

Tillamook County Multifamily Rental Housing Fund Application

Submitted By: Anonymous user

Submitted Time: July 7, 2022 7:34 PM

Terms and Conditions

Terms and Conditions Statement

I understand

Applicant Profile

Primary Applicant

Kevin Shluka

List any project partners

Katie Shluka

Jeff Schons & Mary Jones - Nestucca Ridge Development

Dean Derrah - KOZ Development

Alan Jones - Jone Architecture

Nathan Knott - Knottworks Inc.

Kevin Shluka/David Dorfman/Jerry Shluker - DJD Investment

Business Name or DBA

Kingfisher LLC

Statement of Qualifications

Jeff Schons and Mary Jones have developed many projects successfully along the Oregon Coast with a concentration in Tillamook County. Their projects are generally planned developments, restaurants, and hotels but includes some multi-family

Alan Jones of Jones Architecture designs structures in every arena. Alan's primary focus is on

multi-family, having contributed to the development of hundreds of apartments all over the United States.

Dean Derrah is on the board of KOZ Development, a Pacific Northwest Design and Build firm that specializes in student, affordable, and workforce housing. KOZ has developed thousands of apartment units along the I5 corridor.

Nathan Knott of Knottworks Inc. was born and raised in Otis. He has built and developed a number of multi-family units, most notably Lake Forest Commons and Pacific Square Apartments in Lincoln City.

Jerry Shluker, Kevin Shluka, and David Dorfman have a combined century of commercial real estate management and development.

Has the project engaged with a lending institution to begin the loan process?

Final negotiations.

Beyond traditional financing, has your project received any additional sources of funding?

Yes

Select any additional funding sources that your project has received.

State Award (Ex: OHCS, OHA), Gap, bridge, or interim financing, waiver on school district excise tax, pro bono and/or discounts for web development, legal services, engineering, and architecture.

If your project received additional funding, does it include the requirement to commit to a term of affordability in years?

5 to 10 years

Please upload your development pro forma

ProForma6_28_22OCB.xlsx, 0.06MB

Project Profile

Site Address

6045 Pacific Ave, Pacific City, OR, 97135, USA

Map and Taxlot

Site Location



Site Status

Undeveloped (no structures)

Will the project displace existing residents?

No, the project will not displace existing residents.

Do you have a zoning verification?

Yes

Upload your zoning verification (if applicable)

, MB

What is the total amount requested?

350,000

What is the expected completion date of the project?

Land Development

What is the maximum number of units allowed on the site?

25

How many units are projected?

23

Is this a multiphase development?

No. All units will be built at

What is the current stage of development?

Construction

Please upload any additional files

, MB

Housing Affordability

Units at 60% or below area median income (2022)

How many 4-bedroom units will rent below \$1,275

How many 3-bedroom units will rent below \$1,120

How many 2-bedroom units will rent below \$966

How many 1-bedroom units will rent below \$773

How many 0-bedroom/efficiency units will rent below \$755

Units at 60% to 80% area median income (2022)

How many 4-bedroom units will rent between \$1,275 and \$1,700

How many 3-bedroom units will rent between \$1,120 and \$1,494

How many 2-bedroom units will rent between \$996 and \$1,288

How many 1-bedroom units will rent between \$773 and \$1,030

8

How many 0-bedroom/efficiency units will rent between \$755 and \$1,016

Units at 80% to 120% area median income (2022)

How many 4-bedroom units will rent between \$1,700 and \$2,250

How many 3-bedroom units will rent between \$1,494 and \$2,241

How many 2-bedroom units will rent between \$1,288 and \$1,931

9

How many 1-bedroom units will rent between \$1,030 and \$1,545

1

How many 0-bedroom/efficiency units will rent between \$1,006 and \$1,509

5

Units above 120% area median income (2022)

How many 4-bedroom units will rent above \$2,250

How many 3-bedroom units will rent above \$2,241

How many 2-bedroom units will rent above \$1,931

How many 1-bedroom units will rent above \$1,545

How many 0-bedroom/efficiency units will rent above \$1,509

How long of an affordability term will this project commit to?

30 years

Tillamook County Multifamily Rental Housing Fund Application

Submitted By: Anonymous user

Submitted Time: July 12, 2022 10:36 AM

Terms and Conditions

Terms and Conditions Statement

I understand

Applicant Profile

Primary Applicant

Francisco Carrillo

List any project partners

I own and operate Oregon Coast Handyman. I am a licensed general contractor. As such, I have building expertise that will be used in building these units. I do plan to live in one and rent the other.

