based on an ideal neighborhood location for cottage cluster, affordable homes. Homes will be priced for households earning between 60-80% AMI and a majority of the homes (a minimum of 75 percent) will be sold to households identifying as BIPOC (Black, Indigenous or People of Color).





Simpson, Kor Community Land Trust: Kôr Community Land Trust is developing the Simpson Community - the largest permanently affordable and sustainable homeownership community in the City of Bend. Kôr will build 40 single-family units on 3.32 acres that are part of a larger 7.12 acre site. Central Oregon's regional housing authority, Housing Works, will develop 59 affordable rental apartments on the easternmost site. With Kor's preference of Housing Works clients, families living in Housing Works' affordable rentals would have the opportunity to purchase a Kôr resale in their neighborhood, in turn staying in their community, school district, and with established family supports, like daycare centers. First-generation homebuyers and local workforce will also be given preference to purchase a home in the Simpson Community. Moreover, Kor will allow ITIN homebuyers (residents who live in our community and pay taxes, but do not have a social security number) to purchase homes in the Simpson Community.

The site plan spreads the 40 single-family homes across the site using the City of Bend Cottage Cluster code. To better meet the multi-generational needs of Kor's priority populations the site includes 28 3-bedroom, 2 bath homes and 12 2-bedroom, 2 bath homes. The site plan and home designs will be reviewed and slightly modified based on resident-driven design this Spring. Kor's homes are built to goal-net-zero energy standards and each home includes solar panels. To expand beyond a sustainable home to a sustainable community, each household will receive an electric bike, in addition to their single parking space with electric vehicle charging stations available. Moreover, community gardens, green space, bike and walking paths, and a playground are included in the site design.

Southtown II, Corvallis Neighborhood Housing Services dba DevNW: Southtown II is a proposed 54-unit subdivision of Community Land Trust (CLT) townhomes located in South Corvallis. The project is currently scheduled to break ground by Q1 2024 and the first phase of homes will be ready for occupancy 18-28 months after construction begins. The homes will be two-bedroom, two-bathroom home designs with flexibility for a third bedroom. The project will include four phases, with a mix of 41 Community Land Trust (CLT) homes for buyers under 80% AMI utilizing LIFT funding, and 13 non-CLT homes for buyers under 120% AMI utilizing HDIP Development Subsidies.

Twin Oaks Subdivision, Umpqua Valley Habitat for Humanity: Umpqua Valley Habitat for Humanity (UVHFH) became aware of the opportunity to purchase 20 lots in the City of Riddle, Oregon in late 2022. The Twin Oaks Subdivision project will create a total of six homes (two-, three-, and four-bedroom units) that will be affordable to low-income homebuyers between 40-80% AMI in the small city of Riddle, where housing costs are beyond the reach of many households. Each home will each be between 1,100 and 1,400 sq. ft. Additionally, the homes are adaptable and because UVHFH selects future homebuyers prior to finalizing house plans, they have the opportunity to customize home features to accommodate disability needs. Addressing specific community needs through intentional engagement, the homes are designed to be basic, of a size to meet the needs of the homebuyers, and durable.





Waldport Affordable Housing, Habitat for Humanity Lincoln County: Habitat for Humanity of Lincoln County (Habitat Lincoln County) will build two single-family homes, as the second phase of a project on two lots purchased in 2012. The City of Waldport allowed a variance for higher density so Habitat Lincoln County subdivided each lot to build a total of four units. The first two homes in this subdivision were completed and sold in 2015. The target demographic for the two homes will be households earning 45-70% AMI with preference for qualified applicants under 60% AMI, seniors, veterans, and individuals with disabilities. The homes will be smaller homes located on 3,000 square foot lots.

Woodhaven Community Housing 2, Woodhaven Community Housing LLC: This project is the second phase of a 125 affordable, deed-restricted homes development. The first phase of 19 units was funded by LIFT in 2022. Woodhaven Community Housing (WCH) LLC has a sales agreement to purchase three properties as well as an option to purchase three additional similar sized properties (~1.13 acres each). The parcels have been designed by a civil engineer to be developed with multi-family, shared-wall townhome-style duplex units, using a condominium overlay. The project parcels have already been approved by the City of Bend's land use review process and will be purchased with full entitlements and infrastructure.

The homes will incorporate energy efficient features and solar. The design will include materials and finishes that are chosen to last 30+ years. The project will have 29 2-bedroom/2.5-bath homes, and 20 3-bedroom/3.5-bath homes. Each home will have a single car garage and will incorporate a fenced private space and storage. The site was designed with all of the front doors facing a central space (private street) to encourage and facilitate a community-centric spirit. Through outreach and marketing to historically underserved communities, WCH LLC will match, if not beat, the ratio of underserved households relative to the greater population in Bend.

