



Member Organizations

211 Info
AFSCME Local #3135
Alliance for Family & Housing Success
Bienestar
CASA of Oregon
Central City Concern
City of Corvallis
City of Eugene
City of Gresham
City of Portland
City of Tigard
Clackamas County
Clackamas Housing Action Network
Coalition for a Livable Future
Community Action Partnership of Oregon
Community Action Team, Inc.
Community Alliance of Tenants
Community Housing Fund
Community Partners for Affordable Housing
Ecumenical Ministries of Oregon
Fair Housing Council of Oregon
Farmworker Housing Development Corp.
Habitat for Humanity of Oregon
Hacienda CDC
Housing Advocacy Group of Washington Co.
Housing Development Center
Impact Northwest
JOIN
Lane County Legal Aid and Advocacy Center
League of Women Voters of Oregon
Lincoln County
Metro
NAYA Family Center
Neighborhood Economic Development Corp.
Neighborhood Partnerships
NeighborWorks Umpqua
Network for Oregon Affordable Housing
Northwest Housing Alternatives
Northwest Pilot Project
Oregon Action
Oregon Food Bank
Oregon Housing Authorities
Oregon Opportunity Network
Partners for a Hunger-Free Oregon
Portland Community Reinvestment Initiatives, Inc.
Proud Ground
Raphael House
REACH CDC
Rose CDC
St. Vincent DePaul of Lane County
Shelter Care
Sisters Of The Road
Street Roots
Washington County
Willamette Neighborhood Housing Services

Contact us:

Public Affairs Counsel
Mark Nelson, Justen Rainey
PO Box 12945 · Salem, OR 97309
(503) 363-7084
www.oregonhousingalliance.org

2013 Housing Opportunity Agenda

Ensuring all Oregonians have the opportunity that a stable home provides

The Housing Alliance knows that we all have a stake in addressing the problems our communities and neighbors are facing as a result of the recession. In Oregon, we believe in protecting those most impacted by the economic downturn. Housing gives people an opportunity to build better lives, and our communities are better and stronger when we and our neighbors can afford to pay rent and still have money left over for food or medicine. We're asking the Legislature to take action in 2013 to ensure housing opportunity. The Housing Alliance will lead the following efforts:

- **Prevent homelessness through restoring the Emergency Housing Account and State Homeless Assistance Program**—This is our most flexible resource to end and prevent homelessness. This resource has seen several cuts in recent years, while the need is growing at an alarming pace. The Emergency Housing Account (or EHA) and State Homeless Assistance Program (or SHAP) help keep at risk families in their homes, and help homeless families get off the streets and stabilized. We are requesting an additional \$3 million to EHA and \$1 million to SHAP in general fund dollars to return the programs to the level of the 2007 biennium, plus inflation. (Lead)
- **Housing for Veterans** —Veterans across Oregon face housing challenges of all kinds. We must dedicate new resources toward addressing the housing needs of Oregon's Veterans. We must cover the continuum of our veterans' housing needs, including ending their homelessness, offering short and long-term rental assistance, developing housing with wrap-around services as well as increasing home-ownership opportunities. (Lead)
- **Foreclosure and housing market recovery.** In 2012, Oregon enacted historic foreclosure reform with SB 1552. We need to continue to work to restore Oregon's housing market through implementation of SB 1552 and other strategies. The Legislature has already dedicated some funds from the National Attorneys' General Settlement to the implementation of the law, but additional funds are needed. These additional resources will allow us to continue building a system to provide homeowners with essential information, counseling, legal support, mediation services and direct financial relief. (Lead)
- **Preserve Existing Affordable Housing**—Across the state, thousands of people with very low incomes live in homes with federal rent subsidies and in manufactured home parks. Many of these homes are at risk of conversion to market rate, including some housing built and owned by non-profit partners statewide. We cannot afford to lose this precious resource or displace our vulnerable neighbors. We need \$20 million in Lottery Backed Bonds to fill financing gaps and preserve these affordable homes. (Lead)
- Currently, too many Oregonians are struggling to find suitable housing, even with the aid of a housing choice voucher. The Housing Alliance will lead an effort to **remove barriers for tenants with Section 8 vouchers to renting homes in their preferred communities.** The proposal will include multiple strategies to ensure tenant success such as developing statewide strategies to better support tenants going through the leasing process, better support of housing authorities' efforts to educate and work with both landlords and HUD, as well as to amend ORS 659A.421 (1)(d) and (2)(e) to clarify that receipt of federal rent subsidies and other housing assistance - in particular Section 8 vouchers - is not grounds for denying tenancy. (Lead)

The Housing Alliance will support the following items:

- Maintain the **Agricultural Workforce Housing Tax Credit**, a key tool for housing development. Decent housing for workers in Oregon's agricultural industry helps support a healthy rural economy, and meets the demands of our strong and growing agricultural industry. This tool is scheduled to sunset in 2014. (Support)
- **Support resident purchases of manufactured home parks.** In 2013, we will support a bill to increase the opportunity to purchase for resident groups. We will also support bills by the Manufactured Housing Landlord/Tenant Coalition to extend sunsets in 2014 on the tax incentive for sales of parks to residents, CDCs, or housing authorities and on the tax credit for residents displaced by a park closure. (Support)
- Protect vulnerable Oregonians through basic support systems and improve pathways out of poverty for all Oregonians. In 2013, we will support improvements to systems which help prevent homelessness:
 - Protect vulnerable families with children through **Temporary Assistance for Needy Families (TANF)**. We must help families with children meet their basic needs such as rent and heat as well as employment services. The Legislature should restore funding to help support families return to employment. (Support)
 - Institute an advisory committee to study the feasibility of protecting vulnerable Oregonians with disabilities through **General Assistance**. General Assistance provides small amounts of income support while disabled individuals await assistance from Social Security. Costs are often recouped by the state once the determination is received. The advisory committee would study how the program works, its cost, and how it would be implemented, and report back to the 2014 Legislature. (Support)
 - Extend the sunset and expand the **Earned Income Tax Credit (EITC)**. The EITC is one of the most effective programs to help low- and moderate-income families make ends meet, reduce debt or start saving for the future. The EITC creates a pathway out of poverty for Oregon families and gives them a tool to help them manage life's many financial demands. (Support)
- Expand asset limits on Oregon Individual Development Account (IDA) Initiative Participants to help build financial resilience and access opportunity. Eligible participants with modest retirement savings are being turned away from the program due to current limits. The Legislature should exempt the first \$60,000 of retirement savings in the calculation of net worth to build financial resilience and savings. (Support)
- Find permanent solutions to improve the **Senior & Disabled Property Tax Deferral Program**. In 2011, a bill passed which had unintended consequences for seniors with low incomes and people with disabilities by abruptly and in some cases unfairly terminating people on fixed incomes who had relied on the program. In 2013, the Legislature needs to find a permanent solution that protects seniors with low incomes and people with disabilities. (Support)
- Increase **the Oregon Domestic and Sexual Violence Services (ODSVS) Fund** by an additional \$3 million for a total of \$7.2 Million per biennium. The Oregon Domestic and Sexual Violence Services Fund provides critical lifelines to Oregonians, providing emergency shelter, safety planning and support services for victims across the state. These services save lives, families and communities, and the need is great. In 2011, more than 20,000 requests for emergency shelter went unmet. (Support)
- Extend the sunset on a key **property tax exemption for affordable housing, the Homebuyer Opportunity Limited Tax Exemption Program**. This allows eligible homeowners to receive a ten year property tax exemption on structural improvements. Property owners continue to pay taxes on the assessed value of the land during the exemption period. Currently, this local option is in use only in the City of Portland. The sunset should be extended until 2025 to help make homeownership affordable. (Support)
- Fund the **Oregon Hunger Response Fund** (formerly General Fund Food Program) at \$3 million per biennium. This fund helps leverage the power of the Oregon Food Bank network by providing general fund dollars to help purchase food, transport food across the state, and ensure proper storage. (Support)
- **Restore funds** swept from the Community Mental Health Housing Trust Fund in 2012. In 2012, the Legislature swept \$5.8 Million from the Community Mental Health Housing Trust Fund—a fund designed to help build housing for individuals with severe mental health issues.

Questions? Contact Janet Byrd at jbyrd@neighborhoodpartnerships.org or Alison McIntosh at amcintosh@neighborhoodpartnerships.org.



Creating Opportunity through Housing in Baker County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Baker County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

half

of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

71

hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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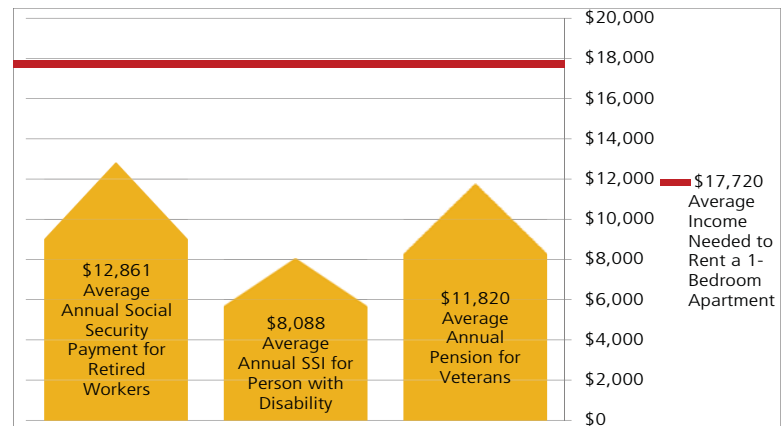
Our neighbors are homeless.



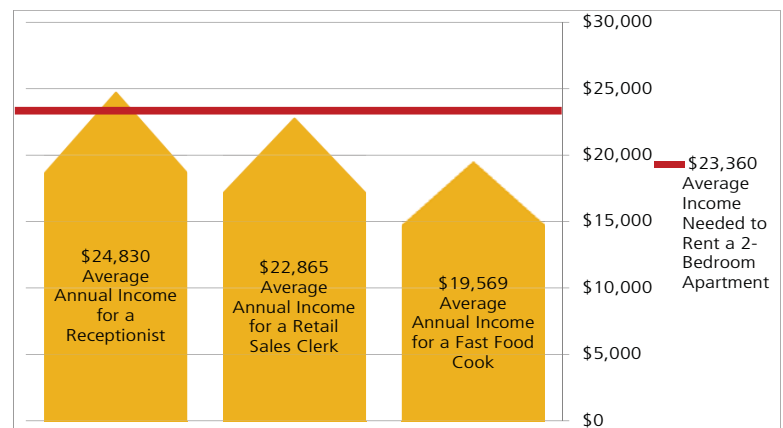
Our neighbors struggle to rent



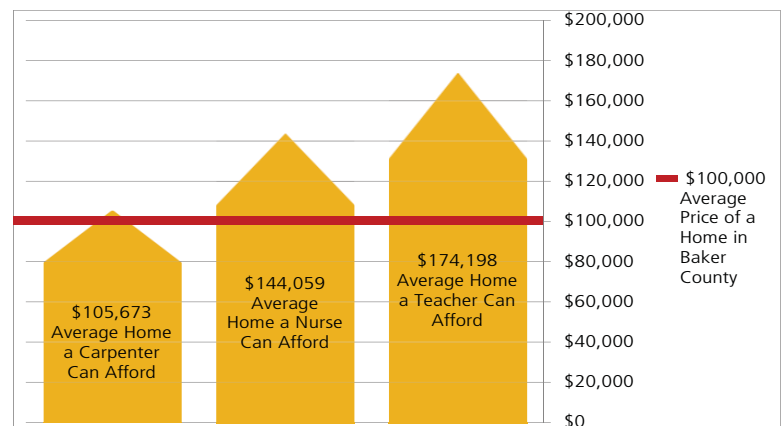
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Baker County's Most Vulnerable Citizens



Average Incomes of Baker County's Working Families



Average Home Price that Baker County's Working Families Could Afford



Creating Opportunity through Housing in Benton County

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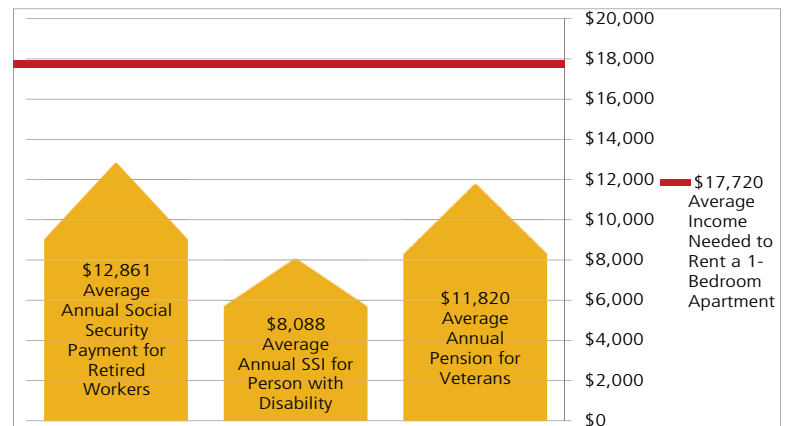
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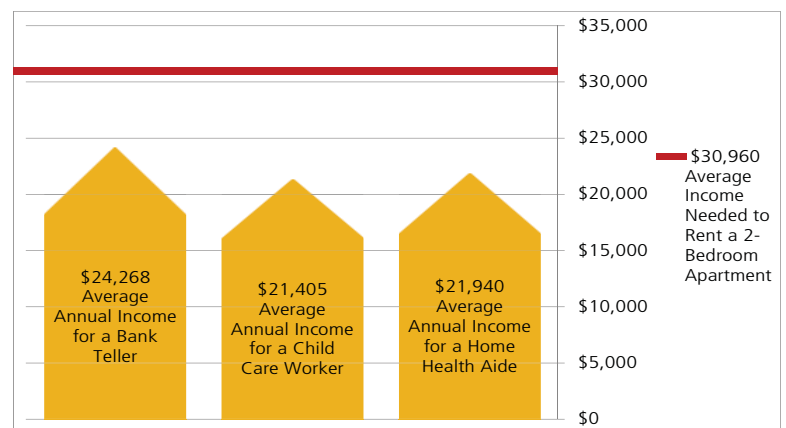
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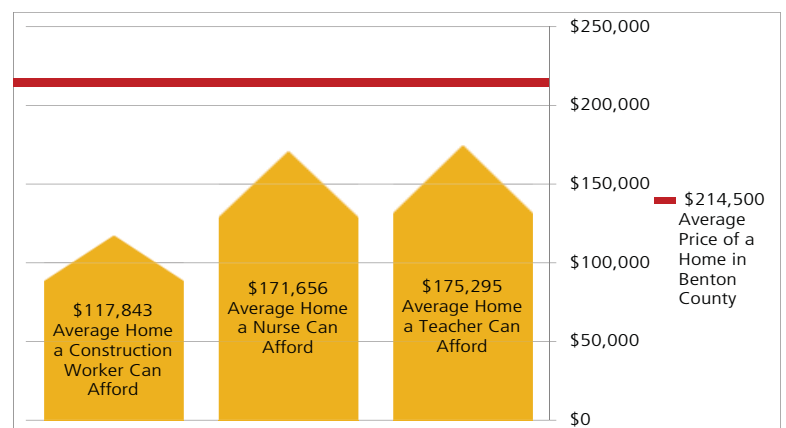
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Benton County's Most Vulnerable Citizens



Average Incomes of Benton County's Working Families



Average Home Price that Benton County's Working Families Could Afford



Creating Opportunity through Housing in Clackamas County

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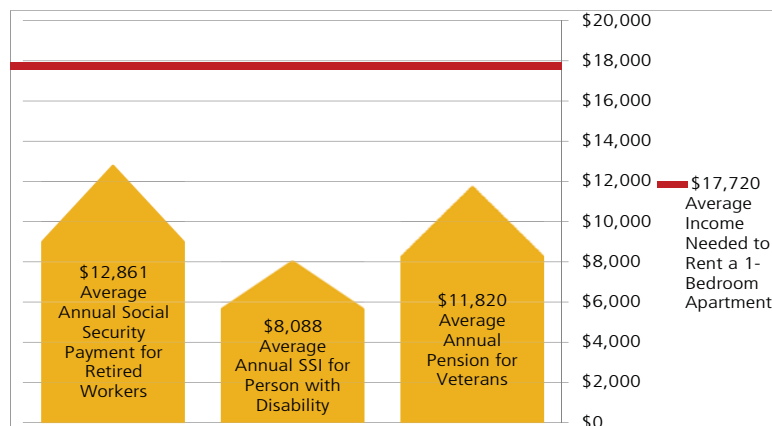
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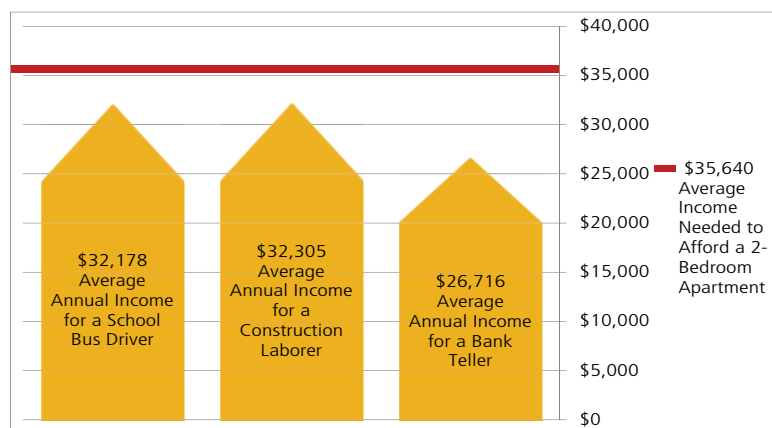
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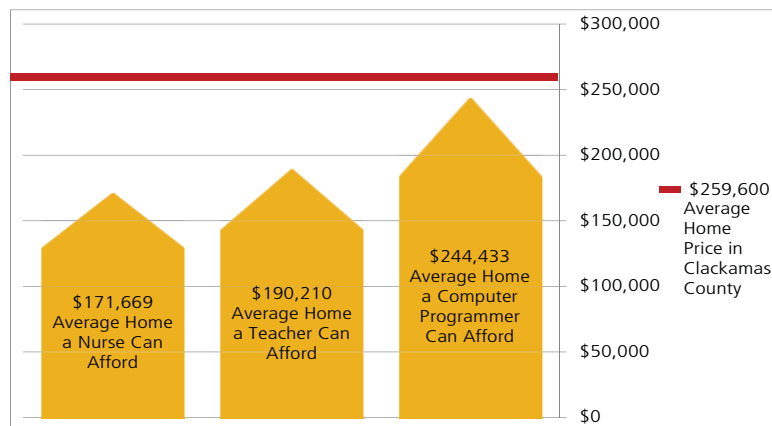
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Average Incomes of Clackamas County's Most Vulnerable Citizens



Average Incomes of Clackamas County's Working Families



Average Home Price that Clackamas County's Working Families Could Afford



Creating Opportunity through Housing in Clatsop County

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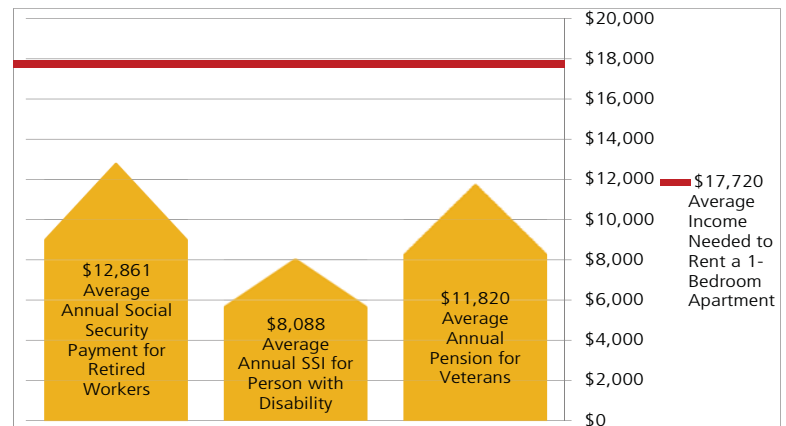
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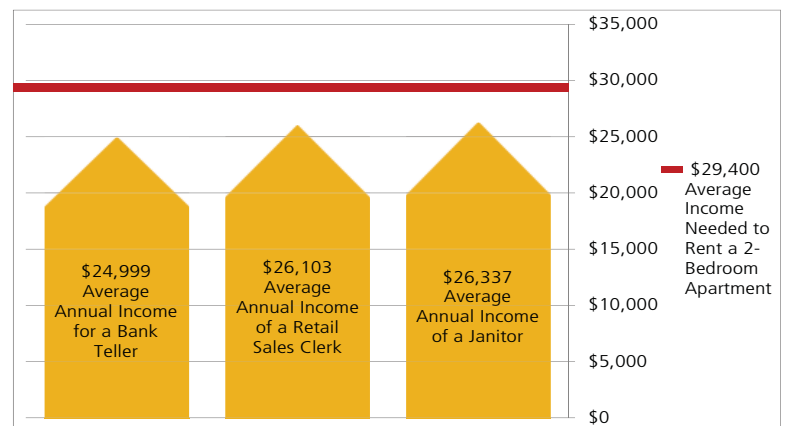
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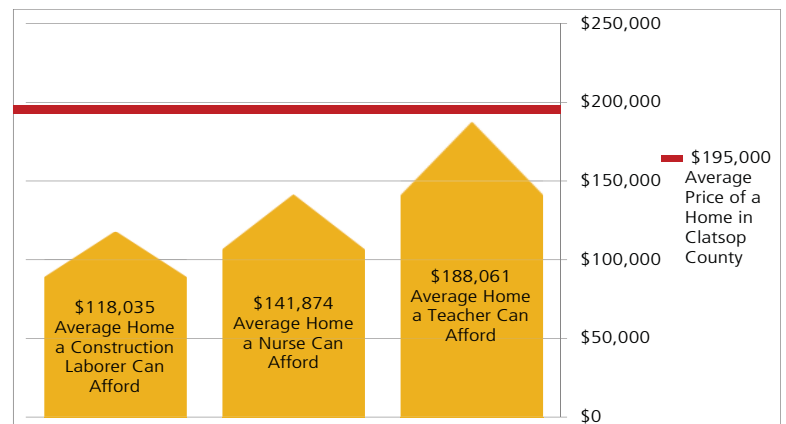
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Clatsop County's Most Vulnerable Citizens



