



AFFORDABLE
HOUSING
PODCAST

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National Association of Local Housing Finance Agencies

**NALHFA Affordable Housing Podcast Episode
26: Washington County Community
Development Agency - 2020 Multifamily
Excellence Award Recipient**



The newest episode of the Affordable Housing Podcast is now available. In this episode, Membership and Operations Associate Allison Ward speaks with Kristen and Melissa from Washington County CDA, Michelle Pribyl from LHB, Inc., and Craig Theis from Colliers Mortgage to discuss the Glen at Valley Creek project that received the prestigious NALHFA Award of Multifamily Excellence in 2020.

The Glen at Valley Creek is a senior apartment building in Woodbury, a high-cost Twin Cities suburb, which opened November 2019. The Washington County Community Development Agency (CDA) redeveloped the underutilized land at the highest allowable density into 42 apartments affordable to our extremely-low and very-low income seniors. The Glen at Valley Creek is 100 percent affordable to very low income

households (50% of the Area Median Income/AMI) with units set aside for extremely low income households (30% AMI). In addition, six units have Project Based Voucher rental assistance. The Washington County CDA partnered with a regional public housing authority, to enter into a Housing Assistance Payments Contract for four 1-bedroom units and two 2-bedroom units. The Glen at Valley Creek is positioned to help seniors live independently for as long as possible with a variety of design features and on-demand services. Innovative financing partnerships include an inter-county bond issue, pilot program for senior housing, and a loan from a private non-profit organization. The Glen at Valley Creek serves the needs of elderly residents, including those with physical disabilities or limitations through its physical design and service coordination. While it is designed for individuals who can live independently, it is unique among other independent senior communities in that service coordinators are available on-site to help residents with a variety of matters. The goal is to support seniors in aging well and maintaining their independence in whatever ways are practical.

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Melissa Taphorn is Executive Director for the Washington County Community Development Agency in Minnesota. The CDA works with local, state, and federal agencies to create affordable housing opportunities and strengthen Washington County communities. Melissa oversees the CDA's four departments administering its multifamily and single-family housing programs and economic development services. The CDA currently owns a 1,100 unit portfolio of public, senior, and workforce

affordable housing.

Kristen Scobie is a Community Development Project Manager for the Washington County Community Development Agency in Minnesota. She oversees projects related to the creation and preservation of affordable housing in the CDA's portfolio and most recently was the lead on the Glen at Valley Creek independent senior development. Kristen administers a gap financing program for the private development of affordable rental and homeownership units within the County, as well as financial assistance programs benefitting rural homeowners on private wells and septic systems in partnership with the County's Public Health department.



Michelle is a Senior Project Architect at LHB with over 25 years of experience. For the past 25 years, she has focused on issues related to affordable and supportive housing, from design and renovation of buildings to new neighborhood planning. As a Senior Project Architect, she works with clients to create design solutions that fit their needs and budget. Among her portfolio are several award winning projects.

Mr. Theis joined Colliers Securities as senior vice president investment banker in the Public Finance Department. He has more than 20-years of experience in public finance. His focus is on the origination and execution of tax exempt bonds, loans, mortgages and other finance vehicles for multifamily housing, senior housing, long-term healthcare and acute care, higher education and local government transactions. Mr. Theis works with a variety of clients, including housing agencies, non-profit and for-profit borrowers, operators and developers.



In addition to tax exempt bond origination, Mr. Theis originates and executes mortgage loan transactions for Colliers Mortgage. His focus is on affordable and market rate multifamily housing, senior housing and long-term healthcare clients. He is experienced in FHA/HUD, Fannie Mae, Life Company, USDA and variety of conventional loan products.

NALHFA's Affordable Housing Podcast explores the reasons behind the housing crisis and how the industry can unite together to discover creative solutions to provide more affordable housing options across the country.

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