

Cornelius Place:

Library, Community Convening Space & Senior Affordable Housing



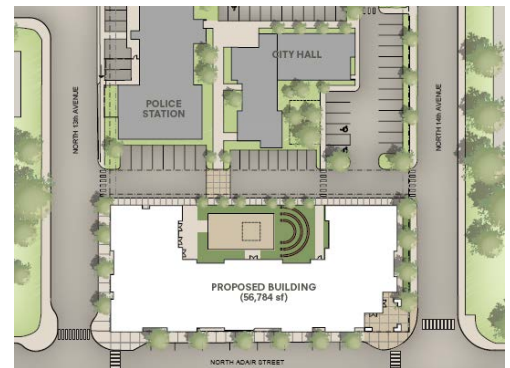
PROJECT SUMMARY

The Cornelius Public Library in Cornelius, Oregon requests support to help build a new library building to offer lifelong learning opportunities for community members. The library is part of the multi-use Cornelius Place project that will be a centerpiece of the Cornelius civic center and expand the community's pride and identity. The proposed 3 story building includes the new Cornelius Library, Bienestar to provide low-income senior housing and the YMCA to benefit children, youth and families. The total amount needed to build the library is \$4.8 million. A lead gift of \$2.4 million from Oregon lottery bonds was awarded in 2014. The library now has a total of \$3.2 million raised.

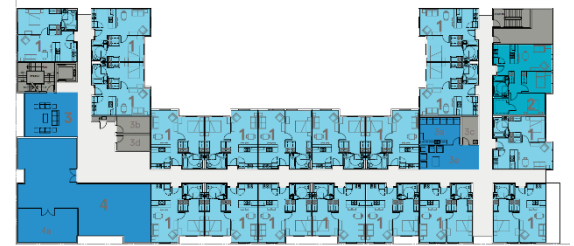
PROJECT PROGRESS

The Cornelius Place project is on track to begin construction in March 2017:

- The City has a joint development agreement with Bienestar to coordinate the construction and financing for the entire project.
- The City of Cornelius owns the site and has granted Bienestar a 99 year ground lease.
- The Cornelius Planning Commission approved a conditional use permit (CUP) and Planned Unit Development (PUD).
- An Oregon DEQ grant funded completion of all environmental reviews and remediation.
- The City of Cornelius, Forest Grove School District and Washington County have exempted the housing from property taxes.
- Bienestar received \$750,000 in HOME funding from Washington County Office of Community Development (OCD).
- Scott |Edwards Architecture and Walsh Construction were hired and completed architectural plans for the Library and the senior housing to the schematic design level.
- Construction cost estimates were developed by Walsh from the schematic drawings. BOLI state prevailing wages are included in the costs.
- Friends of the Cornelius Library launched a capital campaign to fund the entire library portion.
 - Consultants conducted a feasibility study, interviewed potential funders and subsequently designed a detailed fundraising plan and schedule.
 - \$3.27 million of the total \$4.8 million was raised in 2015.
 - A Capital Campaign Manager has been hired to secure remaining funds from businesses and individuals. Foundation grant applications will be submitted now through 2016.



- Bienestar’s plan to fund the \$11.6 million housing portion depends on an award of Low Income Housing Tax Credits and other resources from Oregon Housing and Community Services (OHCS) in addition to the HOME funding already awarded from OCD.
 - The 2015 OHCS funding process was highly competitive and Bienestar’s application was not funded.
 - The project team, including OCD, House Speaker Tina Kotek, Rep. Susan McLain and others strategized to strengthen the application for approval in 2016, including identifying formal partners and hiring a third party grant writer.
- Bienestar applied for an additional \$450,000 in HOME funds from OCD to cover the anticipated increased construction costs resulting from the new funding timelines.



NEED FOR LIBRARY SERVICES

Right now, the Cornelius community needs more literacy and library resources than any other community in Washington County. Cornelius has:

- lowest per capita income in Washington County.
- highest poverty rate—80% of Cornelius children qualify for free federal school lunch program.
- lowest education level.
- highest diversity with 50% Hispanic and 48% speaking Spanish at home.

