

Affordable Housing Development Program

Pre-Proposal Workshop
November 5, 2012

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Agenda

- Welcome
- What is AHDP?
- Eligible Organizations
- Eligible Project Types
- AHDP Requirements
- Available Properties
- Application Requirements
- Timeline
- Questions

What is AHDP?

- The AHDP program allows government entities to transfer properties not needed for government offices, green spaces, etc. into other good use
- Typically AHDP properties are tax-foreclosed but may be surplus properties obtained by other means
- Governed by ORS 271 and MC Ordinance 27.100-108
- Award recommendations are made by Technical Review Committee but ultimate decision made by Board of County Commissioners after public hearing

AHDP Project History

- 130 properties have been transferred since 1992
- 26 different project sponsors
- 337 total units
- Combination of vacant land, dilapidated structures, and structures requiring rehabilitation

Eligible Organizations

- Non-profits under ORS 65.001 and under IRS 501(c)3
- Municipal corporations

Eligible Project Types

- Eligible projects for the 3 tax-foreclosed lots: low-income housing, shelter or affordable homeownership
- Eligible projects for the 3 houses on Couch: low-income housing or shelter only
- May also include on-site social services
- No retail or mixed-use

AHDP Affordability Requirements

- Homeownership:
 - 30 years
 - Serving at or below 80% MFI
- Housing & Shelter:
 - 60 years
 - Serving at or below 60% MFI

Application Scoring

Priority Area	Shelter or Rental	Homeownership
1.Project Plan	15	15
2.MWESB	10	10
3.Organizational Capacity	15	15
4,Financial Feasibility	10	10
5.Neighborhood Support	5	5
6.Service Plan	5	5
7.Green Building	10	10
8.Low Income Targeting	10	10
9.Special Need Targeting	10	0
10. Targets Underserved Population	10	15
11.Homeownership Marketing	0	5
Total	100	100



Current Properties Available

Where to Go for Information

City of Portland Development Services Center
1900 SW 4th Ave - first floor

Phone: 503-823-7526

Hours:

Permit applications and assistance:

Tuesday - Friday 8:00-12:00

General Information:

Tuesday - Friday 12:00-3:00 or

Timeline

Date	Action
11/5/12	Application Period Opens
11/13/12	Couch Street Houses Open House 8:00-10:00 a.m.
11/15/12	Couch Street Houses Open House 1:00-2:30 p.m.
1/14/13	Applications due
Jan. 2013	TRC meets to review proposals & make recommendations to BCC
3/14/13	Target Date: Public Hearing at BCC followed by transfer decision
3/15/13	Target Date: Official notices of award and denial to project sponsors
6/30/13	Target Date: Completion of property transfers

Application Requirements

- Can apply for up to 5 properties
- Applications due by 5:00 p.m. Monday 1/14/13
- E-mail to rose-ellen.bak@multco.us
- Application fee must be postmarked by 1/14/13
- If not e-mailed, bring 10 copies to 421 SW Oak St., Suite 200, by 5:00 p.m. on 1/14/13
- Late or faxed applications will not be accepted
- Adhere to page limits, font & margins specified
- Do not attach additional information



Questions?