



TILLAMOOK COUNTY HOUSING COMMISSION

2025 Housing Production Solutions Fund

- Allocation Recommendations -



TILLAMOOK COUNTY HOUSING COMMISSION

Acronyms for Criteria

- ACT - Affordability Commitment Term
- ATRDP - Applicant Track Record and Development Partners
- CPS - Clarity of Project and Scope
- E - Efficiency
- SOD - Stage of Development
- AtSAF - Ability to Secure Additional Funding

HPSF Finance Committee

Allocation Recommendations

PROJECT	ASK	AWARD AMOUNT	PERCENTAGE OF TOTAL	CONTINGENCY
ALDER RIDGE	\$120,000	\$0	0.00%	NO
TILLAMOOK BAY COMMONS	\$200,000	\$80,000	20.00%	YES
THOMPSON SPRINGS	\$200,000	\$50,000	12.50%	YES
SCHOOLHOUSE FLATS	\$100,000	\$100,000	25.00%	NO
NEHALEM WORKFORCE PILOT	\$80,000	\$20,000	5.00%	NO
MANZANITA HEIGHTS	\$125,000	\$75,000	18.75%	YES
NBHD WORKFORCE	\$50,000	\$25,000	6.25%	NO
HABITAT FOR HUMANITY	\$100,000	\$50,000	12.50%	NO

Ask: \$200,000

Recommended*: \$80,000

Tillamook Bay Commons



Finance Committee Conclusion

Award recommendation is \$80,000 contingent upon a successful MIRL application

Applied Criteria Findings

- Construction ready **[SoD]**
- High ability to secure additional funding **[E]**
- Operating costs may be understated **[E]**
- Non-profit is newly established and not endowed **[AtSAF]**
- Operational losses would require additional, not identified, funding sources **[AtSAF]**
- Infrastructure concerns may impact stage of development **[SoD]**

Ask: \$200,000

Recommended:*

Tillamook Bay Commons



Housing Commission Conclusion

Applied Criteria Findings

Ask: \$200,000

Recommended*: \$50,000

Thompson Springs

Finance Committee Conclusion

Award recommendation is \$50,000 contingent upon demonstration of affordability impact

Applied Criteria Findings

- Additional funding will support unit affordability **[A]**
- Other funding: MIRL, CERTA **[AtSAF]**
- Unit cost is high (accessibility features) **[E]**



Ask: \$200,000

Recommended*: \$

Thompson Springs

Housing Commission Conclusion

Applied Criteria Findings



Ask: \$100,000

Recommended*: \$100,000

Schoolhouse Flats



Finance Committee Conclusion

The Finance Committee recommends awarding the full ask of this project.

Applied Criteria Findings

- Clear pre-development stage **[SoD]**
- Cost per unit is of good value **[E]**
- Application has good track record **[ATRDP]**
- Community benefits and partnership (YMCA/Library) increase financial health - **[E/CBP]**
- Low operating expenses **[E]**

Ask: \$100,000

Recommended*:

Schoolhouse Flats



Housing Commission Conclusion

Applied Criteria Findings

Ask: \$80,000

Recommended*: \$20,000

Nehalem Workforce Pilot

Finance Committee Conclusion

The Finance Committees finds this project to be in the initiation stage and recommends an award of \$20,000



Applied Criteria Findings

- Appropriate affordability commitment (10 years) - **[ACT]**
- Not a land trust model - **[ACT]**
- Funding stack is good mix of public and private funding **[E/AtSAF]**
- High development costs could constrain project **[E]**
- Mixed AMI **[A]**
- Unique and replicable design and concept **[CPS]**
- Project could return for construction funding to balance any gaps **[E/AtSAF]**
- Project is in initiation stage **[SOD]**

Ask: \$80,000

Recommended*: \$

Nehalem Workforce Pilot

Housing Commission Conclusion

Applied Criteria Findings



Ask: \$125,000

Recommended*: \$75,000

Manzanita Heights



Finance Committee Conclusion

The Finance Committee recommends an award of \$75,000 contingency upon a successful LITCH application

Applied Criteria Findings

- Request is for local contribution for LIHTC **[AtSAF]**
- NOAH projects are tax exempt **[A/E]**
- Very established and experienced developer **[ATRDP]**
- HPSF request will help catalyze additional funding **[AtSAF]**

Ask: \$125,000

Recommended*: \$

Manzanita Heights

Housing Commission Conclusion

Applied Criteria Findings



Ask: \$50,000

Recommended*: \$25,000

NBHD Workforce

Finance Committee Conclusion

The Finance Committee recommends an award of \$25,000 for initiation stage of development.



Applied Criteria Findings

- Project is in initiation stage - **[SoD]**
- Application has good development track record **[ATRaDP]**
- Has potential development partners **[ATRaDP]**
- Clear scope of Ask **[CoPaS]**

Ask: \$50,000

Recommended*: \$

NBHD Workforce

Housing Commission Conclusion

Applied Criteria Findings



Ask: \$100,000

Recommended*: \$50,000

Habitat for Humanity



Finance Committee Conclusion

The Finance Committee recommends an award of \$50,000.

Applied Criteria Findings

- CLT Model - **[ACT]**
- High development costs could constrain project **[E]**
- Ask will improve LIFT application **[E/AtSAF]**
- Ask will improve access to Habitat International funding **[E/AtSAF]**

Ask: \$100,000

Recommended*:

Habitat for Humanity



Housing Commission Conclusion

Applied Criteria Findings

Housing Commission HPSF Allocation Recommendations

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