Average Incomes of Clatsop County's Working Families



Average Home Price that Clatsop County's Working Families Could Afford



Creating Opportunity through Housing in Columbia County

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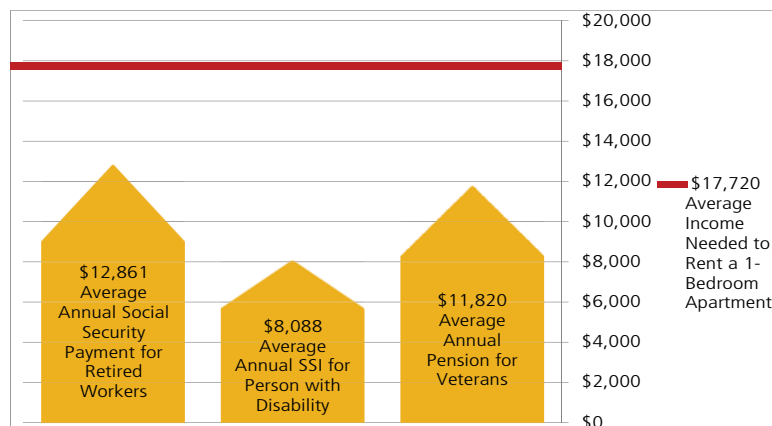
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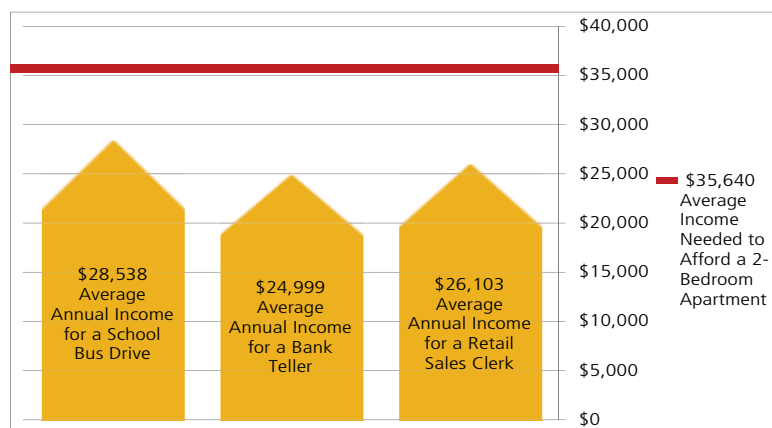
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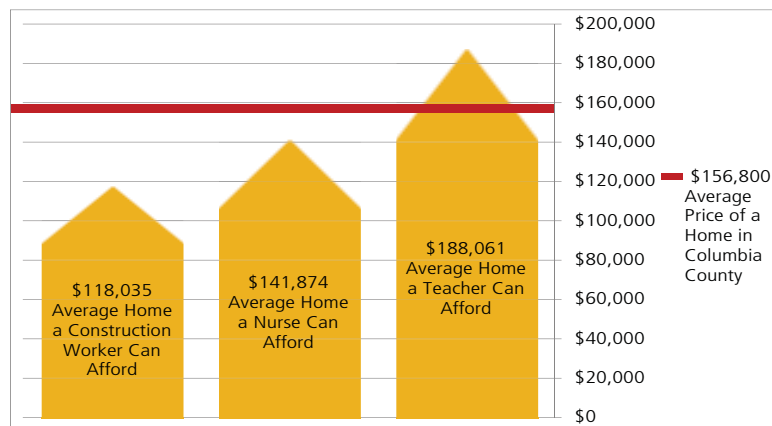
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Columbia County's Most Vulnerable Citizens



Average Incomes of Columbia County's Working Families



Average Home Price that Columbia County's Working Families Could Afford



Creating Opportunity through Housing in Coos County

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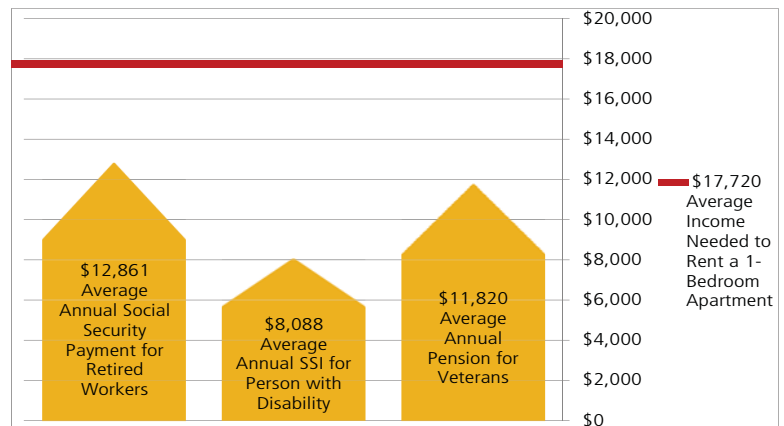
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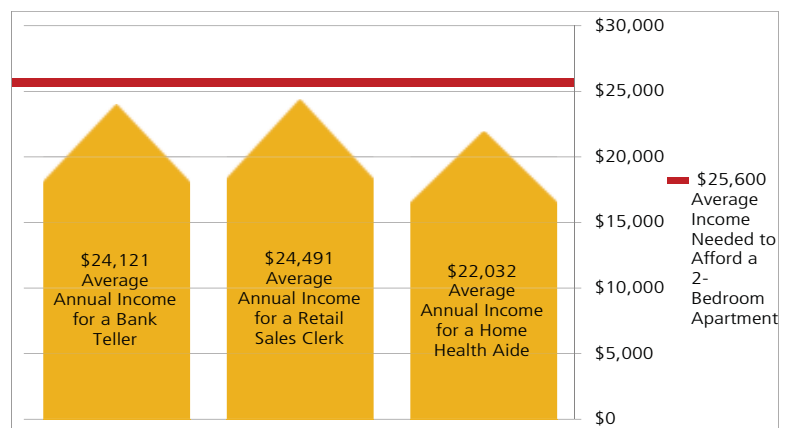
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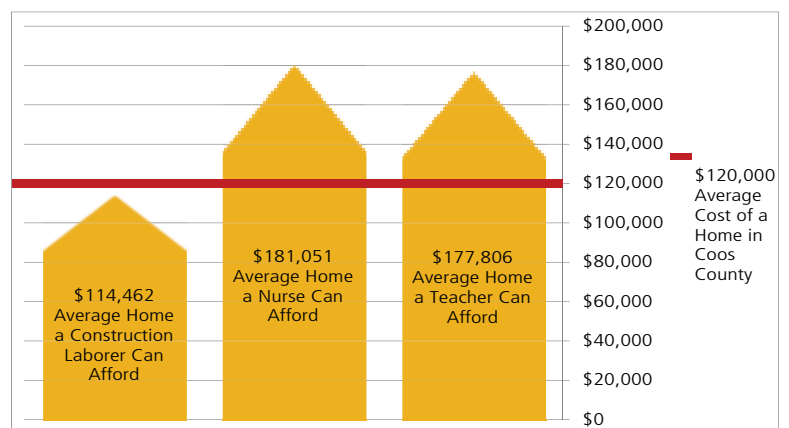
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Coos County's Most Vulnerable Citizens



Average Incomes of Coos County's Working Families



Average Home Price that Coos County's Working Families Could Afford



Creating Opportunity through Housing in Crook County

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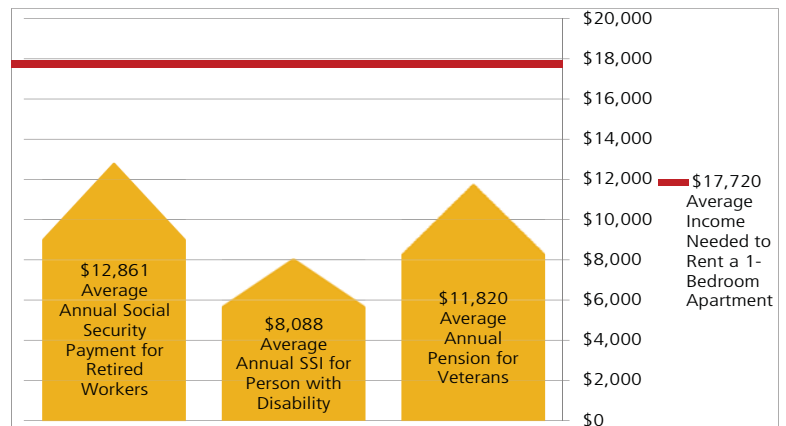
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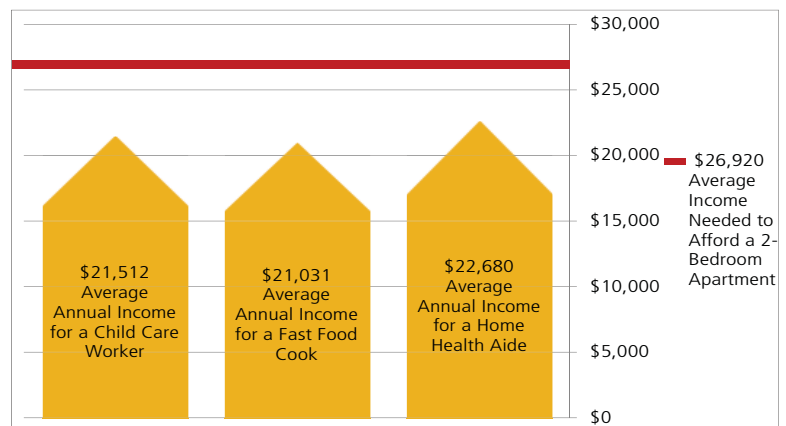
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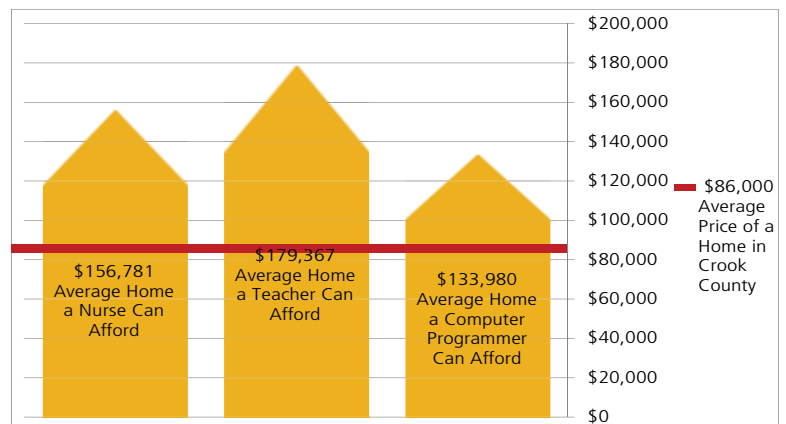
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Crook County's Most Vulnerable Citizens



Average Incomes of Crook County's Working Families



Average Home Price that Crook County's Working Families Could Afford



Creating Opportunity through Housing in Curry County

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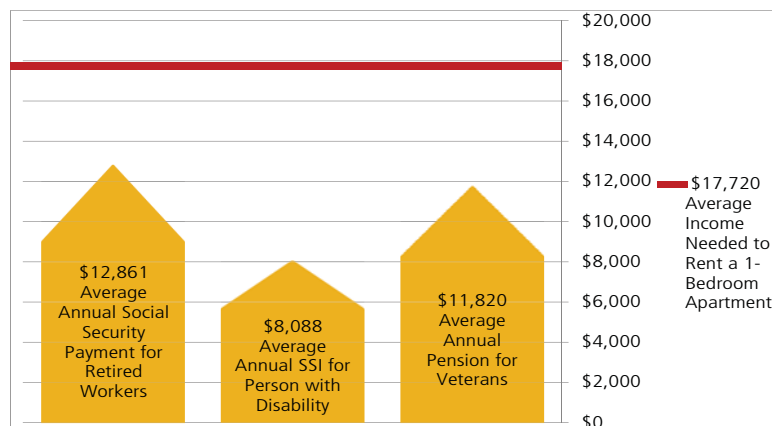
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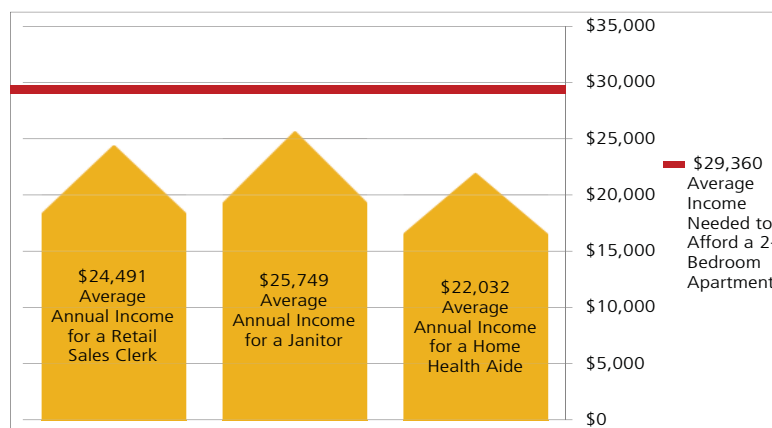
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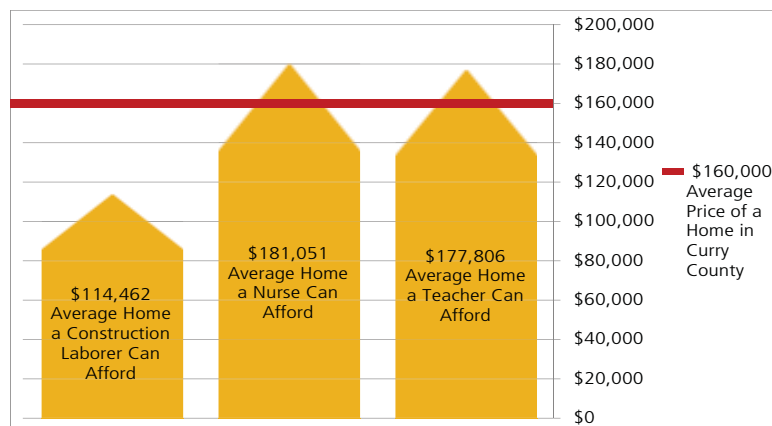
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Curry County's Most Vulnerable Citizens



Average Incomes of Curry County's Working Families



Average Home Price that Curry County's Working Families Could Afford



Creating Opportunity through Housing in Deschutes County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Deschutes County, the recession has left our neighbors at risk of foreclosure and homelessness.

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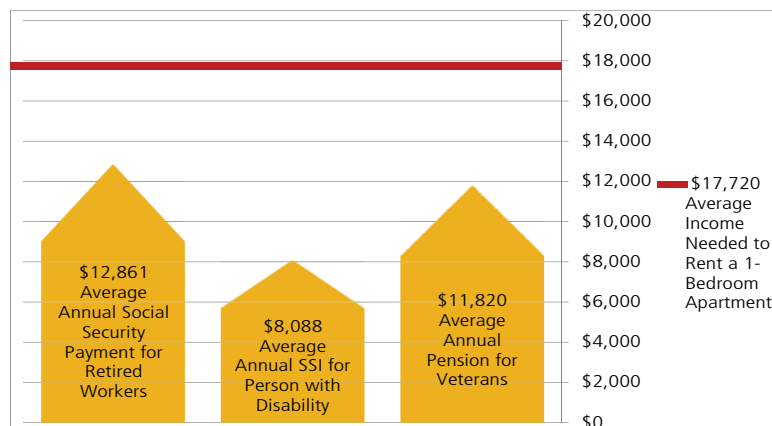
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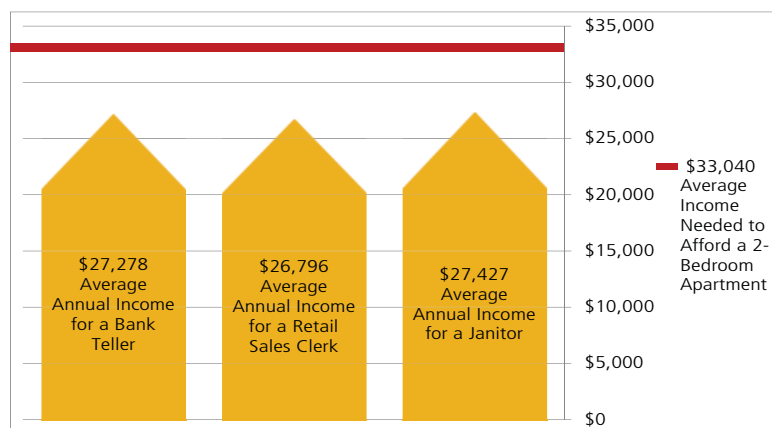
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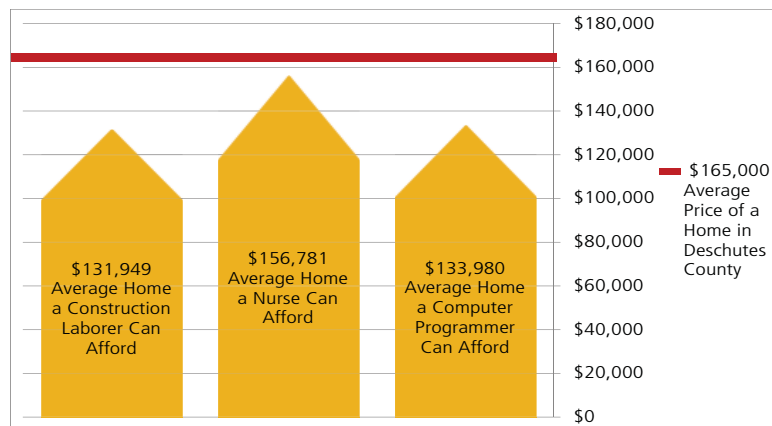
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Average Incomes of Deschutes County's Most Vulnerable Citizens



Average Incomes of Deschutes County's Working Families



Average Home Price that Deschutes County's Working Families Could Afford



Creating Opportunity through Housing in Douglas County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Douglas County, the recession has left our neighbors at risk of foreclosure and homelessness.

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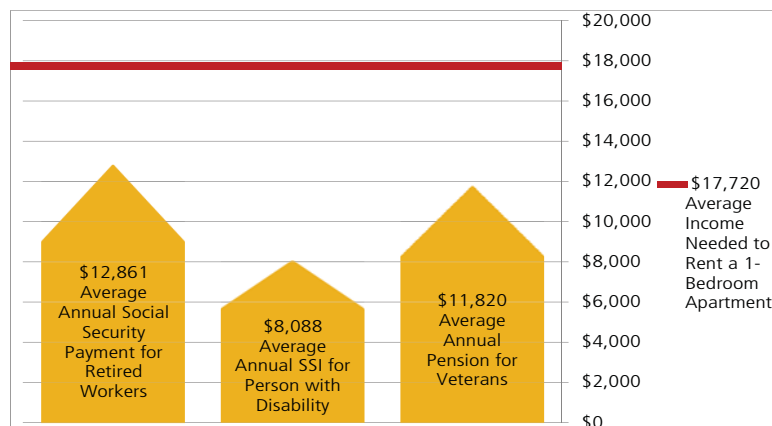
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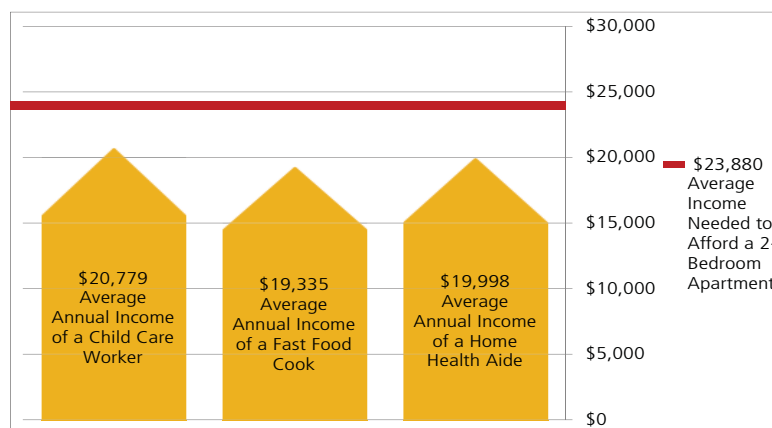
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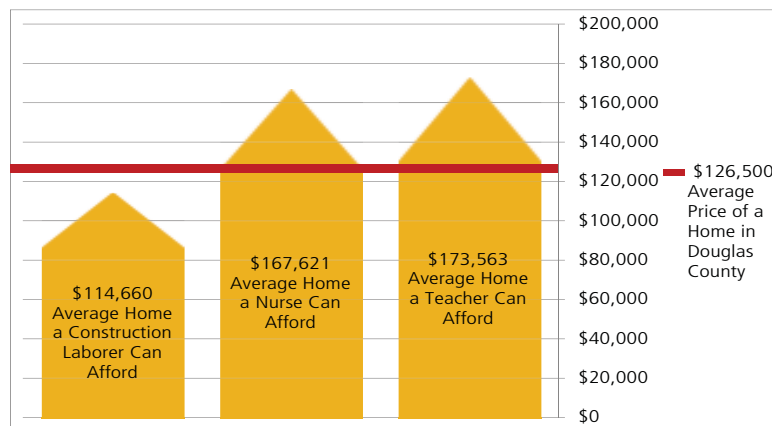
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Douglas County's Most Vulnerable Citizens



Average Incomes of Douglas County's Working Families



Average Home Price that Douglas County's Working Families Could Afford



Creating Opportunity through Housing in Gilliam County

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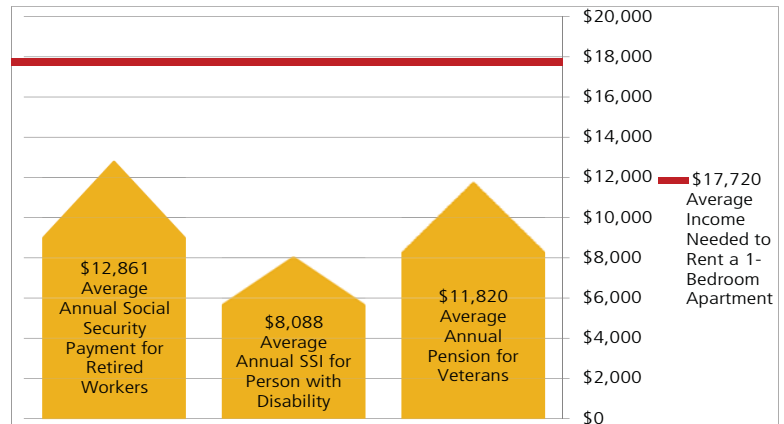
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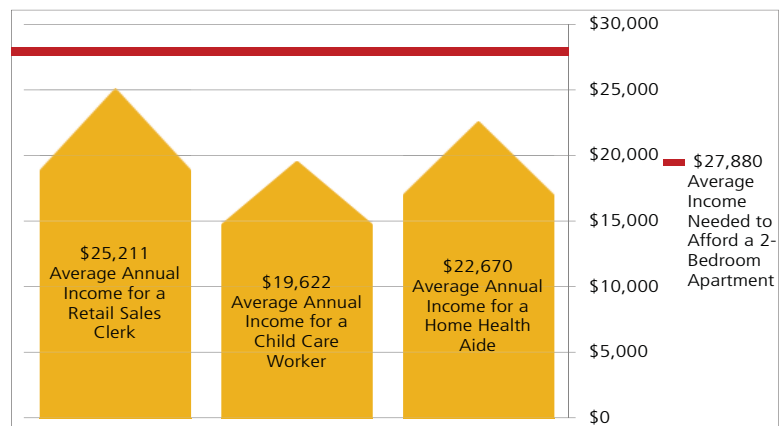
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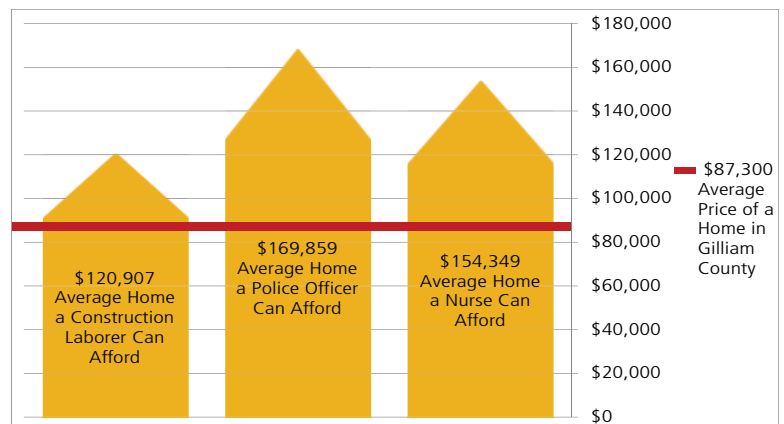
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Average Incomes of Gilliam County's Most Vulnerable Citizens



