

## Portland Housing Advisory Committee

### Appendix A: Names and Summary Information of Fast Starts Applicants

2016 Fast Starts Applicants		
Alem Gebrehiwot	Gerding Edlen	Palindrome
Beam Development	Guardian Real Estate Services	Portland Community Reinvestment Initiatives (PCRI)
Bridge Housing	Hacienda	Pedcor
Carl Coffman	Home Forward	Project^
Cascadia Behavioral Healthcare Inc.	Housing Development Center	REACH
Catholic Charities	Human Solutions	ROSE CDC
Central City Concern	Innovative Housing Inc.	Shelter Resources Inc. and Cascade Management
Chicanos Por La Causa	Meta Housing Corporation	Urban Development Partners
Community Development Partners (with Almar & LMC)	Northwest Housing Alternatives	Winkler Development Corp
Fox and Moose	Orange Splot LLC	Wishrock Housing Partners

Note: BPM Real Estate Group/Walter C. Bowen applied in the initial process but did not respond to the request for additional information after numerous attempts were made to reach the organization.

Non-profits	14
For-profits	16
Affordable housing developers	23
Developers with PHB experience	20
Developers' Range (experience over past 10 years)	
Number of Units developed	21,123 to 8
Number of Sites Developed	170 to 1
Developers' Experiences (select)	
Leased Land	19
Fee Developer, Owner's Rep or Consultant	17
Seismic Rehab	17
Steel/Concrete construction (over 8+ stories)	11
Developers' Financials (still in review)	
Unrestricted Cash >\$1 million	24
Net Assets >\$15 million	15

## Appendix B: Criteria contained in Fast Starts Database, February 2017

### Applicant Information (Supplemental)

- Non Profit (Y/N)
- Organization's Size (# People)
- Number of years in Real Estate Development
- Number of years in Property Management
- Total Housing Developed - Portfolio Value (in \$MM)
- Total Number of Units Developed (approx.)
- Total Number of Affordable Units Developed (approx.)
- Total Number of Projects
- Experience with Development Type (number of units developed of each Project Type)
  - Low, mid, high rise & breakdown by type
  - Market rate, mixed income, affordable, mix use

### Housing Developed by Applicants & Company Experience

#### Applicant's Role (Y/N)

- Developer - Owner
- Affordable Housing Developer – Owner
- Fee Developer, Owner's Rep or Consultant (specify)
- Affordable Housing Operator
- Development on Leased Land (specify)

#### Experience w Public Sector (Y/N)

- Exp. w PHB (specify)
- Prevailing Wage in OR (Davis Bacon and BOLI, specify)
- Public Procurement in Portland (specify)

#### Experience w Locations (Y/N, Specify if Portland vs. Outside the City)

- Central City
- non-Central City / Urban
- Suburban or Exurban

#### Experience w Total Development Costs of (Y/N)

- <\$2MM
- \$2-\$5MM
- \$5-11MM
- \$11-20MM
- \$20-40MM
- \$40-70MM
- >\$70MM

#### Experience w Target Tenant Income Levels (Y/N)

- 30% AMI or less
- 31-60% AMI
- 61-80% AMI
- >81% or Market Rate
- Mixed Income

Experience with Target Population (Y/N)

- Senior
- Veterans/VASH
- Resident Services
- Permanent Supportive Housing

Experience w Development Type (Y/N)

- Historic Renovation
- Seismic Rehab
- Major Rehab
- New Construction
- Scattered Sites
- Mixed Use (specify, what kind)
- Sustainability (specify LEED, Earth Advantage, Other including Plat., Gold, Silver)

New Construction Type (Y/N)

- SFH/Townhouses
- Wood Frame (up to 4 stories)
- Podium Concrete/Wood (5-7 stories)
- Steel/Concrete (8+ stories)

Experience w Outreach & MWESB Contracting (last 24 mos, if available)

- Certified MWESB or DBE Company (Y/N)
- Targeted % MWESB (if applicable)
- % of Construction Contracts awarded to MWESB Firms
- Estimated % of Hard Costs
- Estimated % of Soft Costs

Financial Strength

- Total Financing Raised (estimated in \$MM)
- Unrestricted Cash (current estimated, in \$MM)
- Total Net Assets (current estimated, in \$MM)
- Bonding Capacity

Financing Experience (specify & estimated in \$MM)

- Tax Credits - 4% LIHTC, 9% LIHTC, HTC & NMTC
- PHB funding/support (specify) & CDBG, HOME, TIF, other government
- HUD Programs such as Sect 108, 221d4, 223F, 202/808
- Commercial & Other including grants