

The Valor Place (previously referred as Queen Ave.) Development:

Development Team

OWNER/SPONSOR: LINN BENTON HOUSING AUTHORITY (LBHA)

Formed in 1971, LBHA has worked with development consultants to acquire/develop 13 properties consisting of 243 units of housing. Of these, four were larger-scope projects comparable in size and construction type to the Queen Avenue Apartments: Clayton Meadows, Camas Commons, River View Place, and Garden View Apartments. All four are multi-story, wood-frame buildings and range in size from 40 to 56 units, consistent with the proposed project. (Riverview Place and Garden View Apartments serve seniors, and each development has an elevator.) Additionally, LBHA independently oversaw (without the help of a consultant) two additional large-scope development projects: the rehab of River View Place, (which was required due to construction defects); and the rehab and energy efficiency improvements to an existing 80-year-old residential structure with seven units that was completed in coordination with Linn County Mental Health (LCMH). LBHA has brought additional expertise to its Queen Avenue Apartments development team by contracting with Housing Development Center (HDC), an experienced development consultant, to provide construction management and finance management services. LBHA ensures housing stability through Linn and Benton Counties, assisting over 3000 residents. In addition to the projects noted above LBHA also provides Section 8 rental assistance to families that rent from market rate landlords.

DEVELOPMENT CONSULTANT: HOUSING DEVELOPMENT CENTER (HDC)

LBHA has hired HDC through a competitive procurement process to support its capacity and expertise in both construction and financing project management.

About HDC: A nonprofit affordable housing consulting group working in communities across Oregon and southwest Washington since 1993, HDC partners with nonprofits and housing authorities to develop and sustain affordable homes for low-income residents whose housing needs are not served by the market. With comprehensive services including construction management, asset management training, and industry support, HDC supports project owners to develop housing communities that are physically durable and financially stable over the long term. HDC's mission: centering those who have been historically oppressed, HDC collaborates with its partners to envision, develop, and sustain affordable homes and community places.

As a partner and project manager, HDC brings experience, knowledge, and relationships from hundreds of successfully completed developments. HDC will work with LBHA to define objectives; devise cost-effective, mission-aligned strategies to reach them; and mobilize and manage human and financial resources to deliver the Queen Avenue Apartment project on time and on budget. HDC and LBHA worked together on Garden View Apartments in Lebanon, Ore., completed in 2020. The mayor of Lebanon hailed the project as the most beautiful building in Lebanon, and it achieved full lease-up in less than two months. Since the completion of Garden View Apartments, HDC has provided LBHA with financial and site analysis studies to determine project viability for potential sites that are owned by

LBHA or on the market. The proposed Queen Avenue Apartments development was identified as a successful candidate for small project/veterans NOFA in late 2022.

HDC's construction management experience: HDC has developed more than 8,000 affordable homes, split roughly equally between new construction and rehab/redevelopment projects. HDC assigns a dedicated construction project manager to each project it develops. HDC construction managers are experienced at coordinating the work of the general contractor, architect, and other construction-development team members from project design through construction completion. HDC has a consistent record of coordinating requirements of the development teams, funders, and public jurisdictions to complete construction projects on schedule and within budget.

Projects historically developed by HDC are generally similar or larger in size and similar in scope to Queen Avenue Apartments. HDC has recently managed the development of the following similar projects, all of which are low-rise wood-frame developments:

- Blackberry Hill (new construction, 2024). A recipient of OHCS Veterans/Small Projects funding, this 11-unit complex developed by Northwest Coastal Housing in Toledo, Oregon, provides one-bedroom apartments to low-income and very-low-income residents, including 8 units preferenced for veterans.
- Douglas Fir Apartments (new construction, 2023). Another recipient of OHCS Veterans/Small Projects funding, this 15-unit complex in southeast Portland offers a mix of studio and one-bedroom apartments to residents, including veterans, who experience mental health challenges. The owner/developer is New Narrative, a Tigard-based provider of integrative mental health services, residential treatment, and affordable housing. The project achieved over 60% COBID participation and includes a 60kw solar array.
- Red Rock Creek Commons (new construction, 2020). Sponsored by Community Partners for Affordable Housing, this four-story apartment building provides 48 affordable homes to low-income families and individuals at risk of displacement in the rapidly developing Tigard Triangle area of Tigard.
- Garden View Apartments (new construction, 2020). Sponsored by Linn-Benton Housing Authority, this three-story apartment building provides 48 affordable homes to low-income seniors in Lebanon, Oregon. It is designed to support socially active aging in place, with on-site healthcare services and fully adaptable apartment units.
- Orchards of 82nd (new construction, 2019). A partnership of ROSE Community Development and APANO (Asian Pacific American Network of Oregon), this four-story building provides 48 units of transit-accessible affordable rental housing to working families in East Portland's Jade district, a center of Oregon's Asian populations.