Average Incomes of Gilliam County's Working Families



Average Home Price that Gilliam County's Working Families Could Afford



Creating Opportunity through Housing in Grant County

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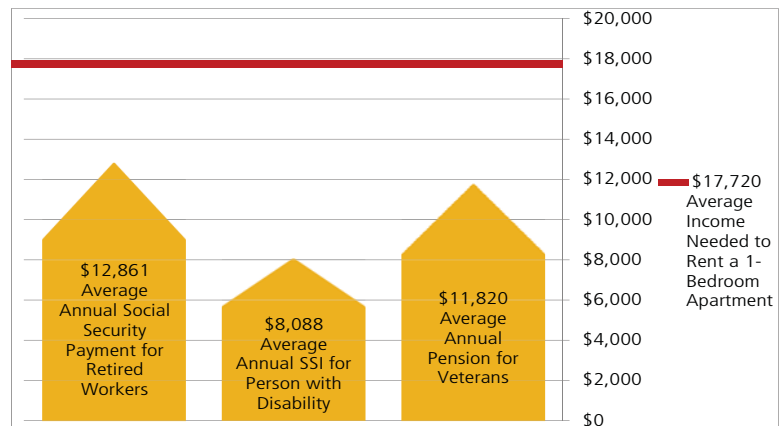
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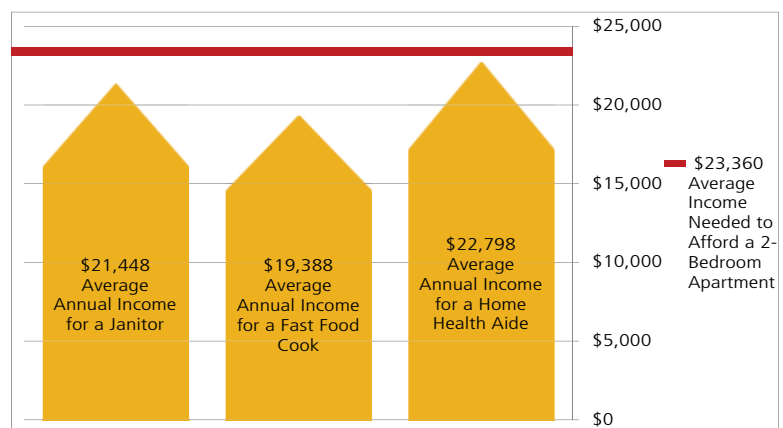
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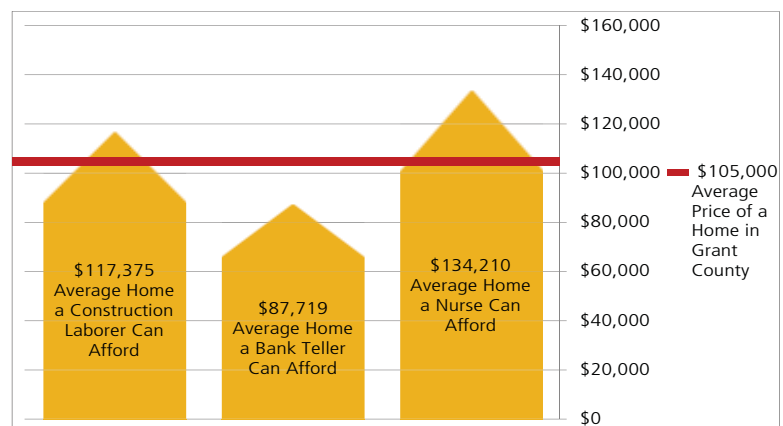
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Average Incomes of Grant County's Most Vulnerable Citizens



Average Incomes of Grant County's Working Families



Average Home Price that Grant County's Working Families Could Afford



Creating Opportunity through Housing in Harney County

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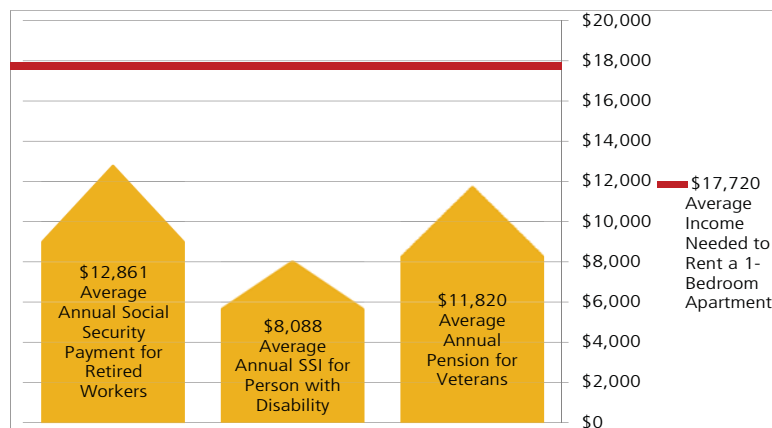
Our neighbors are homeless.



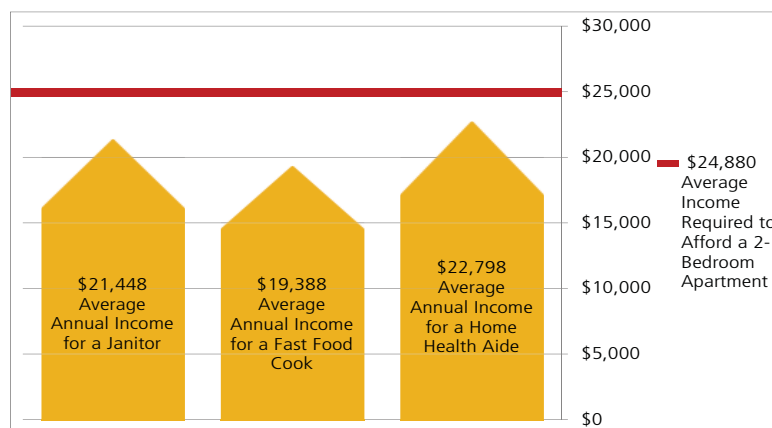
Our neighbors struggle to rent



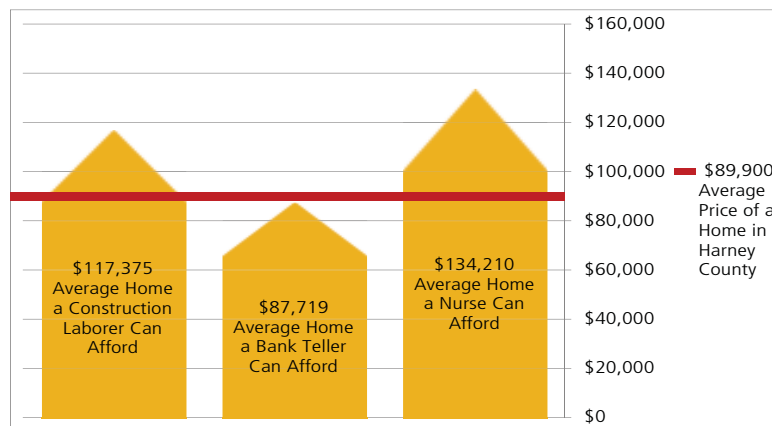
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Harney County's Most Vulnerable Citizens



Average Incomes of Harney County's Working Families



Average Home Price that Harney County's Working Families Could Afford



Creating Opportunity through Housing in Hood River County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Hood River County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

half

of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

71

hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

Want to know more?

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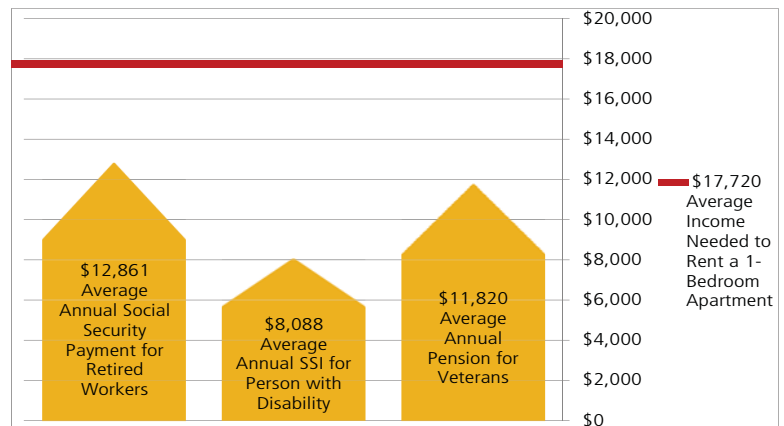
Our neighbors are homeless.



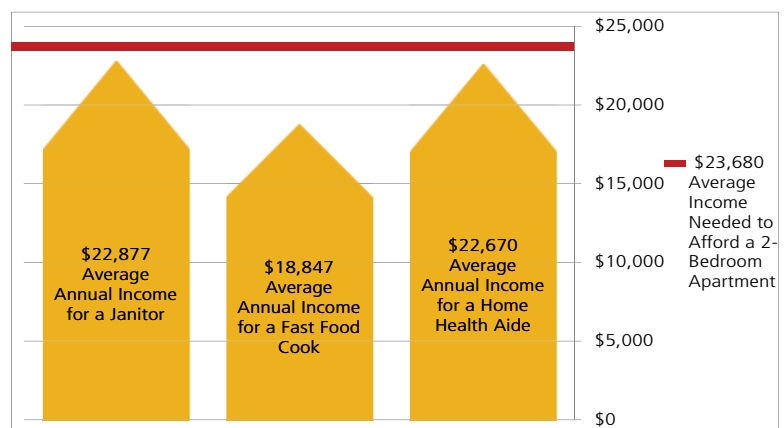
Our neighbors struggle to rent



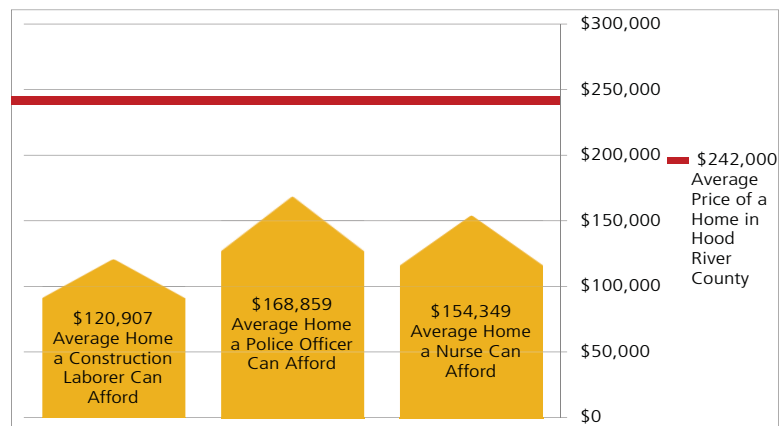
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Hood River County's Most Vulnerable Citizens



Average Incomes of Hood River County's Working Families



Average Home Price that Hood River County's Working Families Could Afford



Creating Opportunity through Housing in Jackson County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Jackson County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

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of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

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hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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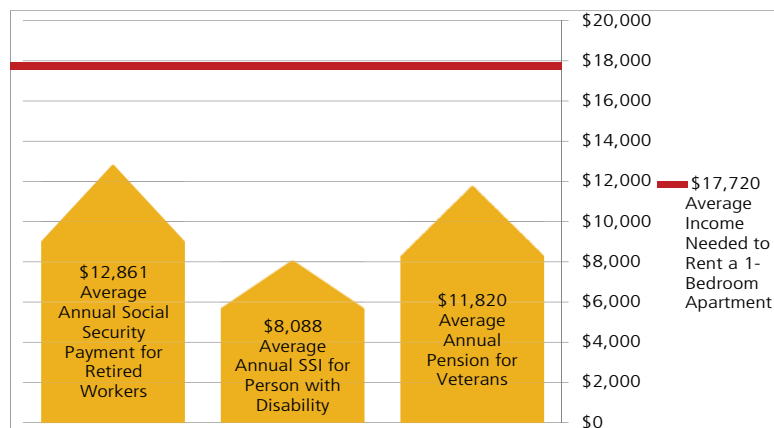
Our neighbors are homeless.



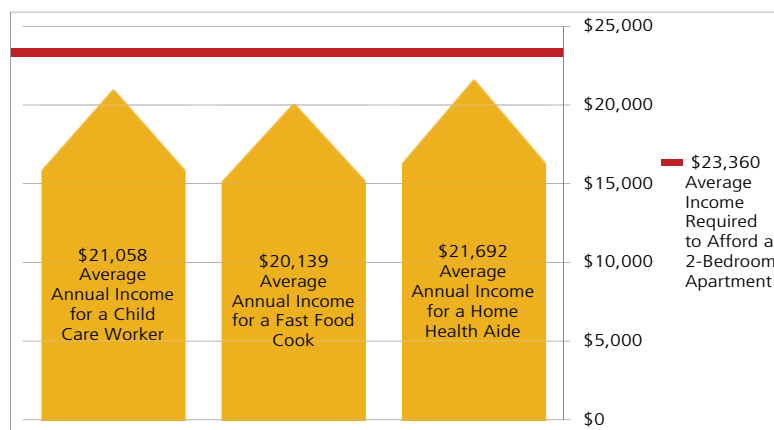
Our neighbors struggle to rent



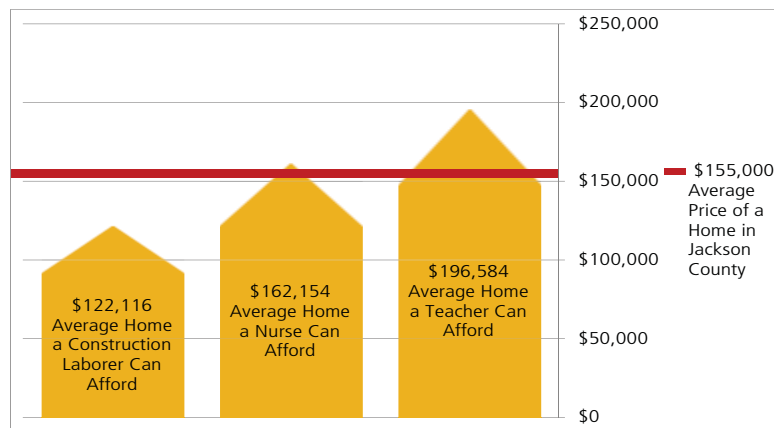
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Jackson County's Most Vulnerable Citizens



Average Incomes of Jackson County's Working Families



Average Home Price that Jackson County's Working Families Could Afford



Creating Opportunity through Housing in Jefferson County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Jefferson County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

half

of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

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hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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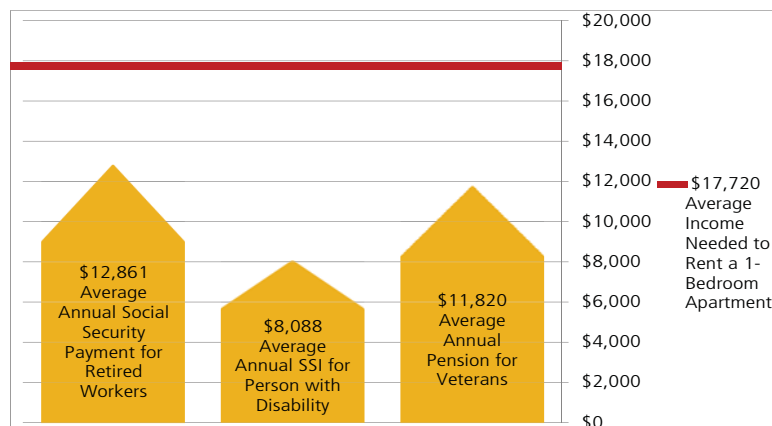
Our neighbors are homeless.



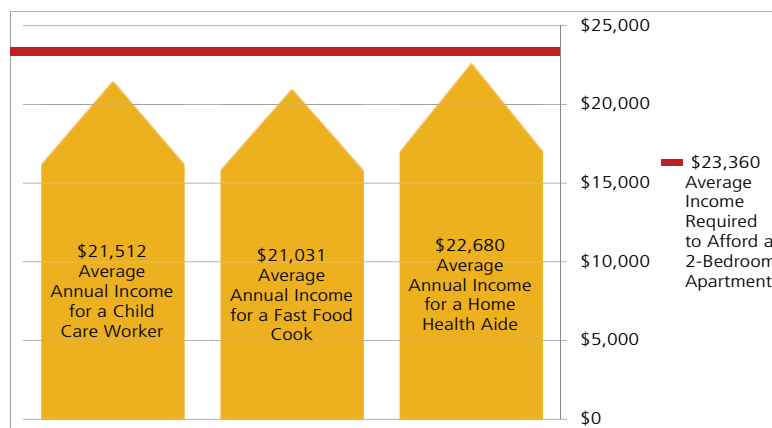
Our neighbors struggle to rent



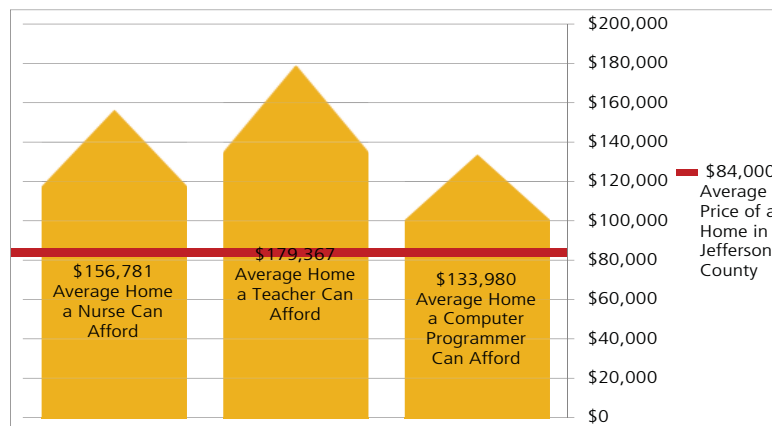
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Jefferson County's Most Vulnerable Citizens



Average Incomes of Jefferson County's Working Families



Average Home Price that Jefferson County's Working Families Could Afford



Creating Opportunity through Housing in Josephine County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Josephine County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

half

of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

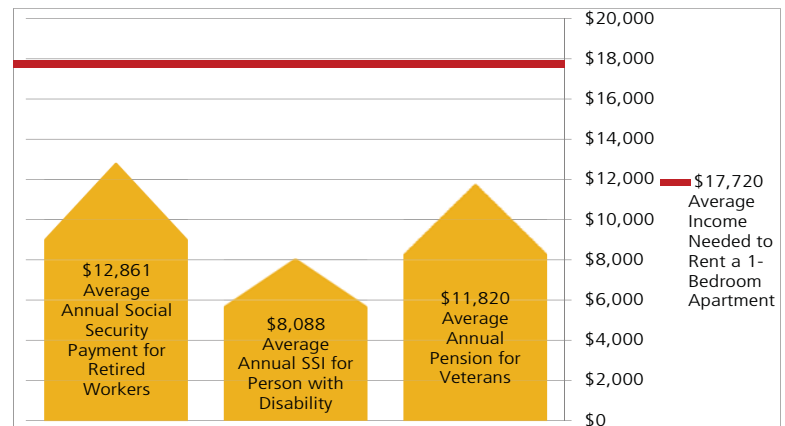
71

hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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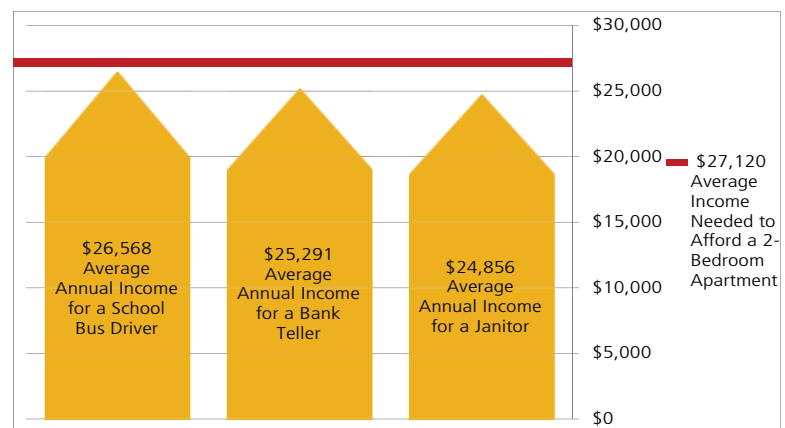
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Our neighbors are homeless.



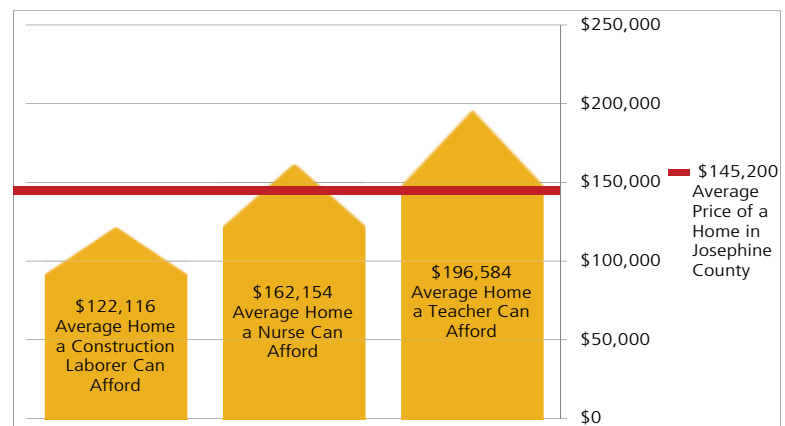
Average Incomes of Josephine County's Most Vulnerable Citizens

Our neighbors struggle to rent



Average Incomes of Josephine County's Working Families

Our neighbors are struggling to buy and keep their homes.



Average Home Price that Josephine County's Working Families Could Afford



Creating Opportunity through Housing in Klamath County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Klamath County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

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of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

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hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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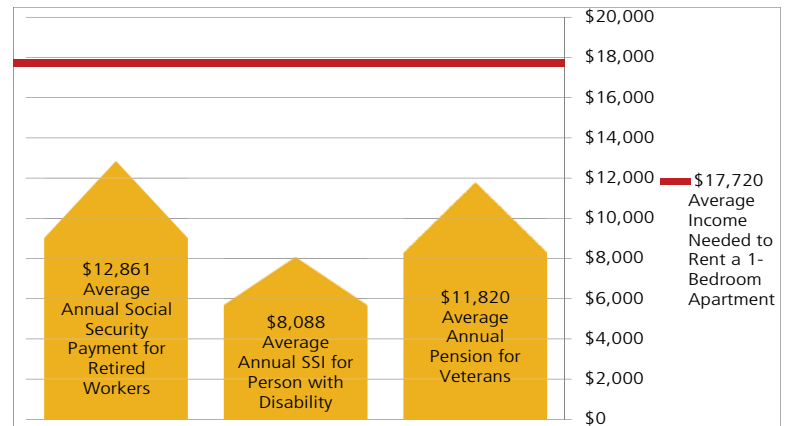
Our neighbors are homeless.