	Per capita income	% below poverty	% high school grad or higher	% Hispanic
Cornelius	\$17,484	16%	69%	50%
Washington County	\$28,781	11%	90%	17%
Oregon	\$26,809	16%	89%	12%

The current library is at capacity and significantly undersized, falling short of Oregon Library Association standards by 50%. The library is inside City Hall and only 3,025 square feet. The library has no small or large meeting rooms, has space for only four tables, seating for 30 adults, 11 computer stations and a collection of approximately 20,000 books, magazines, videos and other items.

NEED FOR COMMUNITY CONVENING SPACES

The new library will serve as the primary community gathering place. With the exception of Centro Cultural, Cornelius does not have a community center, senior center, or youth center. The library will be an active hub in the community, connecting partners to provide a variety of educational and social services. It will be a welcoming and safe place for at risk populations including latch-key children and non-English speakers.

NEED FOR AFFORDABLE SENIOR HOUSING

Over 300 adults 55 and up are on a 2-year waitlist for affordable housing in Washington County. The two floors over the library will offer 41 affordable apartments owned and operated by Bienestar and, partner, BRIDGE Housing. Bienestar is a Community Housing Development Organization based in Hillsboro. The agency has 34 years of housing development and property management experience in five cities in Washington and Columbia Counties with 11 properties totaling 504 multifamily units. This project offers many amenities to the residents including easy access to Tri-met bussing, new ADA sidewalks, and being walking distance to grocery stores, a pharmacy, a health clinic and restaurants.

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PROJECT FUNDING

The City of Cornelius is seeking additional support of \$500,000 in Oregon State Lottery Bonds to move the library project ahead.

In December 2016, the Library was awarded a \$500,000 challenge grant from the National Endowment for the Humanities; only 15 of these grants were awarded across the United States. Another \$200,000 is expected from Washington County Commissioners Gain Share funds. Foundations are expected to provide \$750,000. Most of these have been vetted through research and some through interviews.

This leaves \$100,000 to be raised from local residents in Cornelius. Although a challenge in this impoverished community, research has provided a list of prospects that is both realistic and attainable by the end of 2016. This includes 70 local businesses donating between \$100 - \$5,000; 100 individuals donating \$100-\$5,000; and 250 individuals donating \$25-\$50.

SOURCES for Library & Community Facility	Committed	Planned	TOTAL
Public/Government			
State of Oregon Lottery Bonds	\$ 2,400,000		\$ 2,400,000
Additional State Lottery Funds		\$ 500,000	\$ 500,000
Metro Nature in Neighborhood grant		\$ 150,000	\$ 150,000
Washington County Gain Share funds	\$ 200,000		\$ 200,000
Washington County CDBG	\$ 260,000		\$ 260,000
National Endowment for Humanities grant	\$ 500,000		\$ 500,000
Foundations	\$ 70,000	\$ 680,000	\$ 750,000
Local Businesses	\$ 10,000	\$ 30,000	\$ 40,000
Individuals	\$ 30,000	\$ 30,000	\$ 60,000
TOTAL	\$ 3,270,000	\$ 1,590,000	\$ 4,860,000

USES		
Construction Costs		\$ 4,210,350
Development Costs (Design and Financing)		\$ 648,450
TOTAL		\$ 4,858,800

SOURCES for Senior Affordable Housing	Notes:	
Oregon Housing & Community Services		
9% Low Income Housing Tax Credits	Based upon \$846,000 allocation from OHCS over 10 years @ \$0.98 private investment	\$ 8,295,137
General Housing Account Grant Program	Document Recording Fee	\$ 500,000
Weatherization Program		\$ 112,235
Oregon Affordable Housing Tax Credit Loan	Interest rate reduction on Permanent Loan	\$ 1,435,000
Washington County HOME	Administers Federal HOME Investment Partnership	\$ 1,200,000
Deferred Developer Fee	Loan by nonprofit repaid from cash flow	\$ 75,258
TOTAL		\$ 11,617,630

USES		
Construction Costs		\$ 8,379,535
Development Costs (Design and Financing)		\$ 3,238,095
TOTAL		\$ 11,617,630