Business Name or DBA

Oregon Coast Handyman

Statement of Qualifications

I am a licensed general contractor with experience in home building.

Has the project engaged with a lending institution to begin the loan process?

Have not begun.

Beyond traditional financing, has your project received any additional sources of funding?

No

Select any additional funding sources that your project has received.

If your project received additional funding, does it include the requirement to commit to a term of affordability in years?

Please upload your development pro forma

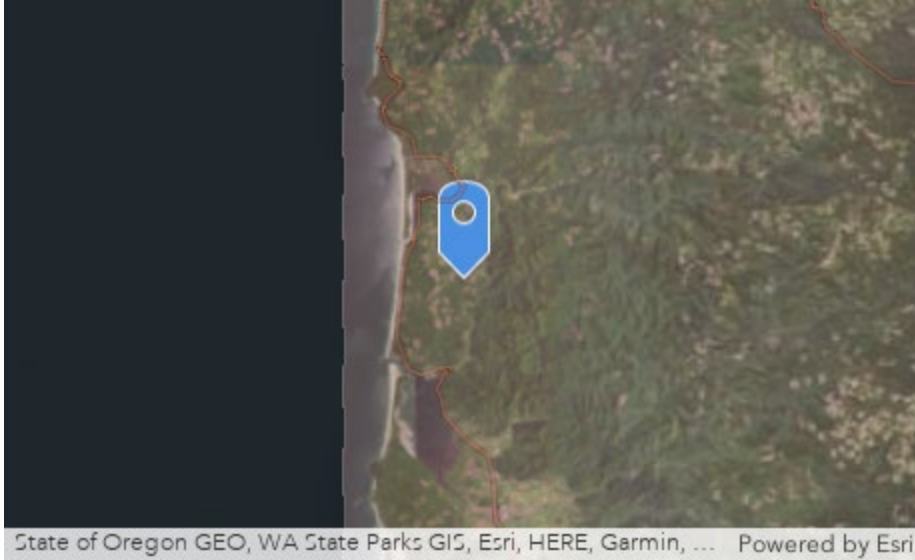
Carrillo Pro Forma.xlsx, 0.02MB

Project Profile

Site Address

Map and Taxlot

Site Location



Site Status

Undeveloped (no structures)

Will the project displace existing residents?

No, the project will not displace existing residents.

Do you have a zoning verification?

No

Upload your zoning verification (if applicable)

, MB

What is the total amount requested?

60,000

What is the expected completion date of the project?

December 31, 2023

Land Development

What is the maximum number of units allowed on the site?

Uncertain

How many units are projected?

3

Is this a multiphase development?

No. All units will be built at

What is the current stage of development?

Initiation

Please upload any additional files

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Housing Affordability

Units at 60% or below area median income (2022)

How many 4-bedroom units will rent below \$1,275

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How many 2-bedroom units will rent between \$996 and \$1,288

2

How many 1-bedroom units will rent between \$773 and \$1,030

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Units at 80% to 120% area median income (2022)

How many 4-bedroom units will rent between \$1,700 and \$2,250

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How many 1-bedroom units will rent above \$1,545

How many 0-bedroom/efficiency units will rent above \$1,509

How long of an affordability term will this project commit to?

10 years

Tillamook County Multifamily Rental Housing Fund Application

Submitted By: Anonymous user

Submitted Time: July 13, 2022 7:37 AM

Terms and Conditions

Terms and Conditions Statement

I understand

Applicant Profile

Primary Applicant

Daryn Murphy

List any project partners

Care Inc. (Service Partner)

Northwest Oregon Housing Authority (Funding Partner - Rental Subsidies)

Columbia Pacific CCO (Funding Partner)

Business Name or DBA

NCD LLC dba North Development Group

Statement of Qualifications

Daryn Murphy, owner North Development Group, has led the development of over 1500 units across several states, effectively housing thousands of underserved individuals and families. From complex urban projects to impactful rural developments, Daryn's experience assisting local communities with housing goals has helped foster stability for many families. Daryn's previous experience includes six years working for a tax credit investor and lender, six years working with the nonprofit Housing Development Center as a Senior Project Manager, and eight years as Vice President of Development with Commonwealth Development Corporation. In those previous roles, Daryn led teams of professionals from project inception through stabilization and beyond. Daryn's experience includes managing design teams, overseeing

construction efforts, working with local utility companies and municipalities, and ensuring that all funding regulations and compliance measures are followed.

Has the project engaged with a lending institution to begin the loan process?