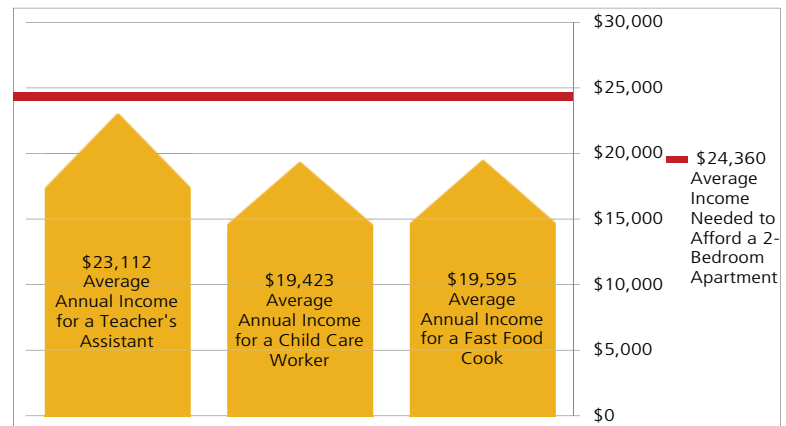
Our neighbors struggle to rent



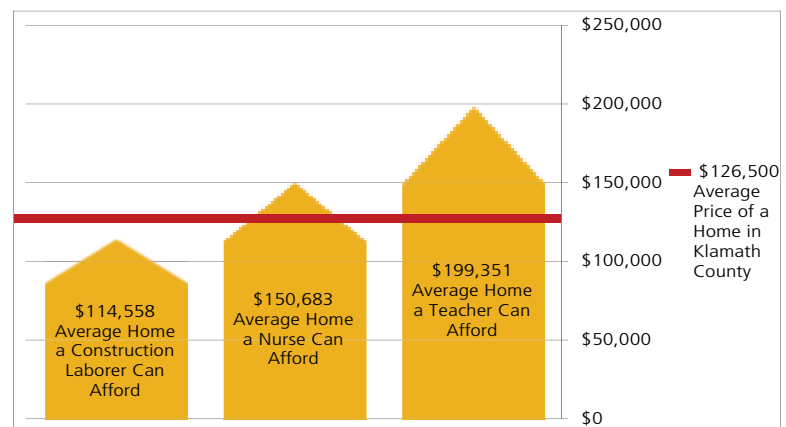
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Klamath County's Most Vulnerable Citizens



Average Incomes of Klamath County's Working Families



Average Home Price that Klamath County's Working Families Could Afford



Creating Opportunity through Housing in Lake County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Lake County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

half

of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

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hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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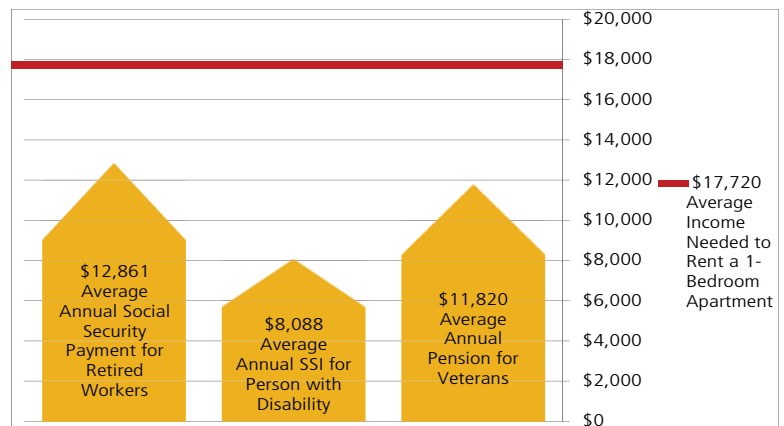
Our neighbors are homeless.



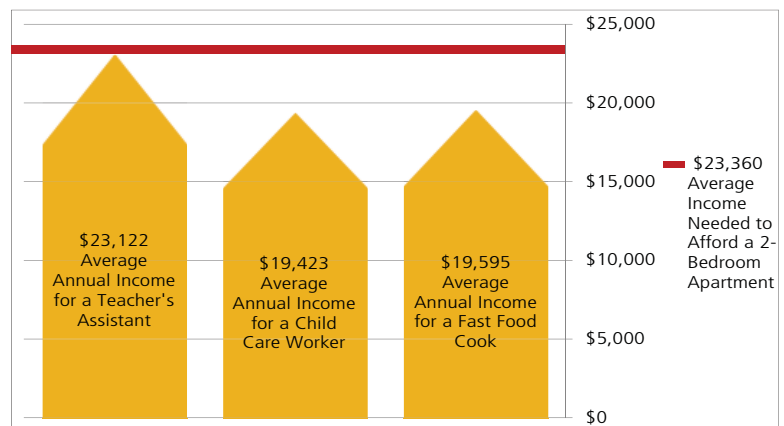
Our neighbors struggle to rent



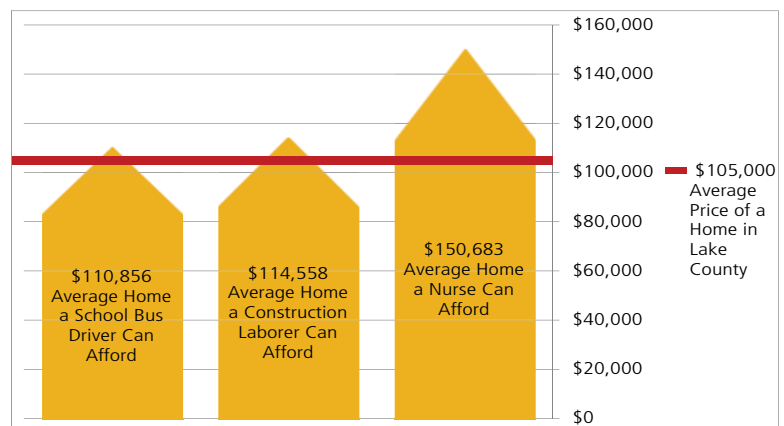
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Lake County's Most Vulnerable Citizens



Average Incomes of Lake County's Working Families



Average Home Price that Lake County's Working Families Could Afford



Creating Opportunity through Housing in Lane County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Lane County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

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of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

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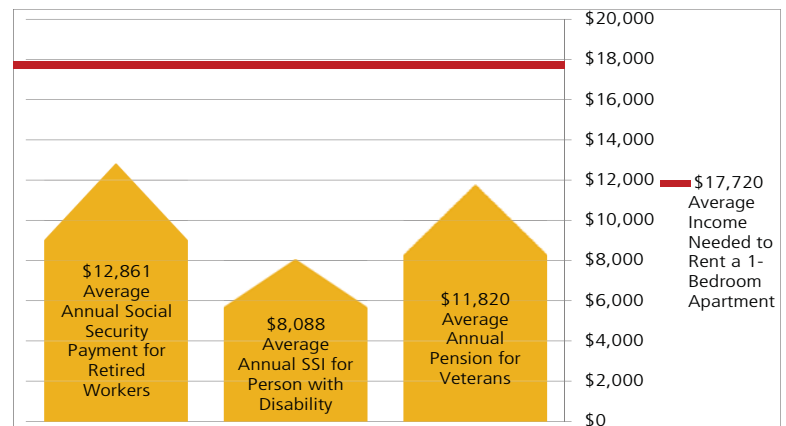
Our neighbors are homeless.



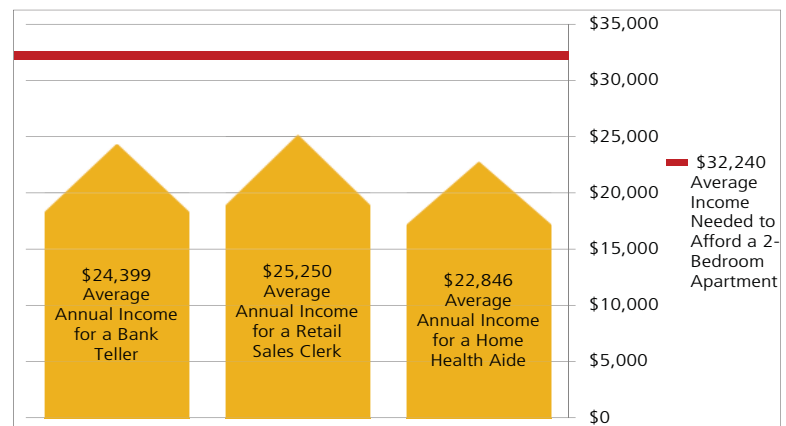
Our neighbors struggle to rent



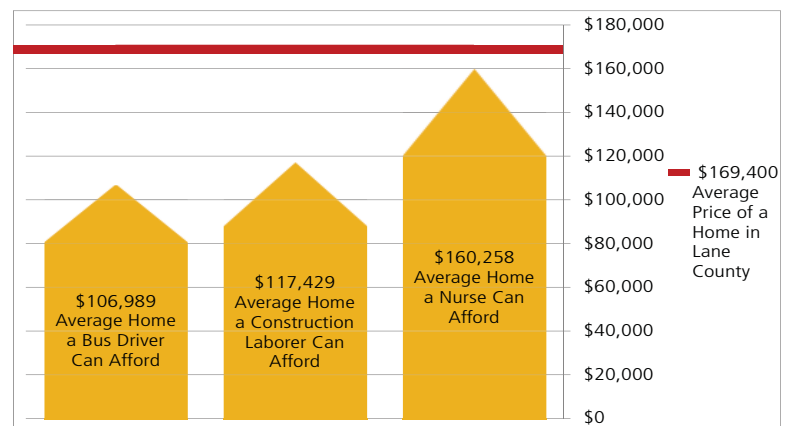
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Lane County's Most Vulnerable Citizens



Average Incomes of Lane County's Working Families



Average Home Price that Lane County's Working Families Could Afford



Creating Opportunity through Housing in Lincoln County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Lincoln County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

half

of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

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hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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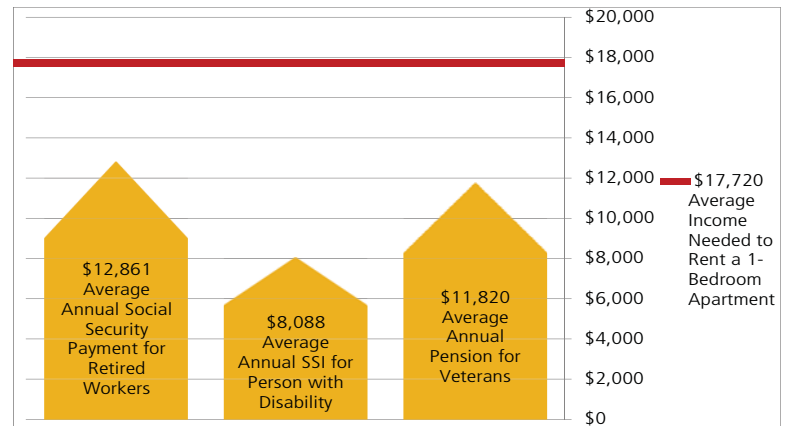
Our neighbors are homeless.



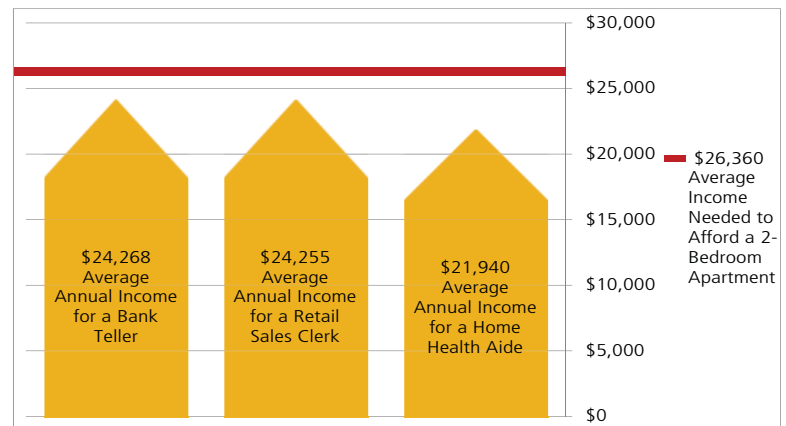
Our neighbors struggle to rent



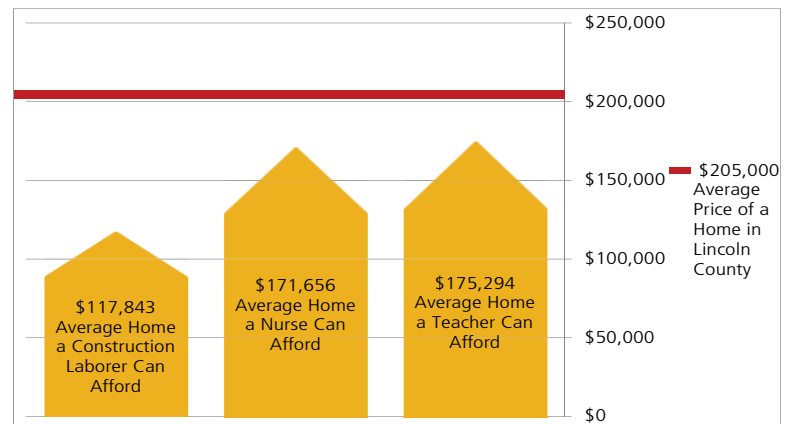
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Lincoln County's Most Vulnerable Citizens



Average Incomes of Lincoln County's Working Families



Average Home Price that Lincoln County's Working Families Could Afford



Creating Opportunity through Housing in Linn County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Linn County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

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of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

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hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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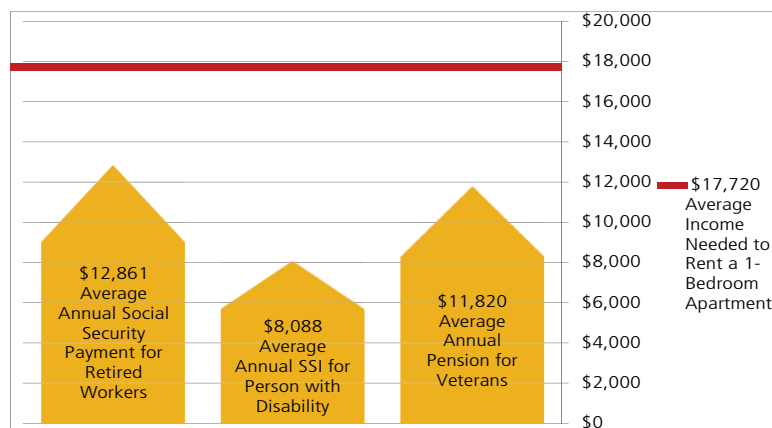
Our neighbors are homeless.



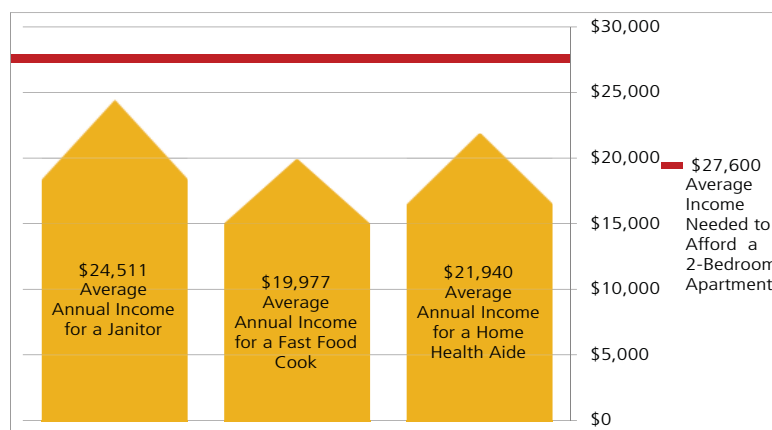
Our neighbors struggle to rent



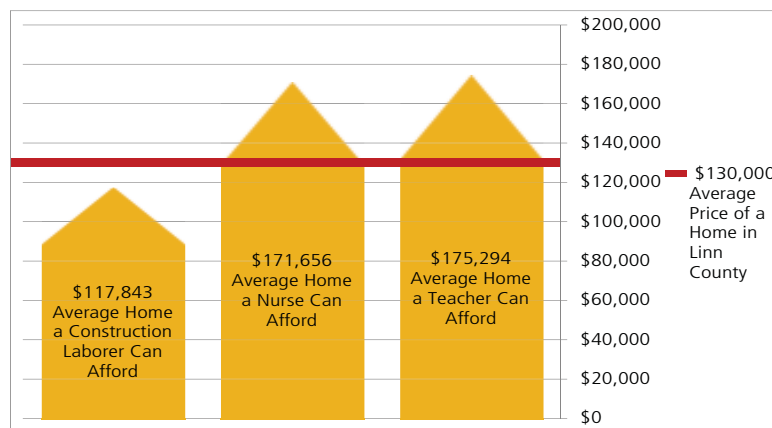
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Linn County's Most Vulnerable Citizens



Average Incomes of Linn County's Working Families



Average Home Price that Linn County's Working Families Could Afford



Creating Opportunity through Housing in Malheur County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Malheur County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

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of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

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hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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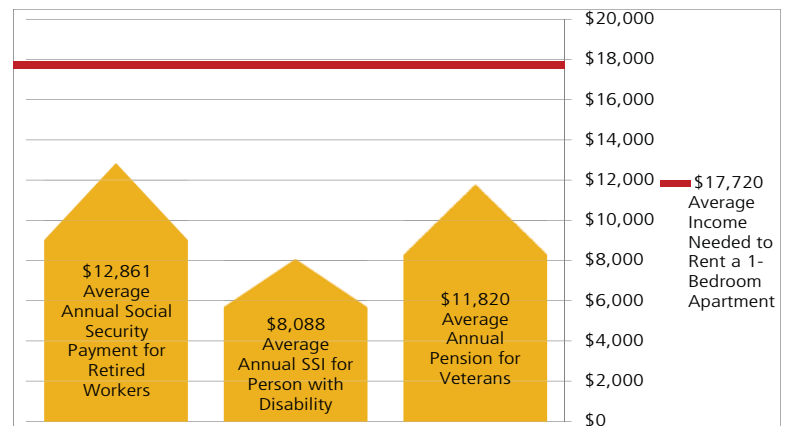
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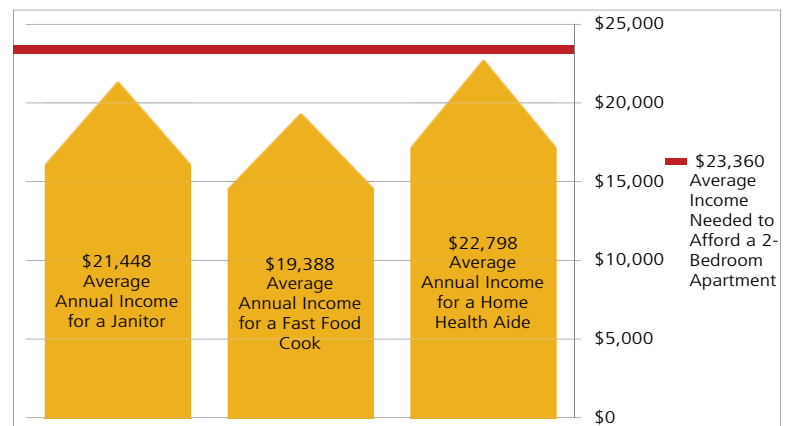
Our neighbors struggle to rent



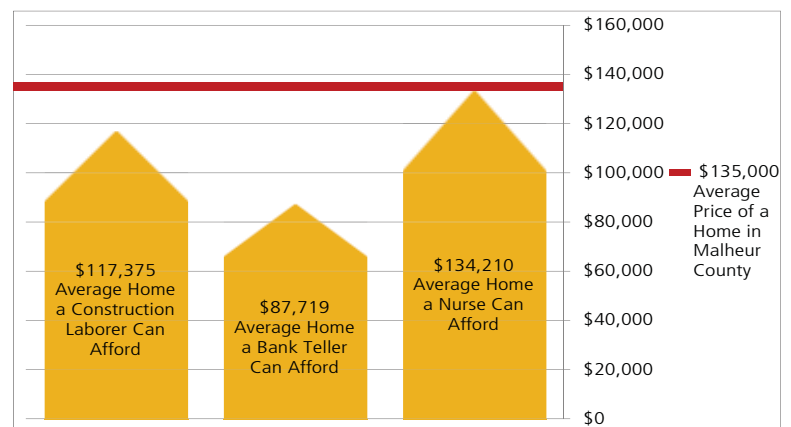
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Malheur County's Most Vulnerable Citizens



Average Incomes of Malheur County's Working Families



Average Home Price that Malheur County's Working Families Could Afford



Creating Opportunity through Housing in Marion County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Marion County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

half

of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

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hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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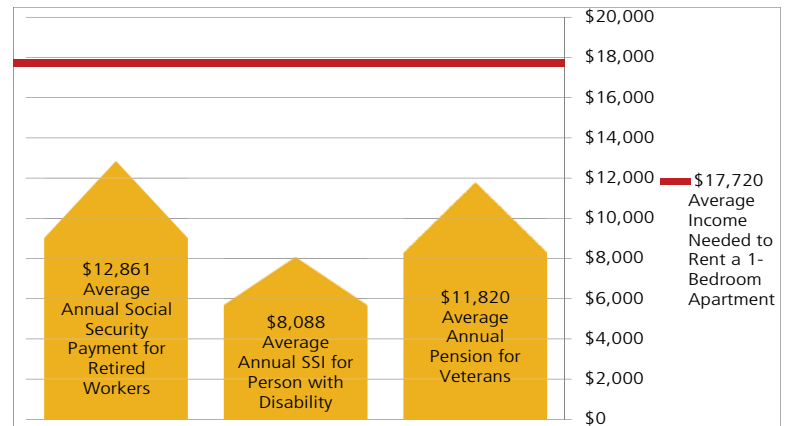
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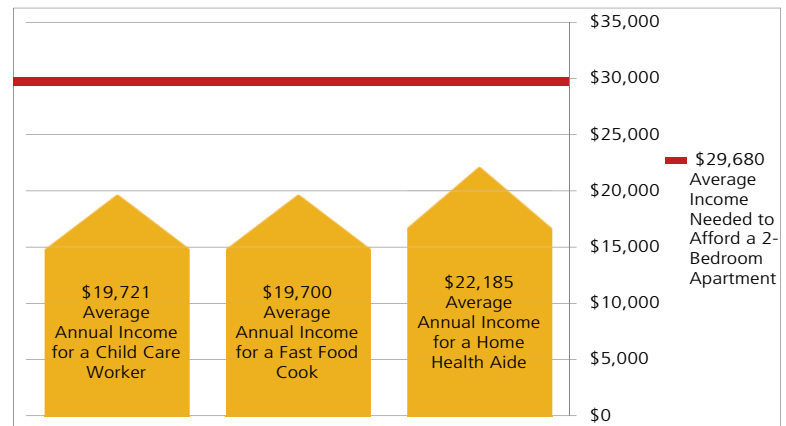
Our neighbors struggle to rent



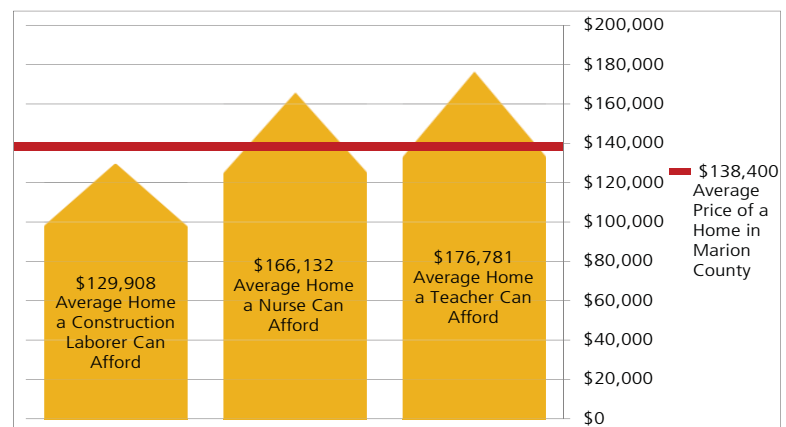
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Marion County's Most Vulnerable Citizens



Average Incomes of Marion County's Working Families



Average Home Price that Marion County's Working Families Could Afford



Creating Opportunity through Housing in Morrow County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Morrow County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

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of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