ARCHITECT: BDA ARCHITECTURE AND PLANNING, PC (BDA)

BDA is a full-service woman-owned (WBE #4357) award-winning firm located in Eugene, Oregon. Since 1996 BDA has been a recognized leader in the design of multifamily affordable housing in Oregon. BDA has designed over 1,600 units of affordable multifamily housing throughout the state. Projects range in size from small, 12-unit HUD 811 projects comprised of duplex buildings to 50-unit, five-story urban projects. Construction costs vary from \$450,000 to \$12.5 million. Over 90% of BDA's projects contain

affordable housing as part of the development program, a majority of which have been funded through the OHCS 9% LIHTC program.

BDA has extensive experience working with OHCS standards as they have evolved over the past 20 years and has implemented a number of projects that align with the current Core-Development Manual. Principals Mike Magee and Amanda Donofrio and the BDA staff have recently completed over eight projects similar in size, program and construction to the Queen Avenue Apartments for LBHA. Projects include:

- Garden View Apartments for Linn-Benton Housing Authority. A senior housing project consisting of 48 apartments in a single three-story elevator building. Amenities include a generous community room, a demonstration kitchen, gathering spaces on upper floors, a covered patio, expansive outdoor gathering spaces, and a community garden. The project includes a solar array, EV charging station and was awarded Earth Advantage Platinum certification. Project construction cost: \$7.9 million. Completed in September 2020 (with HDC and Meili Construction).
- The Myrtlewood, Springfield for St. Vincent de Paul Society of Lane County. Thirty-five one-bedroom units of affordable housing for individuals and couples with a percentage of the units prioritized for adults with developmental disabilities. Common spaces include a community room, kitchen, and laundry near management offices. Project construction cost: \$4.8 million. Completed in 2018 (with Meili Construction).
- The Commons on MLK, Eugene for Homes for Good Housing Agency. Fifty-one studio permanent supportive housing units serving chronically homeless individuals. The ground floor consists of approximately 2,500 square feet of on-site supportive service office area, with the remaining area dedicated to residential common uses. The site includes a secure courtyard for residents with a covered shelter and community garden area. The storm water strategy for the site utilizes 100% infiltration, and Earth Advantage Platinum certification was awarded. Project construction cost: \$8.9 million. Construction completed in January 2021 (with Meili Construction).

CONSTRUCTION MANAGEMENT/GENERAL CONTRACTOR: MEILI CONSTRUCTION

Meili Construction is a third-generation family-owned general contractor founded in 1971 and owned by brothers, Gary and Curt Meili. Meili Construction has extensive experience building mid-rise affordable housing— including permanent supportive housing (PSH), senior housing and housing for developmentally disabled populations. Meili has deep experience building larger multi-unit affordable housing projects containing both small units and large family units. A highly qualified team is assigned to the Queen Avenue Apartments projects; it includes Curt Meili (Project Manager and Lead), Gary Meili (Project Consultant), Kris Russnogle (Assistant Project Manager), Derrick Wilson (Project Oversight), and Scott Allen (Project Superintendent). Over a period of 33 years Meili Construction has completed over 50 affordable housing projects, including:

- Garden View Apartments for Linn-Benton Housing Authority, completed in 2020. A new-construction senior housing project consisting of 48 apartments in a single three-story elevator building (with HDC and BDA Architecture and Planning).

- The Myrtlewood, Springfield for St. Vincent de Paul Society of Lane County, completed in 2018. This new-construction project consists of 35 one-bedroom units of affordable housing for individuals and couples with a percentage of the units reserved for adults with developmental disabilities (with BDA Architecture and Planning).
- The Commons on MLK, Eugene for Homes for Good Housing Agency, completed in 2021. The Commons on MLK is a new-construction project that contains 51 studio permanent supportive housing (PSH) units serving chronically homeless individuals (with BDA Architecture and Planning).

Meili Construction understands that local suppliers and subcontractors are the backbone of good construction projects. Meili's leaders pride themselves in enlisting the services of local firms to construct their projects. Their current solicitation practices and their knowledge of local markets should not only ensure heavy participation of local firms but will also allow Meili to cast a wider net across several markets—ensuring the most competitive pricing available for the Queen Avenue Apartments project. Meili actively solicits project involvement from COBID certified and non-COBID certified subcontractors to ensure that the client's diversity, equity, and inclusion goals are met. Meili works with non-certified firms to provide resources and assist them to become certified.