The lending institution has reviewed and analyzed the information provided and confirms it has all necessary information to proceed.

Beyond traditional financing, has your project received any additional sources of funding?

Yes

Select any additional funding sources that your project has received.

Foundation Award (Ex: Oregon Community Foundation), Commitment of rental subsidies for four units from the Northwest Oregon Housing Authority

If your project received additional funding, does it include the requirement to commit to a term of affordability in years?

25 to 30 years

Please upload your development pro forma

Bayside Commons Proforma THF.pdf, 0.13MB

Project Profile

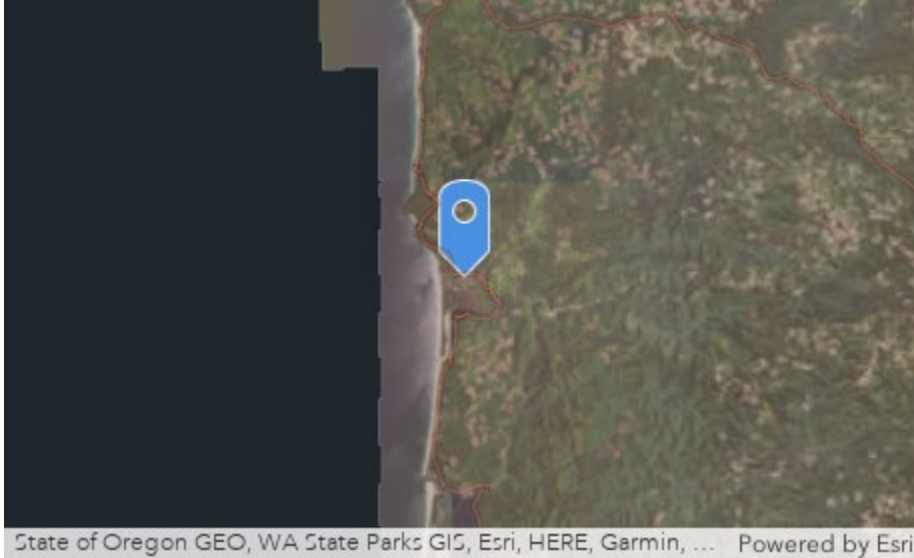
Site Address

Bayside Gardens Rd, Nehalem, OR - Tax lot 1202

Map and Taxlot

3N1028DB-1202

Site Location



Site Status

Undeveloped (no structures)

Will the project displace existing residents?

No, the project will not displace existing residents.

Do you have a zoning verification?

Yes

Upload your zoning verification (if applicable)

ZoningVerification_NOFA_2022-2_Bayside Commons.pdf, 0.44MB

What is the total amount requested?

120,000

What is the expected completion date of the project?

Land Development

What is the maximum number of units allowed on the site?

24

How many units are projected?

24

Is this a multiphase development?

No. All units will be built at

What is the current stage of development?

Pre-Development

Please upload any additional files

20220317b BaysideCommons.pdf, 0.96MB

Housing Affordability

Units at 60% or below area median income (2022)

How many 4-bedroom units will rent below \$1,275

0

How many 3-bedroom units will rent below \$1,120

7

How many 2-bedroom units will rent below \$966

11

How many 1-bedroom units will rent below \$773

6

How many 0-bedroom/efficiency units will rent below \$755

0

Units at 60% to 80% area median income (2022)

How many 4-bedroom units will rent between \$1,275 and \$1,700

0

How many 3-bedroom units will rent between \$1,120 and \$1,494

0

How many 2-bedroom units will rent between \$996 and \$1,288

0

How many 1-bedroom units will rent between \$773 and \$1,030

0

How many 0-bedroom/efficiency units will rent between \$755 and \$1,016

0

Units at 80% to 120% area median income (2022)

How many 4-bedroom units will rent between \$1,700 and \$2,250

0

How many 3-bedroom units will rent between \$1,494 and \$2,241

0

How many 2-bedroom units will rent between \$1,288 and \$1,931

0

How many 1-bedroom units will rent between \$1,030 and \$1,545

0

How many 0-bedroom/efficiency units will rent between \$1,006 and \$1,509

Units above 120% area median income (2022)

How many 4-bedroom units will rent above \$2,250

0

How many 3-bedroom units will rent above \$2,241

0

How many 2-bedroom units will rent above \$1,931

0

How many 1-bedroom units will rent above \$1,545

0

How many 0-bedroom/efficiency units will rent above \$1,509

0

How long of an affordability term will this project commit to?

30 years