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hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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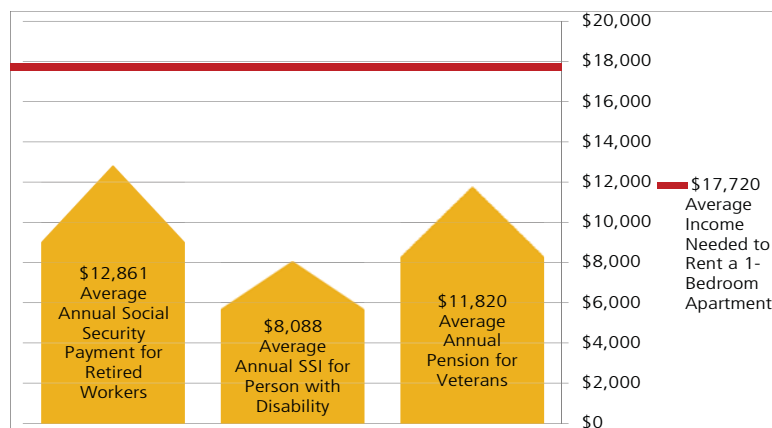
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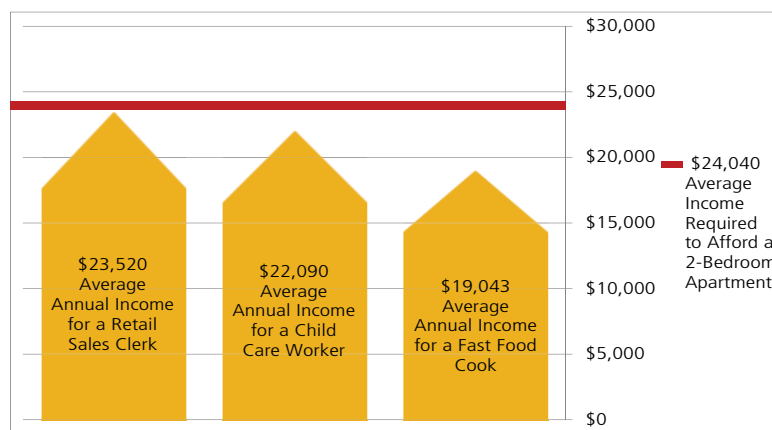
Our neighbors struggle to rent



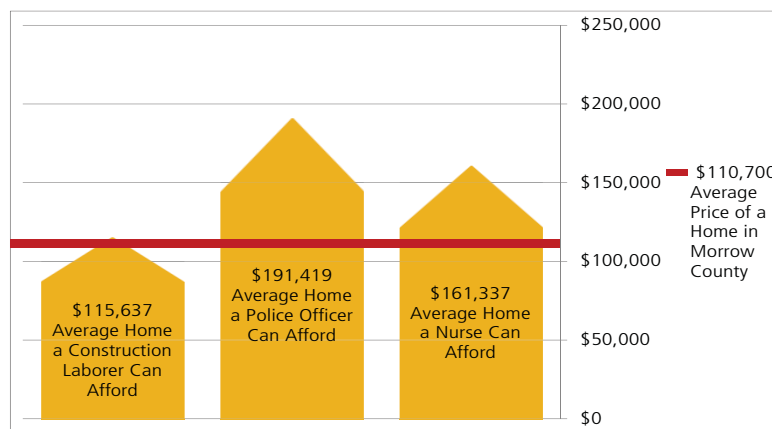
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Morrow County's Most Vulnerable Citizens



Average Incomes of Morrow County's Working Families



Average Home Price that Morrow County's Working Families Could Afford



Creating Opportunity through Housing in Multnomah County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Multnomah County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

half

of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

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hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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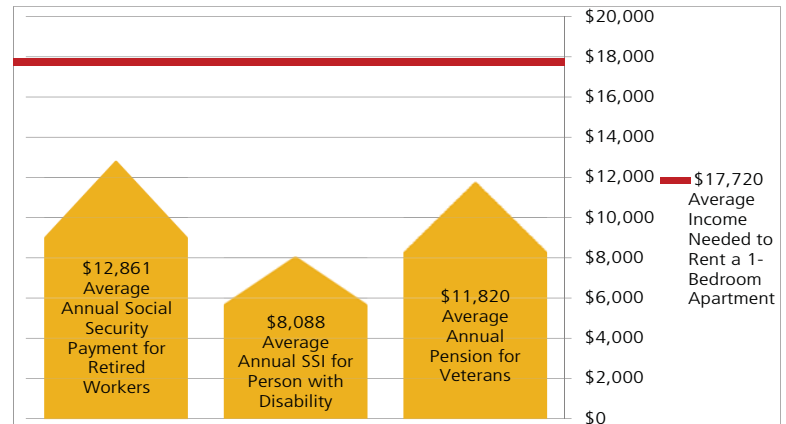
Our neighbors are homeless.



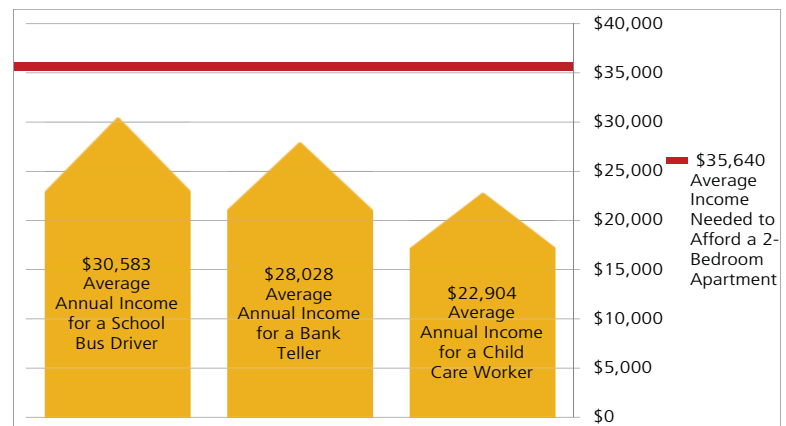
Our neighbors struggle to rent



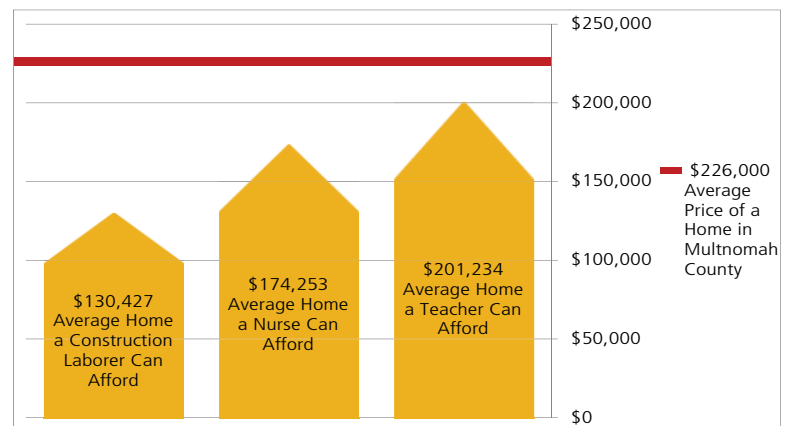
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Multnomah County's Most Vulnerable Citizens



Average Incomes of Multnomah County's Working Families



Average Home Price that Multnomah County's Working Families Could Afford



Creating Opportunity through Housing in Polk County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Polk County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

half

of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

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hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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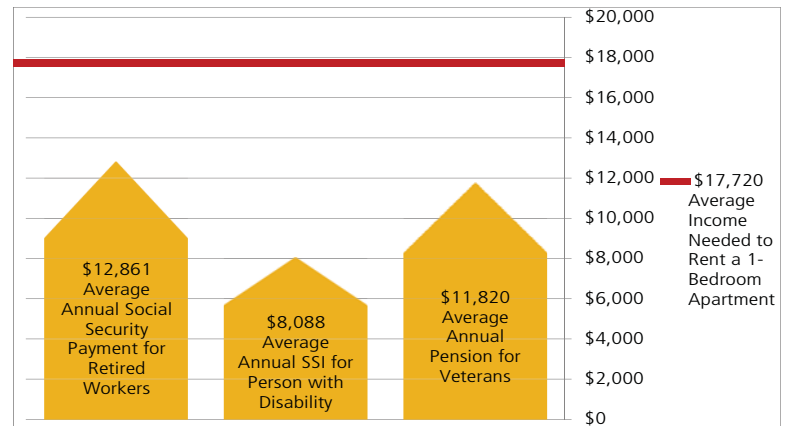
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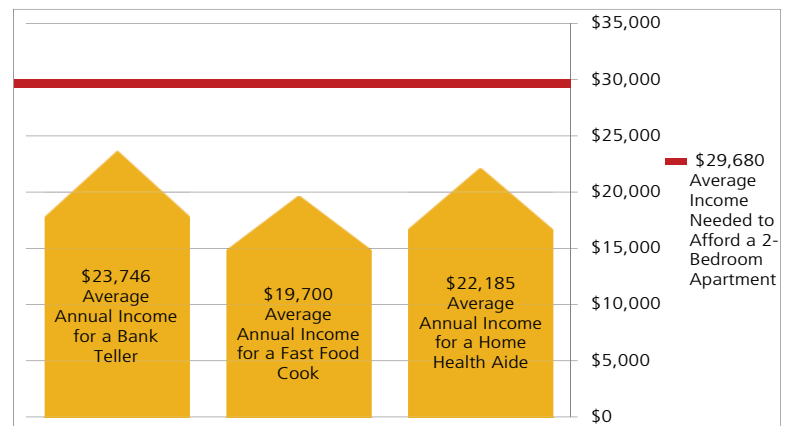
Our neighbors struggle to rent



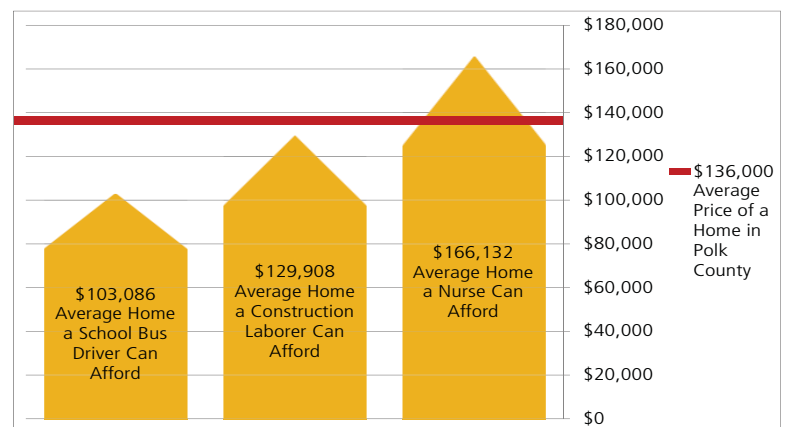
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Polk County's Most Vulnerable Citizens



Average Incomes of Polk County's Working Families



Average Home Price that Polk County's Working Families Could Afford



Creating Opportunity through Housing in Sherman County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Sherman County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

half

of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

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hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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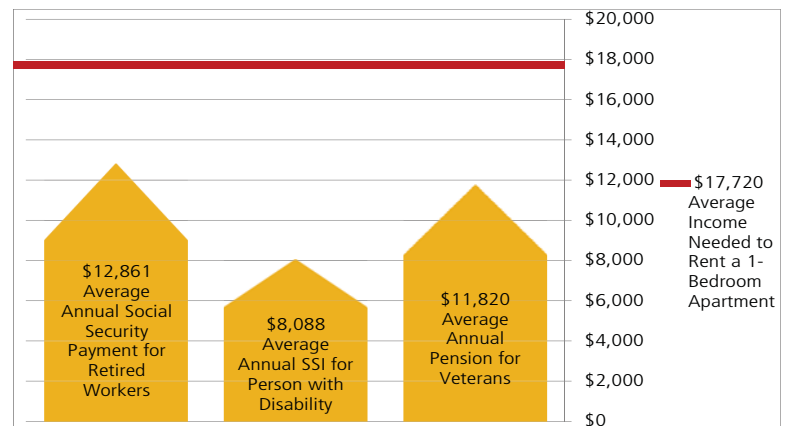
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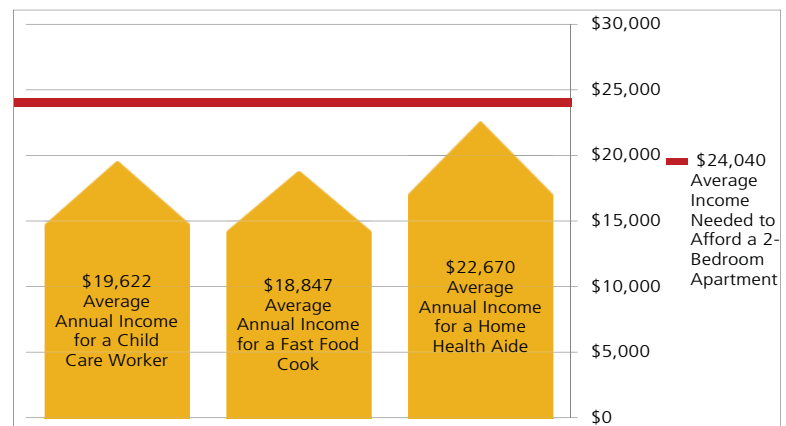
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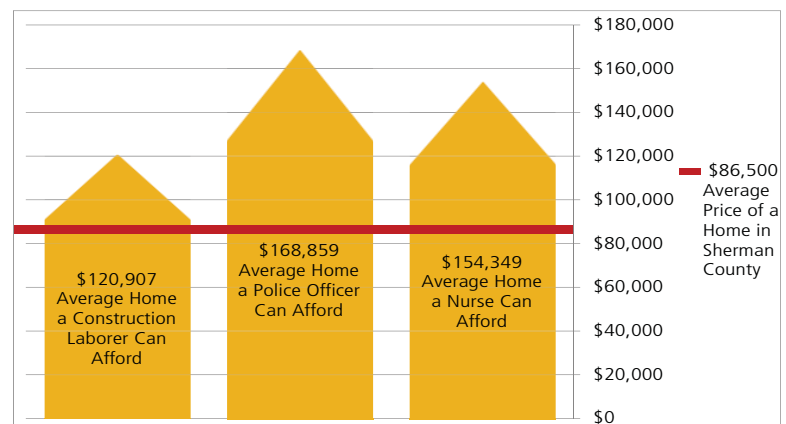
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Sherman County's Most Vulnerable Citizens



Average Incomes of Sherman County's Working Families



Average Home Price that Sherman County's Working Families Could Afford



Creating Opportunity through Housing in Tillamook County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Tillamook County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

half

of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

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hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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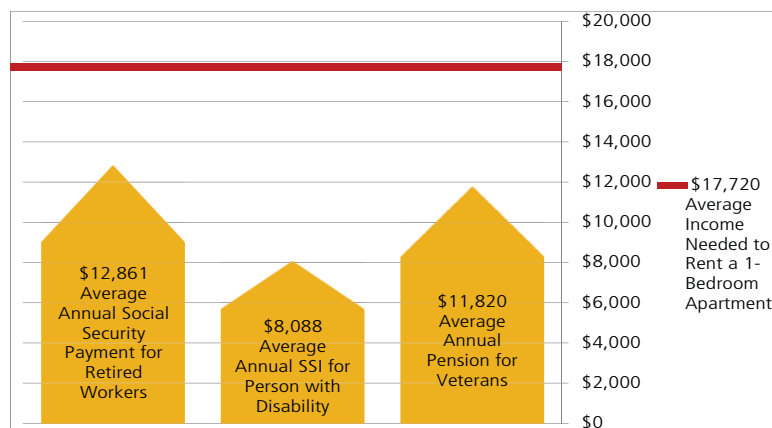
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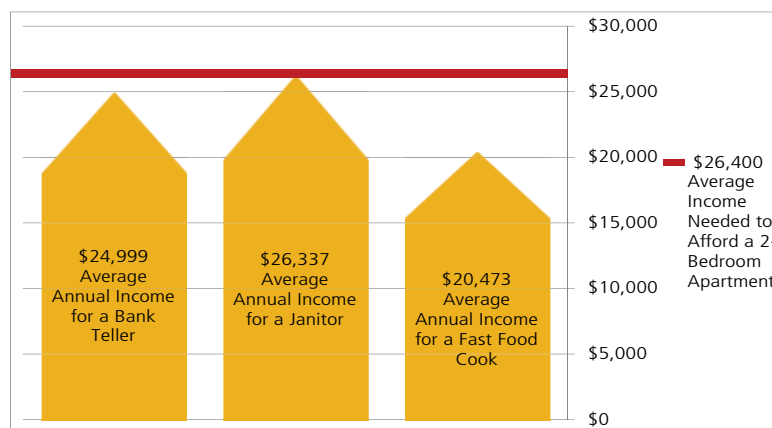
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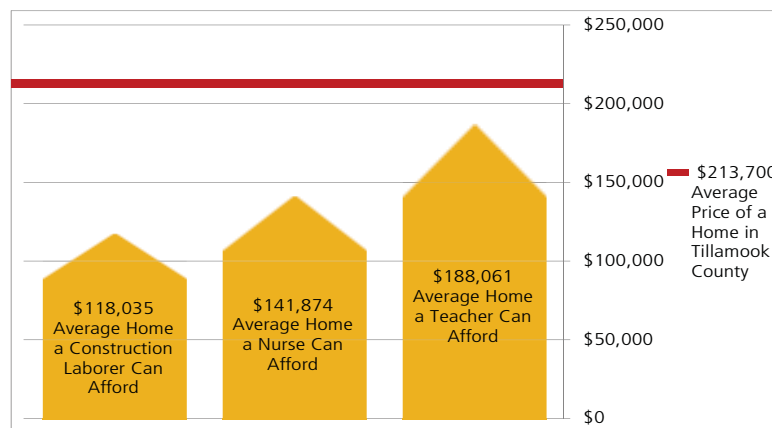
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Tillamook County's Most Vulnerable Citizens



Average Incomes of Tillamook County's Working Families



Average Home Price that Tillamook County's Working Families Could Afford



Creating Opportunity through Housing in Umatilla County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Umatilla County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

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of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

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hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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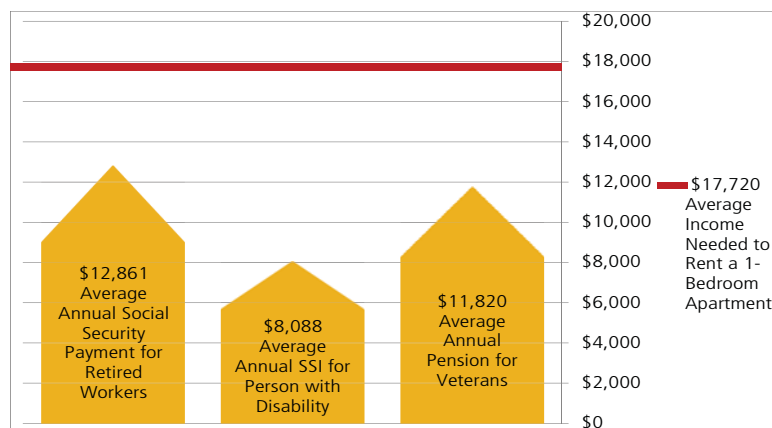
Our neighbors are homeless.



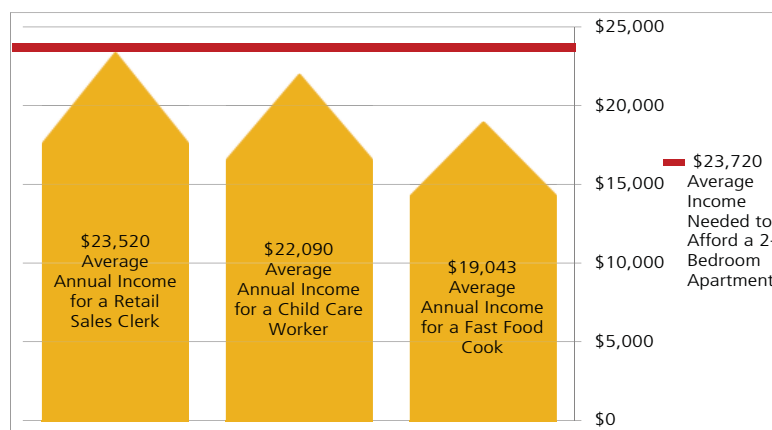
Our neighbors struggle to rent



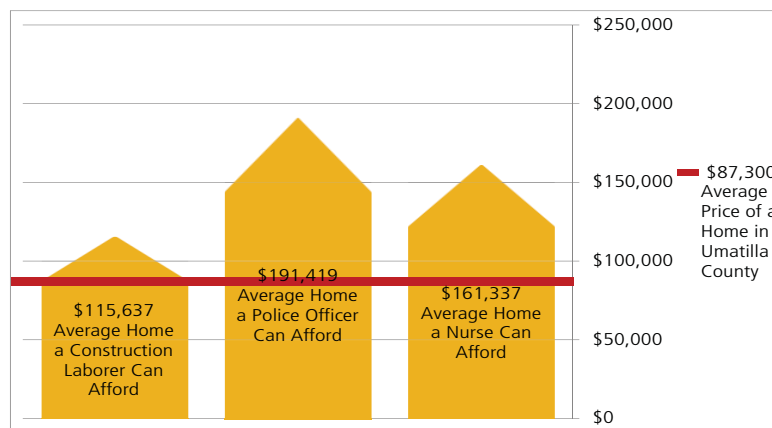
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Umatilla County's Most Vulnerable Citizens



Average Incomes of Umatilla County's Working Families



Average Home Price that Umatilla County's Working Families Could Afford



Creating Opportunity through Housing in Union County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Union County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

half

of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

71

hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

Want to know more?

Call the Housing Alliance
503-226-3001
or visit online at
oregonhousingalliance.org

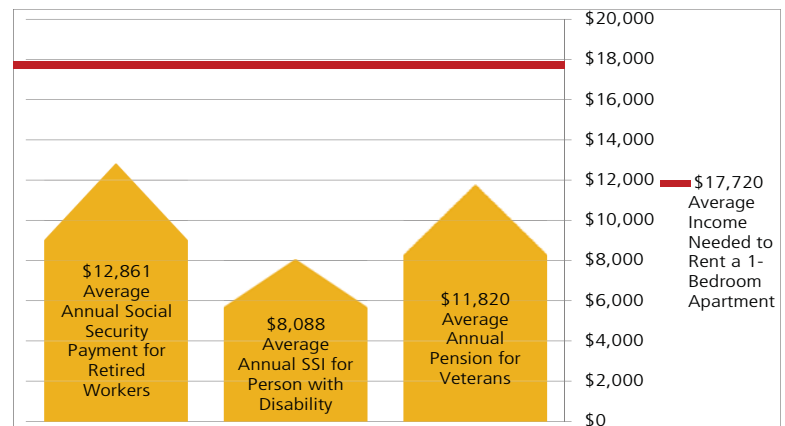
Our neighbors are homeless.



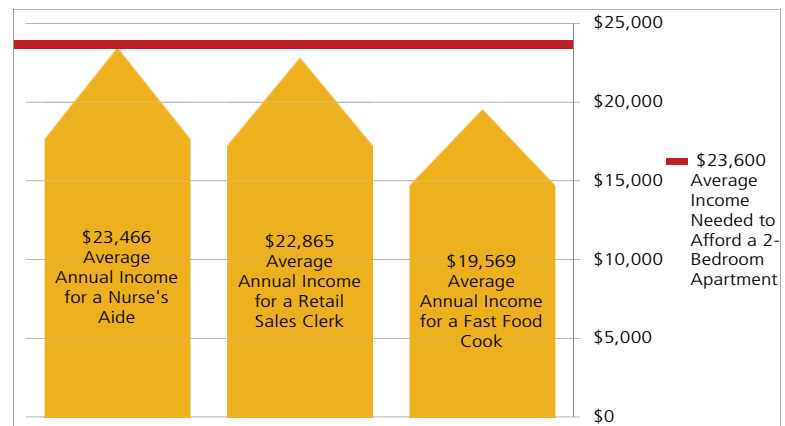
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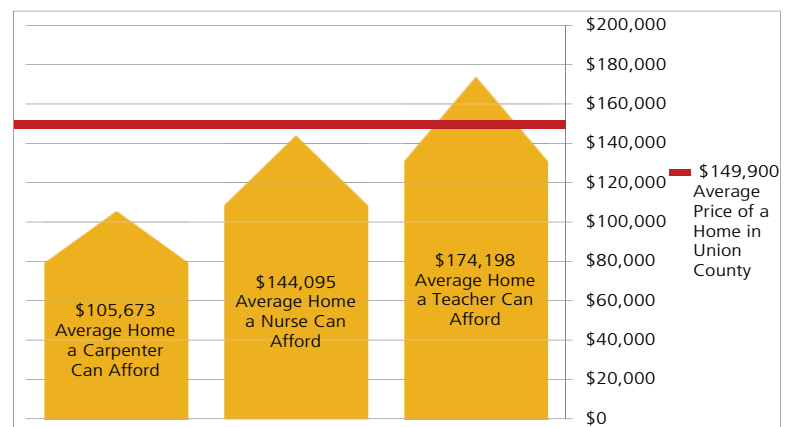
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Union County's Most Vulnerable Citizens



Average Incomes of Union County's Working Families



Average Home Price that Union County's Working Families Could Afford



Creating Opportunity through Housing in Wallowa County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Wallowa County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

half

of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

71

hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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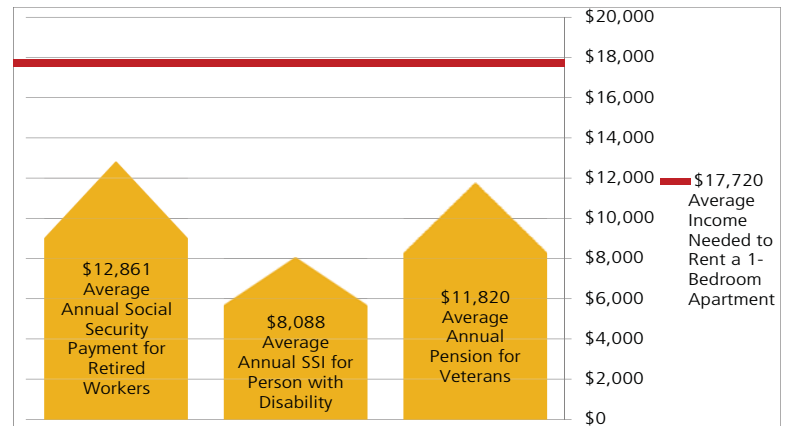
Our neighbors are homeless.



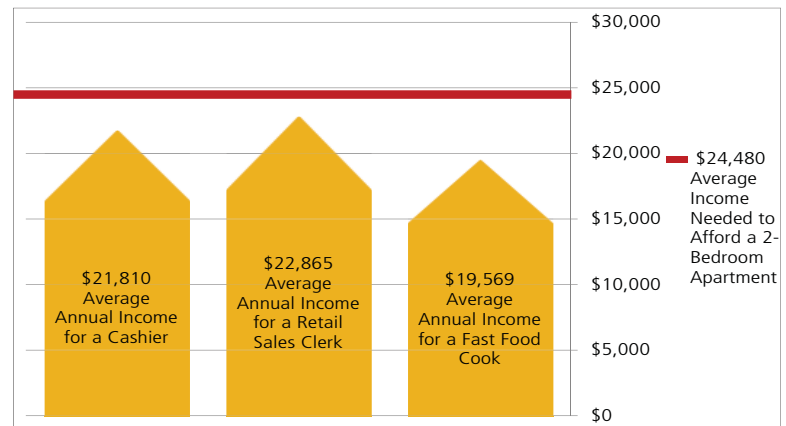
Our neighbors struggle to rent



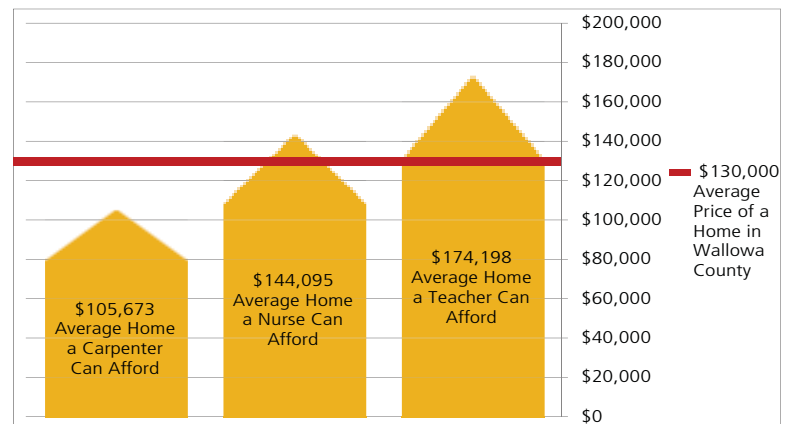
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Wallowa County's Most Vulnerable Citizens



Average Incomes of Wallowa County's Working Families



Average Home Price that Wallowa County's Working Families Could Afford



Creating Opportunity through Housing in Wasco County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Wasco County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

half

of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

71

hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

Want to know more?

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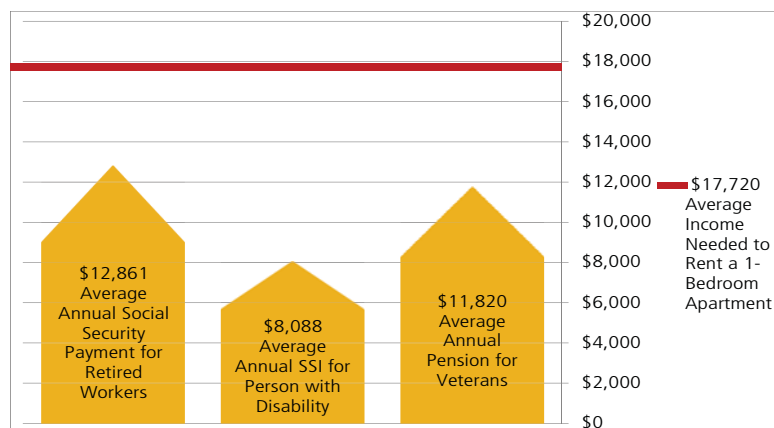
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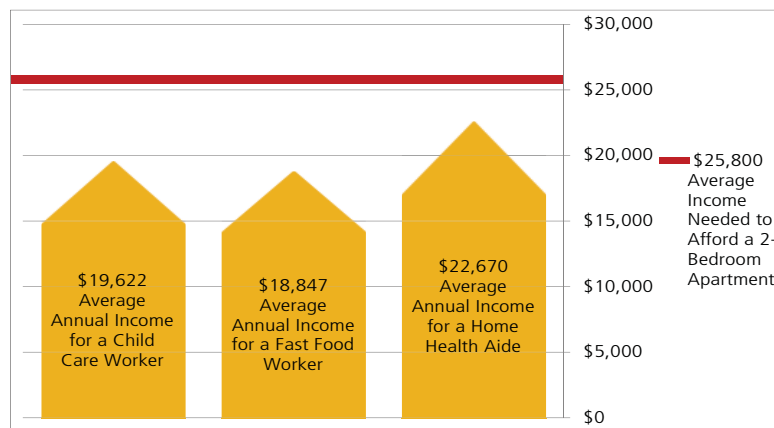
Our neighbors struggle to rent



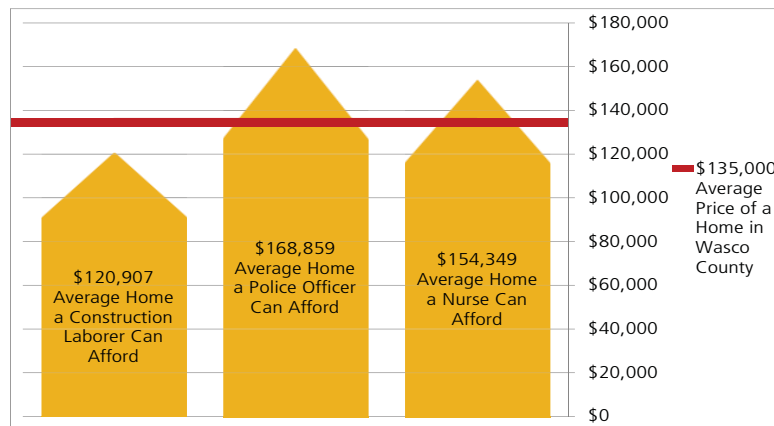
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Wasco County's Most Vulnerable Citizens



Average Incomes of Wasco County's Working Families



Average Home Price that Wasco County's Working Families Could Afford



Creating Opportunity through Housing in Washington County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Washington County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

half

of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

71

hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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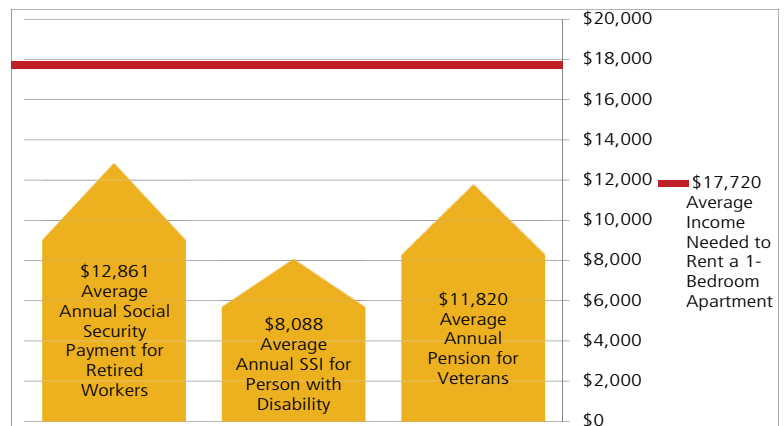
Our neighbors are homeless.



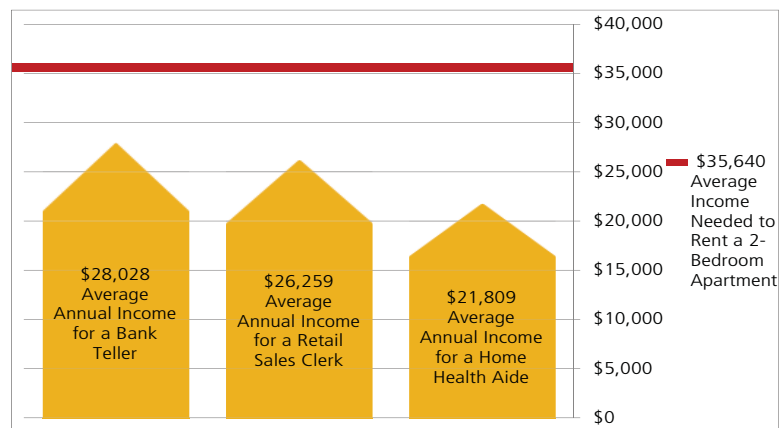
Our neighbors struggle to rent



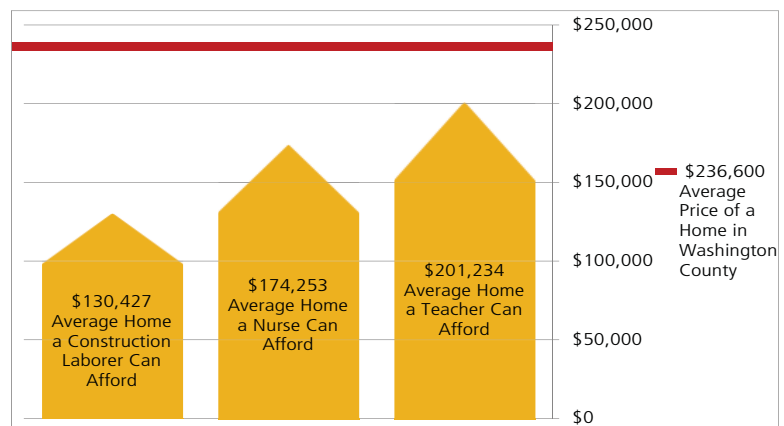
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Washington County's Most Vulnerable Citizens



Average Incomes of Washington County's Working Families



Average Home Price that Washington County's Working Families Could Afford



Creating Opportunity through Housing in Wheeler County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Wheeler County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

half

of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

71

hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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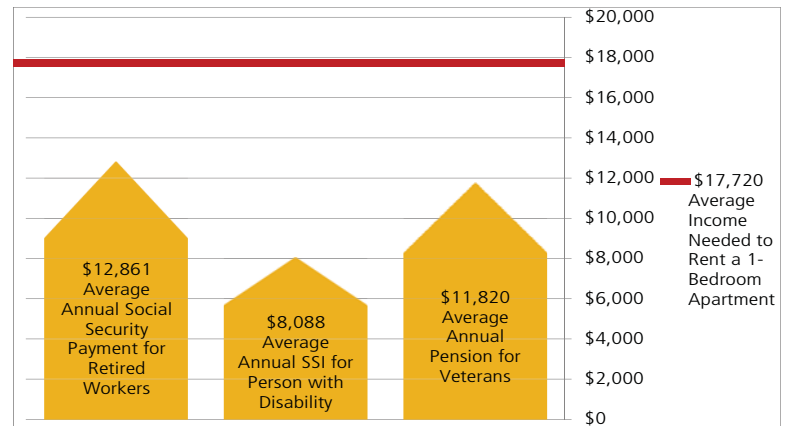
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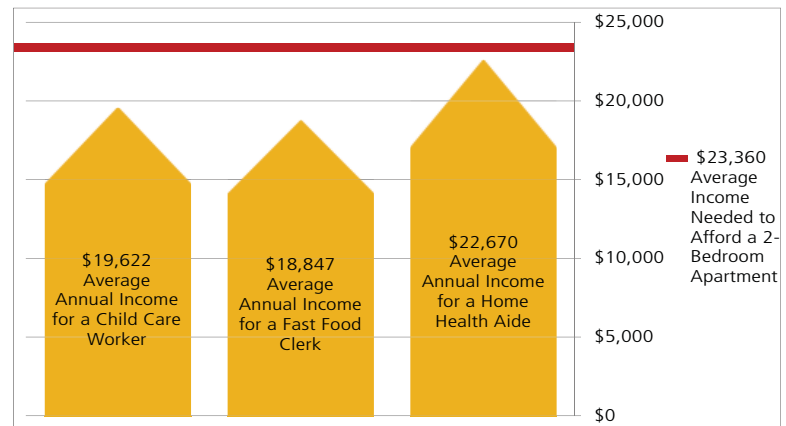
Our neighbors struggle to rent



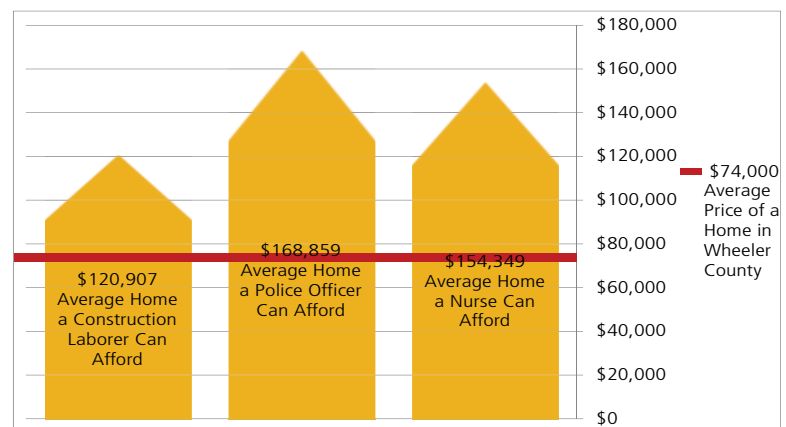
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Wheeler County's Most Vulnerable Citizens



Average Incomes of Wheeler County's Working Families



Average Home Price that Wheeler County's Working Families Could Afford



Creating Opportunity through Housing in Yamhill County

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Yamhill County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

half

of renters in Oregon are unable to afford a two bedroom apartment at fair market rents.

one child

in almost every classroom in Oregon experienced homelessness in 2011–2012.

71

hours a week is how many hours a worker earning minimum wage must work to afford a two bedroom apartment.

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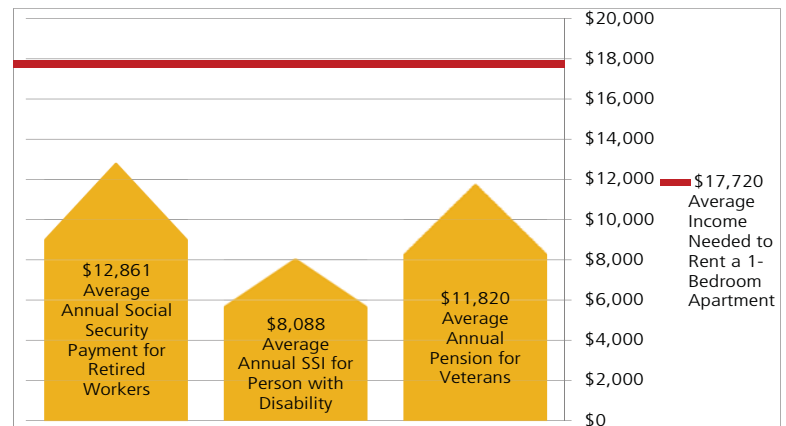
Our neighbors are homeless.



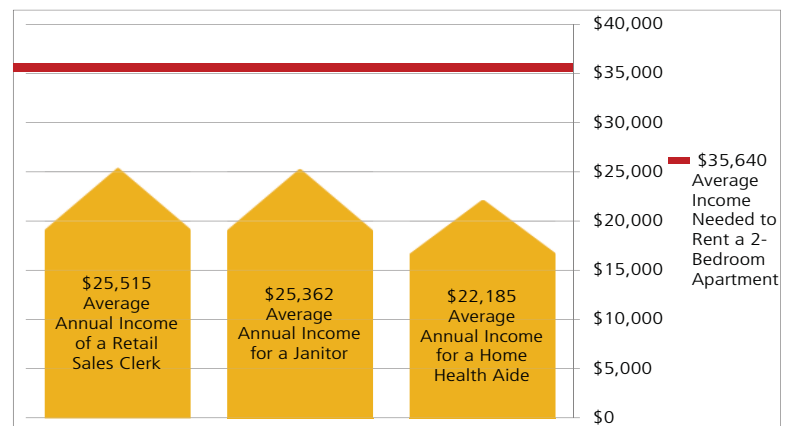
Our neighbors struggle to rent



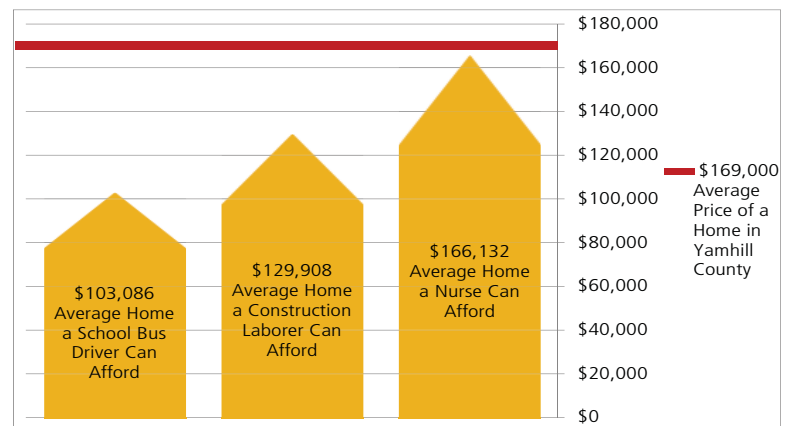
Our neighbors are struggling to buy and keep their homes.



Average Incomes of Yamhill County's Most Vulnerable Citizens



Average Incomes of Yamhill County's Working Families



Average Home Price that Yamhill County's Working Families Could Afford



Restore Funding for the Emergency Housing Account (EHA) and State Homeless Assistance Program (SHAP)

Everyone deserves a safe place to call home. We believe in an Oregon where families and neighbors are supported in times of crisis, and given opportunities to get back on their feet.

The prolonged recession means that many families and individuals are one crisis away from not being able to pay their rent, and many may experience homelessness. The Emergency Housing Account (EHA) and the State Homeless Assistance Program (SHAP) provide short term help to stabilize individuals and families and prevent them from becoming homeless. EHA and SHAP also help people who are homeless or fleeing domestic violence to quickly enter safe, stable housing.

We must stop going backwards. We need to increase General Fund dollars to restore the Emergency Housing Account (EHA) and State Homeless Assistance Program (SHAP) to their 2007 biennium levels, plus inflation. This requires adding back \$3 Million to EHA and \$1 Million to SHAP for a total of \$7.5 Million (EHA) and \$3.6 Million (SHAP). Let's act to prevent or end homelessness for thousands of Oregonians.

EHA and SHAP have experienced severe cuts over the past few years, even as the need has skyrocketed. We need every penny of state funding possible to keep families stable. The Legislature can ensure that programs which help meet essential needs—such as housing and food—are among the first to receive additional dollars as our economy improves.

Housing provides everyone, and especially children, with an opportunity to succeed in life. To prevent and end homelessness for families and individuals throughout Oregon, we need to maximize resources in both EHA and SHAP. These proven, effective and efficient programs can help prevent and end homelessness for thousands of Oregonians. Emergency Housing Account (EHA) is our most flexible tool to provide short term assistance to prevent and end homelessness, and the State Homeless Assistance Program (SHAP) is used to provide emergency shelter, particularly for people seeking to escape violence. EHA and SHAP are allocated to community partners in all counties in the state by formula to meet the most pressing needs in each community. **We urge you to restore funding for the EHA and SHAP.**



Housing Alliance c/o Neighborhood Partnerships ·
503-363-7084 · www.oregonhousingalliance.org

November 2012



Improving Access to Housing “Housing Choice” Vouchers

Housing gives people an opportunity to build better lives. We all need a safe and affordable place to call home. Currently, too many Oregonians are struggling to find suitable housing, even those fortunate enough to have been offered a housing choice voucher.

The Housing Alliance supports efforts to remove barriers for tenants with Housing Choice vouchers (also known as Section 8 vouchers) to rent housing in their preferred communities. We believe a proposal that addresses multiple barriers will make the best use of this critical resource, help more families find stable housing, and help the rental housing market support housing opportunity.

A balanced proposal must include: statewide approaches to better support both landlords and tenants in working with the process; increasing tools available to housing authorities to educate and work with both landlords and HUD, as well as amending ORS 659A.421 (1)(d) and (2)(e) to clarify that receipt of federal rent subsidies and other housing assistance - in particular Section 8 vouchers - is not grounds for denying tenancy.

The Oregon State Legislature should take action to remove barriers tenants with Housing Choice vouchers face in renting housing in their preferred communities. We believe a proposal with multiple strategies to ensure tenant success will help more families find suitable housing with Housing Choice Vouchers and support landlords and housing authorities in their work.

Strategies that the Housing Alliance believes will be most effective to help ensure tenant success are:

- Creation of a flexible funding pool to help address the variety of needs faced by tenants, housing authorities, and landlords. Potential uses for the funding pool include:
 - Resources for landlords who accept Section 8 which will mitigate the costs and risks of participation;
 - Support for tenants with housing search and access (hard costs like application fees and deposits as well as staff support and guidance);
 - Landlord support, including efforts to streamline housing authority interactions and inspections.
- Pursuit of a waiver from the U.S. Department of Housing and Urban Development (HUD) to help increase flexibility and streamline processes including inspections to better serve landlords and tenants.



Housing Alliance c/o Neighborhood Partnerships ·
503-226-3001 x103 · www.oregonhousingalliance.org

January 2013



Oregon's Heroes Deserve a Safe Place to Call Home

Our armed forces accept the responsibility of guarding our freedom. When they return to our communities, we have a duty to provide them time and stability to heal and readjust to a different way of life. We must help them find a clear and solid pathway back to a productive life at home.

Right now, many veterans are struggling to find a safe decent place to live.

- One out of every six men and women in our homeless shelters once wore a uniform in service to our country.
- Veterans are fifty percent more likely to become homeless compared to all Americans.
- The youngest generation is struggling more. The Department of Veterans Affairs estimates that Iraq and Afghanistan veterans who wind up homeless do so in three years, compared with 13 years for Vietnam-era veterans.
- Veterans working in some of the most common jobs available through the Department of Labor's specialized training programs do not earn enough to afford to buy a median-priced home in many Oregon communities.

Oregon's Veterans deserve a comprehensive plan which addresses all of their needs—from supportive housing for people returning with disabilities or injuries, to rent assistance to help prevent or end homelessness to assistance in buying their first home. Smart investments by the State can help our veterans return with dignity and leverage the federal resources they are entitled to.

Emergency Housing: Community Action Agencies and other community partners need resources to help prevent veterans from falling into homelessness or to rapidly re-house them if they do. Emergency rent assistance prevents homelessness, and flexible resources can cover the costs associated with placing a veteran in housing with federal *Veterans Affairs Supportive Housing (VASH) Program Vouchers*. Veterans and their families across Oregon could be saved from eviction or rapidly rehoused with these resources.

Veterans Supportive Housing : We know that by linking safe, decent and affordable housing to critical services, like health care, job training and recovery support, we can significantly reduce the number of veterans living on our streets and in campsites. Through partnerships with housing authorities, non-profits and private developers we can develop new units with links to critical services in communities around the state.

Home Ownership: Oregon has a Veteran's home loan program, but for many veterans, the barrier to homeownership is a down payment. A Down Payment Assistance Program, paired with the existing ORVET home loan program, could help veterans purchase their own home.



Housing Alliance c/o Neighborhood Partnerships ·
503-226-3001 x107 · www.oregonhousingalliance.org

November 2012



Member Organizations

211 Info

AFSCME Local #3135

Alliance for Family & Housing Success

Bienestar

CASA of Oregon

Central City Concern

City of Corvallis

City of Eugene

City of Gresham

City of Portland

City of Tigard

Clackamas Community Land Trust

Clackamas County

Clackamas Housing Action Network

Coalition for a Livable Future

Community Action Partnership of Oregon

Community Action Team, Inc.

Community Alliance of Tenants

Community Housing Fund

Community Partners for Affordable Housing

Fair Housing Council of Oregon

Habitat for Humanity of Oregon

Hacienda CDC

Housing Advocacy Group of Washington Co.

Housing Development Center

Impact Northwest

JOIN

Lane County Legal Aid and Advocacy Center

League of Women Voters of Oregon

Lincoln County

Metro

NAYA Family Center

Neighborhood Economic Development Corp.

Neighborhood Partnerships

NeighborWorks Umpqua

Network for Oregon Affordable Housing

Northwest Community Land Trust Coalition

Northwest Housing Alternatives

Northwest Pilot Project

Oregon Action

Oregon Food Bank

Oregon Housing Authorities

Oregon Opportunity Network

Partners for a Hunger-Free Oregon

Portland Community Reinvestment

Initiatives, Inc.

Proud Ground

REACH CDC

Rose CDC

St. Vincent DePaul of Lane County

Shelter Care

Sisters Of The Road

Street Roots

Washington County

Willamette Neighborhood Housing Services

Contact us:

Public Affairs Counsel

Mark Nelson, Justen Rainey

PO Box 12945 · Salem, OR 97309

(503) 363-7084

www.oregonhousingalliance.org

Preserve Homes throughout Oregon with Lottery Backed Bond Investment

Oregon communities need housing to meet the needs of residents at all stages of their lives, and at all income levels. In every part of Oregon, our seniors need housing they can afford to allow them to live in the communities they helped to build. Residents who cannot work because of injury or disability need stable, affordable homes near services and health care. Young families who work in service jobs, who are just starting out, or who are struggling to find secure full time work need a foundation to build on for themselves and their children.

In every corner of Oregon, from Astoria to Ontario, from Brookings to Pendleton, apartments have been built as part of state and national strategies to ensure access to safe, stable, and affordable housing. One particularly effective strategy created partnerships between private developers and owners, who built and managed multi-family properties, and the federal government, which guaranteed that tenants would have the ability to pay their rent. Development occurred across Oregon, providing the assurance that at least some affordable multi-family rental housing would exist by creating homes for seniors and people with disabilities on limited or fixed incomes, and families with low incomes. Residents, all with very limited incomes, pay rent equal to thirty percent of their incomes, while apartment owners are assured that rents will cover their expenses.

Hundreds of these properties are now at or near the end of the contracts which kept them affordable and available to the residents who call them home. At the end of the contract periods, private owners have the option to enter into short term contracts, "opt-out", or terminate the contracts, or they can help preserve the property as affordable by selling or by renewing a long term contract.

We know from housing needs assessments and market studies that **demand far outpaces the available supply of affordable rentals in every Oregon community.** This is especially true for Oregonians with limited incomes. This overwhelming demand makes it even more important that we act to preserve these homes.

Oregon's federally subsidized rental housing serves our neighbors who would have few or no alternatives if this housing became unaffordable or converted to other uses. Most residents are elderly, and about one in three are disabled. All residents have extremely low incomes. The average total household income is \$851 dollars a month. This is too low to pay market rate rent, which averages \$807 for a two bedroom apartment in Oregon, and still have enough left over for food, medicine, transportation, and other necessities.

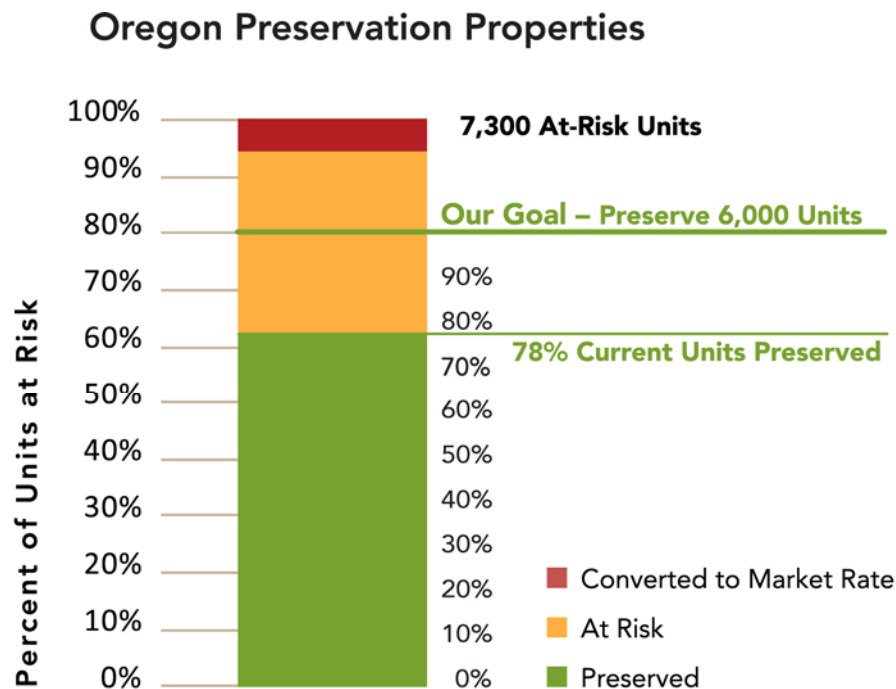
Housing brings economic benefits to the state, in addition to providing a stable foundation for seniors and people with disabilities, and families.

When owners decide to sell these properties, the purchasers are eligible to apply for federal housing resources, including the federal Low Income Housing Tax Credit and HOME program funds. State resources also exist, including funds from a document recording fee enacted in 2009, the Oregon Affordable Housing Tax Credit, and in recent years, funds raised through the sale of Lottery Backed Bonds. These federal and state resources then leverage private investment. Private investment includes significant philanthropic and private credit investment into the Oregon Housing Acquisition Fund (OHAF). Public resources have additionally leveraged significant private capital from investors and Oregon banks.

Since 2006, our state's capital investments in preservation projects totals \$64,113,988, which has leveraged \$467,011,708 in other funds. This effort has helped 5,503 families, seniors, and people with disabilities stay in their homes and their communities.

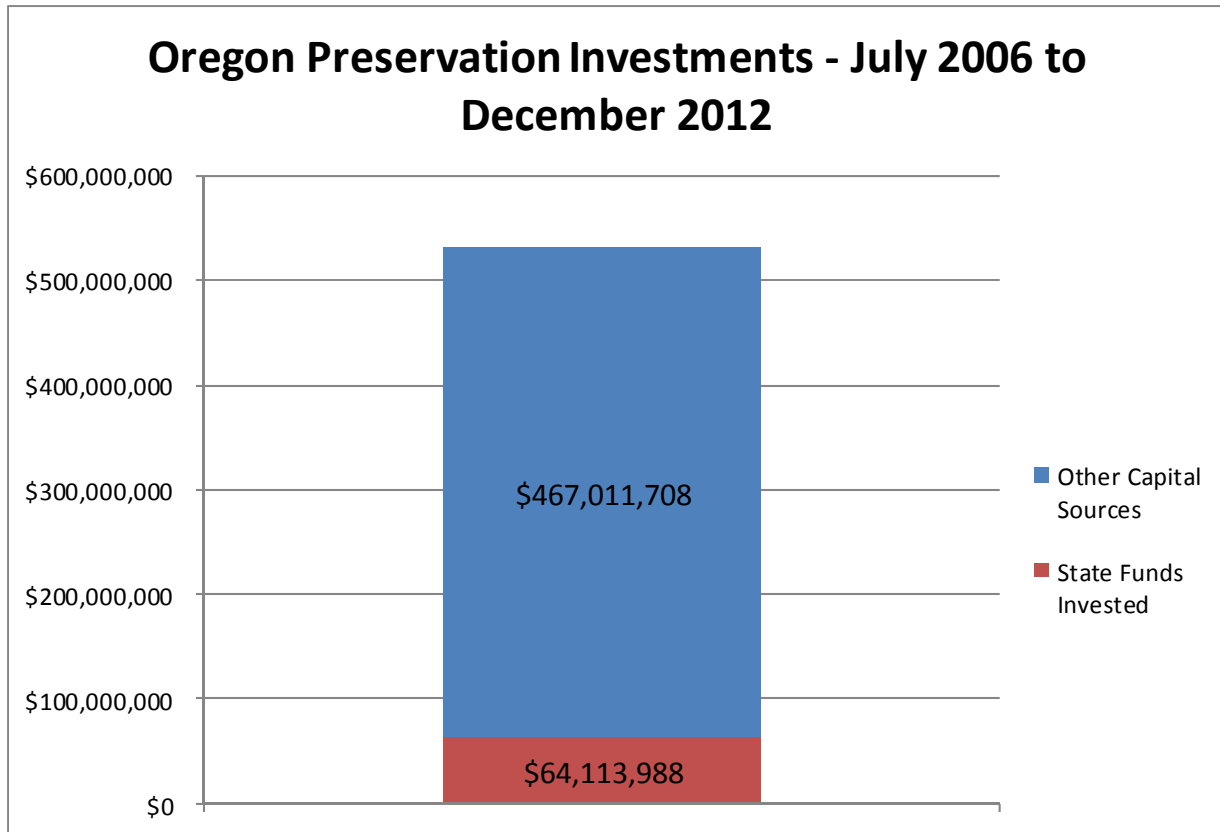
Owners are also able to enter into long term contracts with the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Agriculture's Rural Development (RD) Program for continued rent assistance. The value of these contracts averages just over \$5,800 per year per household for HUD assistance, and \$4,100 per year per household for RD. These contracts bring approximately \$80 million into Oregon every year.

While we have made significant progress, there is still much to do. Properties across the state are at risk of having owners opt out if purchasers cannot act swiftly to secure these properties, or if resources are not available to provide both short-term, gap financing and permanent financing.



Our Goal: Preserve 6,000 units by 2015 – 80% of the at-risk units

This chart illustrates what we've accomplished and what's left to do. Our results speak for themselves – we know that small, targeted state investments can reap benefits for Oregon communities, our elders and individuals with disabilities, our families with children. We can preserve these homes if we act now.



Total Projects Preserved 2006 - 2012

Projects Preserved State-Wide*	138**
Total Units	5,503
Rent Assisted Units	4,701
State Funds Invested	\$ 64,113,944***
Other Capital Sources	\$ 467,011,708****
Total Project Costs	\$ 531,125,696
Federal Subsidy Retained	\$ 556,973,269
Average Resident Annual Household Income	\$ 10,197

Construction Costs

\$ 164,300,044

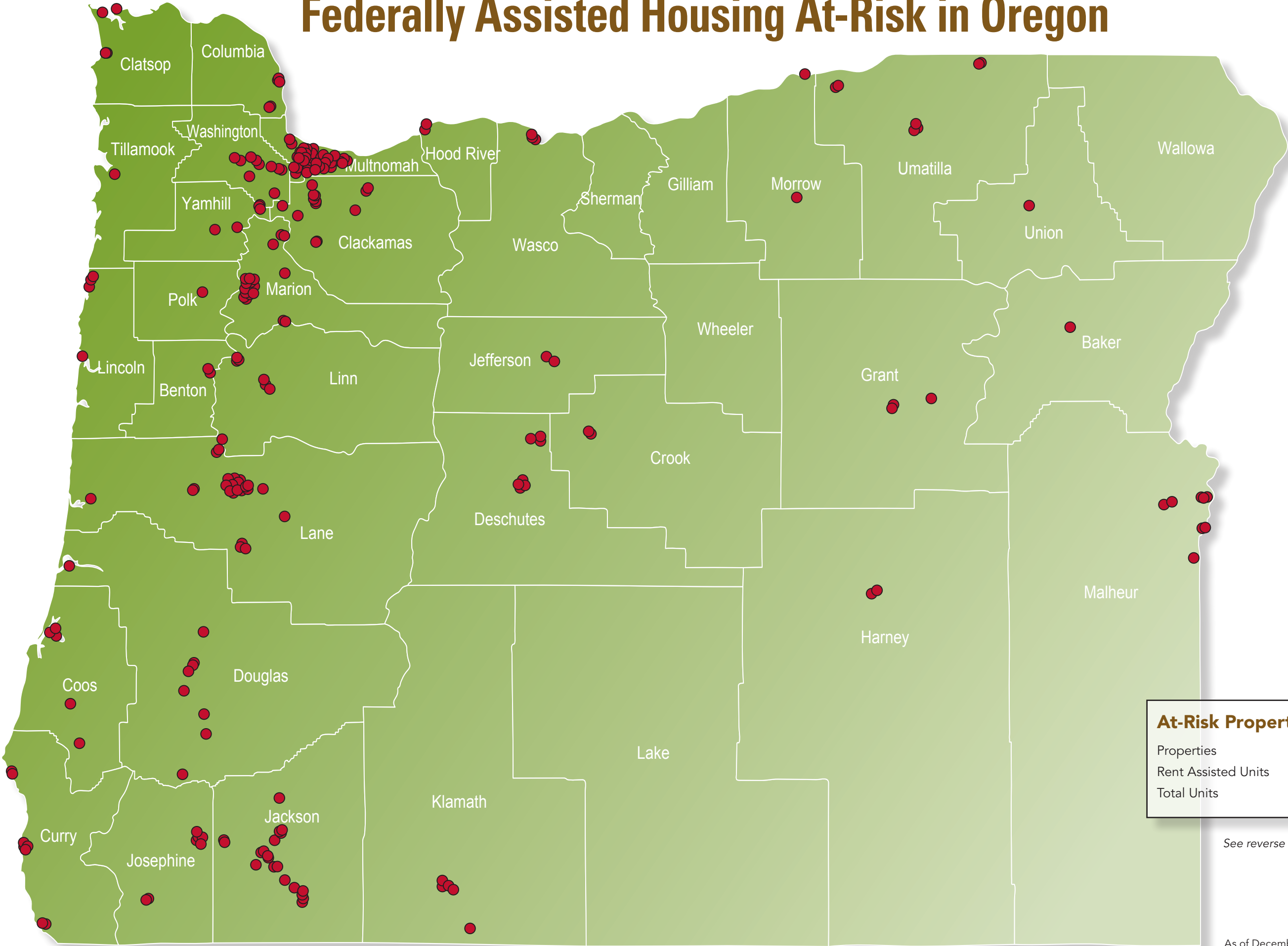
* Properties are located in 64 Oregon cities and towns

** This includes 97 subsidized multi-family properties and 7 manufactured home communities which received funding from OHCS and 34 projects in which owners extended their contracts for twenty-years.

***State funds invested include Housing Preservation funds, General Housing Account Program Funds, Trust Fund and Low-Income Weatherization Funds.

****Other capital sources include Low Income Housing Tax Credits, Oregon Affordable Housing Tax Credits, bonds, private debt and equity, other federal and/or local funds.

Federally Assisted Housing At-Risk in Oregon



At-Risk Property Totals	
Properties	273
Rent Assisted Units	8,221
Total Units	9,092

See reverse for property list.

At-Risk Properties in Oregon

CITY	PROPERTY NAME
ALBANY	HILLHOUSE
ALBANY	MILLWOOD MANOR
ALBANY	SANTIAM TERRACE
ALOHA	ALOHA PROJECT
ASHLAND	ASHLEY GARDENS APARTMENTS
ASHLAND	ASHLEY SENIOR CENTER APARTMENTS
ASHLAND	DONALD E. LEWIS RETIREMENT CENTER
ASHLAND	STAR THISTLE APARTMENTS
ASHLAND	SUN VILLAGE
ASTORIA	MERIWETHER VILLAGE
BAKER CITY	BROOKSIDE MANOR
BEAVERTON	THE BRIDGE
BEAVERTON	SPRUCE PLACE
BEND	GREENWOOD MANOR
BEND	PILOT BUTTE I RETIREMENT CENTER
BEND	PILOT BUTTE II RETIREMENT CENTER
BEND	PILOT BUTTE TOWNHOUSES
BEND	ST. JAMES SQUARE I
BEND	ST. JAMES SQUARE II
BROOKINGS	JERSTAD MANOR
BROOKINGS	PACIFIC VIEW GARDENS I
BROOKINGS	PACIFIC VIEW GARDENS II
BURNS	MARYLHURST
CANBY	CANBY WEST APARTMENTS
CANYONVILLE	HOLIDAY GARDENS CANYONVILLE
CASCADE LOCKS	COLUMBIA VIEW APARTMENTS
CASCADE LOCKS	RIVERVIEW TERRACE
CAVE JUNCTION	SISKIYOU VILLAGE
CENTRAL POINT	CENTRAL POINT RETIREMENT CENTER
CENTRAL POINT	EIGHTH STREET APARTMENTS
COOS BAY	BAYBRIDGE APARTMENTS
COOS BAY	COOS CURRY TRANSITION HOUSE I
CORNELIUS	CORNELIUS PARK APARTMENTS
CORNELIUS	TWIGG FARM
CORVALLIS	GLENWOOD MANOR
CORVALLIS	MUMFORD HOUSE
CORVALLIS	WALNUT COURT
COTTAGE GROVE	COTTAGE GROVE HSG
COTTAGE GROVE	GATEWAY APARTMENTS
COTTAGE GROVE	VILLA MARIA APARTMENTS
DALLAS	COUNTRYWOOD MANOR
DAYTON	FRESA PARK APARTMENTS
EAGLE POINT	LORRAINE COURT APARTMENTS
EAGLE POINT	SHASTA SQUARE APARTMENTS
EAGLE POINT	TRIPLE J APARTMENTS
ESTACADA	300 MAIN
ESTACADA	WHISPERING PINES
EUGENE	ABBIE LANE
EUGENE	ALDER STREET RESIDENCE
EUGENE	CAPITAL MANOR
EUGENE	FIRWOOD MANOR
EUGENE	HAWTHORNE PARK
EUGENE	KINGSLEY COURT
EUGENE	LAUREL COURT APARTMENTS
EUGENE	LAUREL GROVE APARTMENTS
EUGENE	OLIVE PLAZA
EUGENE	RIVER KOURT APARTMENTS
EUGENE	SHEPARD APARTMENTS
EUGENE	SORGENFRI
EUGENE	YA PO AH
FOREST GROVE	ELM PARK APARTMENTS
FOREST GROVE	ELM PARK PHASE II
GLENDALE	HILLSIDE VILLAGE
GLENDALE	MILL CREEK APARTMENTS
GOLD BEACH	COOS CURRY TRANSITION HOUSE II
GOLD BEACH	GOLD BEACH APARTMENTS PHASE I
GOLD BEACH	GOLD BEACH APARTMENTS PHASE II
GOLD BEACH	SHOREVIEW GARDENS

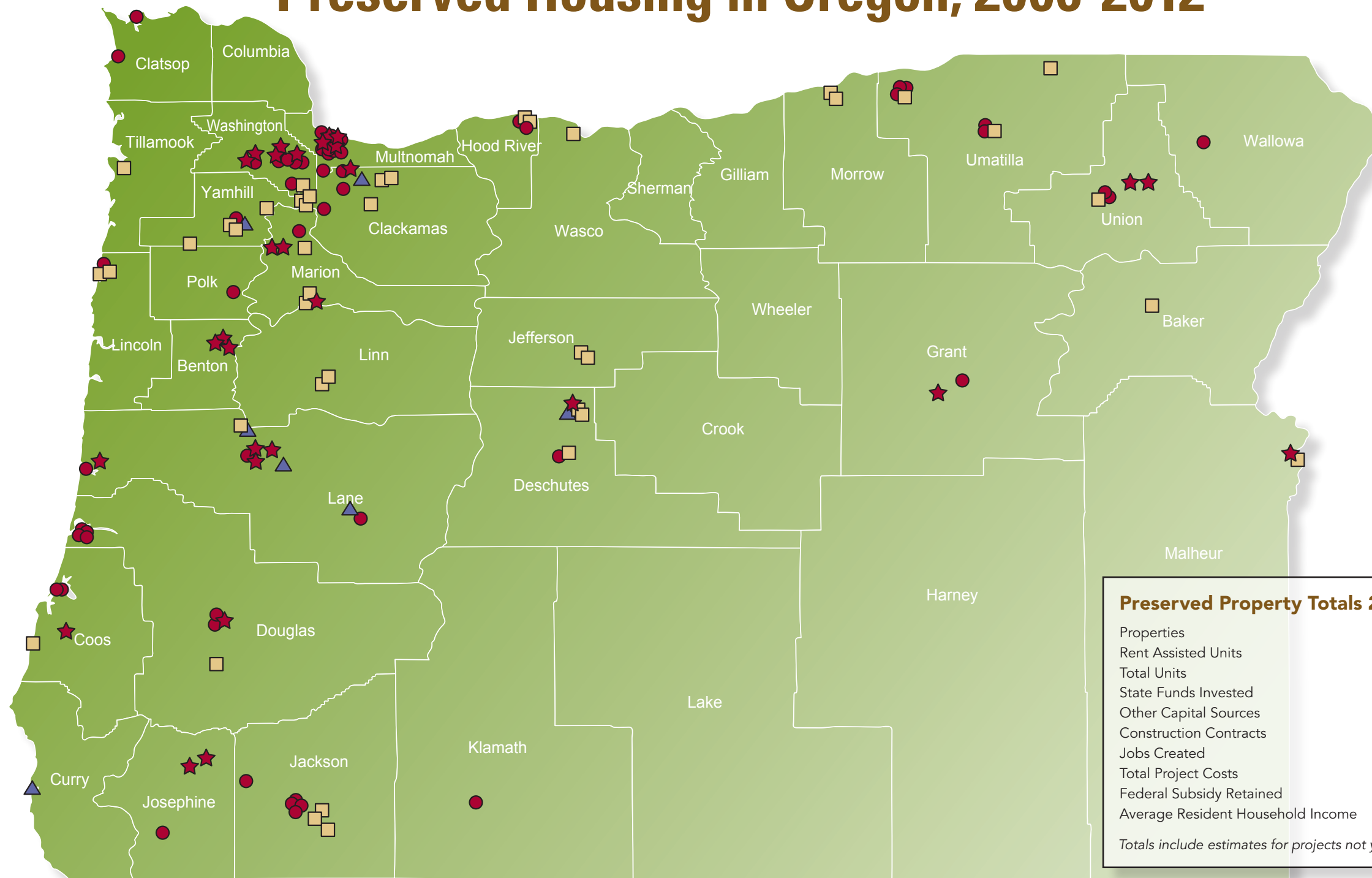
GRANTS PASS	APPLE ROGUE APARTMENTS
GRANTS PASS	BLACKBERRY KNOLL APARTMENTS
GRANTS PASS	CENTENNIAL WEST APARTMENTS
GRANTS PASS	FOOTHILLS I RETIREMENT CENTER
GRANTS PASS	FOOTHILLS II RETIREMENT CENTER
GRANTS PASS	GOLDEN RAIN APARTMENTS
GRANTS PASS	THE WILLOWS
GRESHAM	ALDERCREST APARTMENTS
GRESHAM	CENTRAL STATION APARTMENTS
GRESHAM	COBURN WOODS APARTMENTS
GRESHAM	EAST FAIR TERRACE
GRESHAM	MATTIE YOUNKIN MANOR
GRESHAM	POWELL VISTA MANOR
HARRISBURG	FOUNTAIN COURT APARTMENTS
HARRISBURG	LASALLE COURT APARTMENTS
HEPPNER	MOUNTAIN GLEN APARTMENTS
HERMISTON	DESERT SAGE MANOR
HERMISTON	HERMISTON PROJECT
HILLSBORO	LACELEAF APARTMENTS
HILLSBORO	ROLLING GREEN APARTMENTS
HILLSBORO	THE WILLOWS APARTMENTS
HILLSBORO	WOODLAND PARK
HINES	ASPEN GROVE
HUBBARD	MARIE MANOR
HUBBARD	PACIFIC ARMS APARTMENTS
IRRIGON	IRRIGON FARM LABOR
JACKSONVILLE	HOLIDAY GARDENS - JACKSONVILLE APARTMENTS
JOHN DAY	CANYON CREEK COURT
JOHN DAY	MEADOWBROOK I APARTMENTS
JUNCTION CITY	ERIC PARK APARTMENTS
JUNCTION CITY	NORTHTOWNE APARTMENTS
KLAMATH FALLS	KLAMATH VIEW RETIREMENT CENTER
KLAMATH FALLS	LAKE PARK TOWERS
KLAMATH FALLS	LUTHER SQUARE RETIREMENT VILLAGE
KLAMATH FALLS	SHANGRI LA APARTMENTS
LA GRANDE	LA GRANDE PLAZA I
LA GRANDE	LA GRANDE PLAZA II
LEBANON	ANDERLIK MANOR
LEBANON	PARK MANOR
LEBANON	VILLAGE MANOR APT
LINCOLN CITY	LINCOLN VILLAGE
LINCOLN CITY	SEA HAVEN APARTMENT
LINCOLN CITY	SURFWOOD MANOR
LOWELL	COVERED BRIDGE ESTS
MADRAS	CANYON VILLA ESTATES
MADRAS	GOLDEN AGE MANOR I
MADRAS	GOLDEN AGE MANOR II
MADRAS	JEFFERSON COURT APARTMENTS
MCMINNVILLE	JANDINA PARK APARTMENTS
MEDFORD	CATALPA SHADE
MEDFORD	LARSON CREEK RETIREMENT CENTER
MEDFORD	MULBERRY COURT
MEDFORD	QUAIL RIDGE RETIREMENT CENTER
MEDFORD	ROSS KNOTTS RETIREMENT CENTER
MERRILL	MERRILL APARTMENTS
MILTON-FREEWATER	MILTON FREEWATER ORCHARD HOMES
MILTON-FREEWATER	MONTCLAIR MANOR
MILWAUKIE	WILLAMALANE
MOLALLA	PLAZA LOS ROBLES
MOLALLA	RIDINGS TERRACE I
MOLALLA	RIDINGS TERRACE II
MYRTLE CREEK	PLAZA RETIREMENT COMMUNITY
MYRTLE CREEK	VALLEY VIEW RETIREMENT CENTER
MYRTLE POINT	FIRCREST
NEWBERG	DEBORAH COURT APARTMENTS
NEWBERG	NEWBERG VILLAGE APT
NEWBERG	SPRINGBROOK PLACE
NEWPORT	PINEWOOD MANOR
NORTH BEND	MONROE STREET GROUP HOME
NYSSA	KINGSTONE SQUARE
NYSSA	NYSSA COURT

NYSSA	NYSSA MANOR
NYSSA	RIO VISTA
ONTARIO	IDYLVOOD MANOR
ONTARIO	ONTARIO MANOR I
ONTARIO	ONTARIO MANOR II
ONTARIO	ONTARIO VILLA
ONTARIO	ROSEWOOD TERRACE
ONTARIO	WEST ALAMEDA APARTMENTS
OREGON CITY	FISHER RIDGE APARTMENTS
OREGON CITY	MEADOWLARK APARTMENTS
OREGON CITY	OREGON CITY TERRACE
OREGON CITY	OUR APARTMENT
PENDLETON	OREGON TRAIL MANOR
PENDLETON	PENDLETON RIVERSIDE
PENDLETON	TERWILLIGER PLAZA
PORT ORFORD	LAKESIDE GARDEN
PORT ORFORD	PORT ORFORD APARTMENTS
PORTLAND	ALBERTA SIMMONS PLAZA
PORTLAND	ALBINA PLAZA
PORTLAND	AVENUE PLAZA
PORTLAND	BRONAUGH APARTMENTS
PORTLAND	BURLWOOD APARTMENTS
PORTLAND	BURNSIDE STATION
PORTLAND	CANDALARIA PLAZA
PORTLAND	CARITAS PLAZA
PORTLAND	CARITAS VILLA
PORTLAND	CASCADIAN TERRACE
PORTLAND	COLUMBIA TERRACE RETIREMENT COMMUNITY
PORTLAND	EAST COUNTY PROJECT
PORTLAND	EMERSON PLAZA
PORTLAND	ESTATES PLAZA
PORTLAND	FANNO CREEK
PORTLAND	FIRGROVE APARTMENTS
PORTLAND	FREMONT MANOR
PORTLAND	GOOD SHEPHERD I
PORTLAND	GOOD SHEPHERD II
PORTLAND	HALSEY STREET PROJECT
PORTLAND	HALSEY TERRACE
PORTLAND	HAWTHORNE EAST
PORTLAND	HOLGATE PLAZA
PORTLAND	HOLGATE PROJECT
PORTLAND	HOPEWELL APARTMENTS
PORTLAND	KENILWORTH PARK PLAZA
PORTLAND	KIRKLAND UNION MANOR II
PORTLAND	KIRKLAND UNION MANOR I
PORTLAND	KIRKLAND UNION MANOR III
PORTLAND	LONE PINE APARTMENTS
PORTLAND	MARSHALL UNION MANOR
PORTLAND	MARWOOD PLAZA
PORTLAND	MINERVA PLAZA
PORTLAND	PIONEER ABODES
PORTLAND	PORTLAND SILVERCREST RESIDENCE
PORTLAND	POWELL PLAZA I
PORTLAND	POWELL PLAZA II
PORTLAND	PROVIDENCE HOUSE
PORTLAND	SCOTT CREST PLAZA
PORTLAND	ST. JOHNS WOODS
PORTLAND	SUMMER RUN APARTMENTS
PORTLAND	TENINO TERRACE
PORTLAND	TILLICUM COURT APARTMENTS
PORTLAND	TRYON MEWS
PORTLAND	WESTMORELAND’S UNION MANOR
PORTLAND	WOODLAND HEIGHTS RETIREMENT COMMUNITY
POWERS	POWERS HOUSING DEVELOPMENT
PRAIRIE CITY	KIRCHER KORNER
PRINEVILLE	GRASSHOPPER VILLAGE
PRINEVILLE	OCHOCO MANOR
REDMOND	BRENTWOOD MANOR
REDMOND	HOUSING OPPORTUNITIES INC
REDMOND	STAFFORD SQUARE II
REEDSPORT	TIMBER RIDGE RETIREMENT CENTER

REEDSPORT	WOODLAND APARTMENTS
ROGUE RIVER	VALERIE HILLS APARTMENTS
ROGUE RIVER	WOODVILLE VILLAGE
ROSEBURG	MEADOW CREEK RETIREMENT CENTER
ROSEBURG	OAK GROVE RETIREMENT CENTER
ROSEBURG	ROSEBURG PROJECT
ROSEBURG	WESTVIEW COMMONS
SAINT HELENS	COLUMBIA HILLS RETIREMENT CENTER
SALEM	BLUFF STREET
SALEM	BRIARWOOD MANOR
SALEM	CAMPUS COURT APARTMENTS
SALEM	CAPITOL PLAZA APARTMENTS
SALEM	FISCHER COURT I
SALEM	FISCHER COURT II
SALEM	FOUR OAKS
SALEM	HIGHLAND MANOR
SALEM	JASON LEE MANOR
SALEM	PROVIDENCE PLACE
SALEM	SALEM MANOR
SALEM	VIKING VILLAGE
SANDY	COUNTRY GARDEN APARTMENTS
SANDY	EVANS STREET SENIOR APARTMENTS
SANDY	HUMMINGBIRD APARTMENTS
SCAPPOOSE	OLIVE COURT SENIOR
SCAPPOOSE	SYCAMORE VIEW
SCAPPOOSE	VICTORIAN SENIOR
SEASIDE	CREEKSIDE VILLAGE
SEASIDE	SALMONBERRY KNOLL
SHADY COVE	SHADY OAKS APARTMENTS
SHERWOOD	SHERWOOD PARK APARTMENTS
SILVERTON	SILVERTON MANOR
SILVERTON	SILVERTON MANOR II
SILVERTON	SILVERTON MANOR IIB
SPRINGFIELD	AFIYA APARTMENTS
SPRINGFIELD	ASTER APARTMENTS
SPRINGFIELD	ISLAND PARK APARTMENTS
SPRINGFIELD	RAINBOW VILLAGE
SPRINGFIELD	SPRING SITE APARTMENTS
SPRINGFIELD	VILLAGE EAST APARTMENTS
ST. HELENS	CREST APARTMENTS
ST. HELENS	NORCREST APARTMENTS
ST. HELENS	NORTHFORK APARTMENTS
ST. HELENS	WOODLAND TRAIL APARTMENTS
STAYTON	OAK PARK VILLAGE
STAYTON	STAYTON MANOR
SUTHERLIN	HOLIDAY GARDENS I
SUTHERLIN	HOLIDAY GARDENS II
SUTHERLIN	TERRACE MANOR APARTMENTS
TALENT	HOLIDAY GARDENS - TALENT APARTMENTS
THE DALLES	CHENOWITH RIM PLAZA
THE DALLES	FLORA THOMPSON APARTMENTS
THE DALLES	WESTSIDE VILLAGE
TILLAMOOK	GOLDEN EAGLE II
VALE	MALHEUR VILLAGE
VALE	WASHINGTON SQUARE
VENETA	PIONEER PARK APARTMENTS
VENETA	SUNBURST MANOR
WARRENTON	ALDER COURT
WHITE CITY	AGATE VILLAGE APARTMENTS
WILSONVILLE	RENAISSANCE COURT
WINSTON	CHRISTY COURT APARTMENTS
WINSTON	PINE TREE APARTMENTS
WOODBURN	BURNWOOD MANOR

“At-risk” properties listed, to varying degrees, have the potential to lose their affordability restrictions and/or federal project-based rental assistance. This includes some properties currently owned or controlled by non-profit entities and public housing agencies. Most of the at-risk properties are owned by for-profit entities and have rent assistance contracts or other use restrictions expiring within the next 5 years.

Preserved Housing in Oregon, 2006-2012



● **HUD Assisted Housing Preserved With New OHCS Funding**

Aloha	Farmington Meadows
Astoria	Owens Adair
Beaverton	Spencer House
Beaverton	Crestview Court
Beaverton	Spencer House
Bend	Quimby Apartments
Canby	Carriage Court Apartments
Cave Junction	Valley Village II
Coos Bay	Lake Empire Apartments
Eugene	Hawthorn Apartments (29th Place)
Florence	The Pines
Forest Grove	Garden Grove Apartments
Hermiston	Cottonwood I
Hermiston	Cottonwood II
Hermiston	Sunland Park Apartments

Hillsboro	Maples II
Hood River	Dethman Manor
Hood River	Indian Creek Court
Klamath Falls	High Valley Estates
La Grande	Grande Woods Apartments
La Grande	La Grande Retirement
Lake Oswego	Hollyfield Village Apartments
Lincoln City	West Devils Lake Apartments
McMinnville	Villa West
Medford	Conifer Gardens
Medford	Grand Apartments
Medford	Rogue River Estates
Medford	Spring Street
Milwaukie	Seneca Terrace
Monmouth	The Village
North Bend	Cedar Grove Apartments
Oakridge	Mountain View Apartments
Oregon City	Rosewood Terrace

Pendleton	Pendleton Square Apartments I
Pendleton	Pendleton Square Apartments II
Portland	1200 Building
Portland	Admiral Apartments
Portland	Chaucer Court
Portland	Lexington Apartments
Portland	Park Tower
Portland	Rose Schnitzer Tower
Portland	Roselyn Apartments
Portland	Upshur House
Portland	Uptown Tower
Portland	Walnut Park
Prairie City	Strawberry Village
Reedsport	Forest Hills Manor
Reedsport	Ridgeway Village
Reedsport	Riverside Manor Apartments I
Reedsport	Riverside Manor Apartments II
Rogue River	Rogue Terrace

Roseburg	Brookside Court Apartments
Roseburg	Parkside Village
Seaside	Sandhill Villa Apartments
Sherwood	Stewart Terrace
Wallowa	Leisure Way
Woodburn	Park Avenue Apartments

▲ **Manufactured Home Parks Preserved With New OHCS Funding**

Clackamas	Clackamas River Village
Gold Beach	Anchor Mobile Home Park
Junction City	Harwood Mobile Manor
Leaburg	Vida Lea Mobile Home Park
McMinnville	Victor Manor Mobile Home Park
Oakridge	Hillcrest Mobile Home Park
Redmond	Green Pastures Mobile Home Park

Rural Development Assisted Housing Preserved With New OHCS Funding

Ashland	Stratford Apartments
Baker City	Elkhorn Village Apartments
Bandon	Seacrest Apartments
Bend	Crest Butte Apartments*
Boardman	Boardman Apartments
Boardman	Trail Apartments
Dundee	Dunhill Apartments
Estacada	Estacada Village
Hermiston	Buttercreek Apartments
Hood River	Arends Place I & II
Hood River	Wy'East
Junction City	Norseman Village
La Grande	Pinehurst Apartments*
Lincoln City	The Jetty Apartments
Lincoln City	Spyglass Court
Madras	Madison Apartments
Madras	Willow Creek Apartments
McMinnville	Willamette Place I
McMinnville	Willamette Place II
Milton-Freewater	Washington Park Apartments
Mt. Angel	Cascade Valley
Ontario	Fairview Apartments
Pendleton	Indian Hills Apartments
Phoenix	Brookside Village
Phoenix	Rose Court
Redmond	Ridgemont Apartments
Redmond	Wintergreen Apartments
Riddle	Glenhaven Apartments
Sandy	Cedar Park Gardens
Sandy	Firwood Village Apartments
Sherwood	Linnwood Apartments
Stayton	Westside Apartments
Sublimity	Summerset Village
Sweet Home	Linnhaven Apartments
Sweet Home	Stonebrook Apartments
The Dalles	Sunrise Estates I & II
Tillamook	Meadow Glen
Willamina	Willamina Villa*
Wilsonville	Montebello Apartments
Wilsonville	Montecino Apartments
Wilsonville	Wilsonville Heights

*RD subsidized properties with HUD project-based rental assistance

★ HUD Assisted Housing
Preserved Without New OHCS Funding

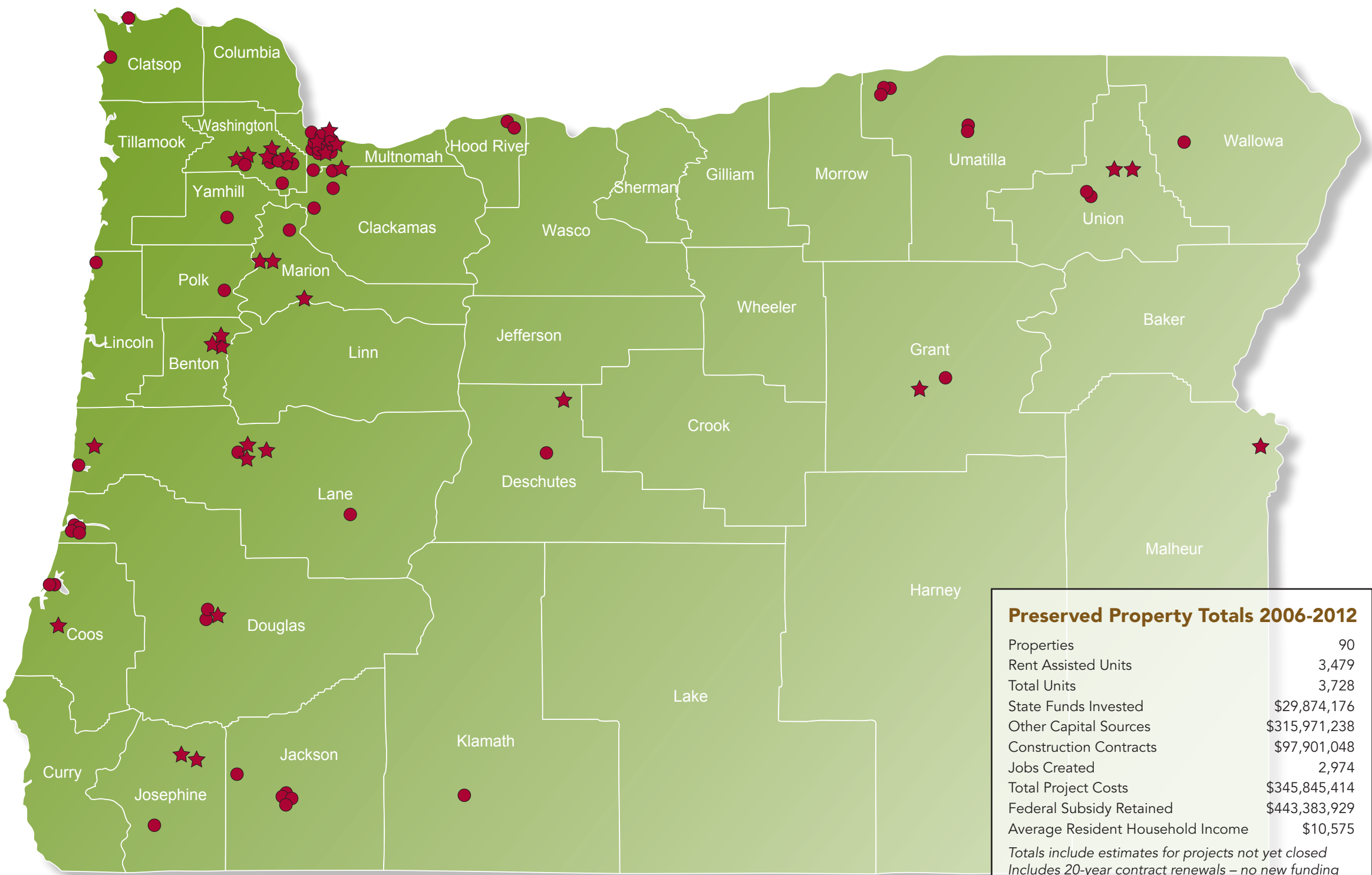
Beaverton	Holly Tree Village
Coquille	Hillside Terrace
Corvallis	Janus House
Corvallis	Oak Crest
Corvallis	Samaritan Village
Eugene	Uhlhorn Apartments
Eugene	Village Oaks
Eugene	Coburg Road Apts
Florence	Siuslaw Dunes
Forest Grove	Forest Manor Apartments
Forest Grove	Forest Villa Apartments
Grants Pass	Jefferson Court
Grants Pass	Victorian Arms
Hillsboro	Smallwood Apartments
Hillsboro	Tarkington Square
John Day	Meadowbrook II
La Grande	Cove Avenue (2011)
La Grande	Thunderbird Apts (2011)
Milwaukie	Cascade Meadows/King Bell Apts
Ontario	Riverside Manor
Portland	Beacon Manor
Portland	Marion Street Apts
Portland	Multnomah Manor
Portland	Myers Court
Portland	Plaza Townhomes
Portland	Emilie House
Portland	McCarthy Place
Portland	Me Re Center
Portland	Prescott Place
Redmond	Residential Housing Inc.
Roseburg	Rose Apartments
Salem	Englewood East
Salem	Southfair Apts
Stayton	Hollister Apartments

As of Dec. 2012. Only includes projects funded after July 2006.

Preserved HUD Assisted Housing in Oregon, 2006-2012

● Preserved With New OHCS Funding

Aloha	Farmington Meadows
Astoria	Owens Adair
Beaverton	Spencer House
Beaverton	Crestview Court
Beaverton	Spencer House
Bend	Quimby Apartments
Canby	Carriage Court Apartments
Cave Junction	Valley Village II
Coos Bay	Lake Empire Apartments
Eugene	Hawthorn Apartments (29th Place)
Florence	The Pines
Forest Grove	Garden Grove Apartments
Hermiston	Cottonwood I
Hermiston	Cottonwood II
Hermiston	Sunland Park Apartments
Hillsboro	Maples II
Hood River	Dethman Manor
Hood River	Indian Creek Court
Klamath Falls	High Valley Estates
La Grande	Grande Woods Apartments
La Grande	La Grande Retirement
Lake Oswego	Hollyfield Village Apartments
Lincoln City	West Devils Lake Apartments
McMinnville	Villa West
Medford	Conifer Gardens
Medford	Grand Apartments
Medford	Rogue River Estates
Medford	Spring Street
Milwaukie	Seneca Terrace
Monmouth	The Village
North Bend	Cedar Grove Apartments
Oakridge	Mountain View Apartments
Oregon City	Rosewood Terrace
Pendleton	Pendleton Square Apartments I
Pendleton	Pendleton Square Apartments II
Portland	1200 Building
Portland	Admiral Apartments
Portland	Chaucer Court
Portland	Lexington Apartments
Portland	Park Tower
Portland	Rose Schnitzer Tower
Portland	Roselyn Apartments
Portland	Upshur House
Portland	Uptown Tower
Portland	Walnut Park
Prairie City	Strawberry Village
Reedsport	Forest Hills Manor
Reedsport	Ridgeway Village
Reedsport	Riverside Manor Apartments I
Reedsport	Riverside Manor Apartments II
Rogue River	Rogue Terrace
Roseburg	Brookside Court Apartments
Roseburg	Parkside Village
Seaside	Sandhill Villa Apartments
Sherwood	Stewart Terrace
Wallowa	Leisure Way
Woodburn	Park Avenue Apartments

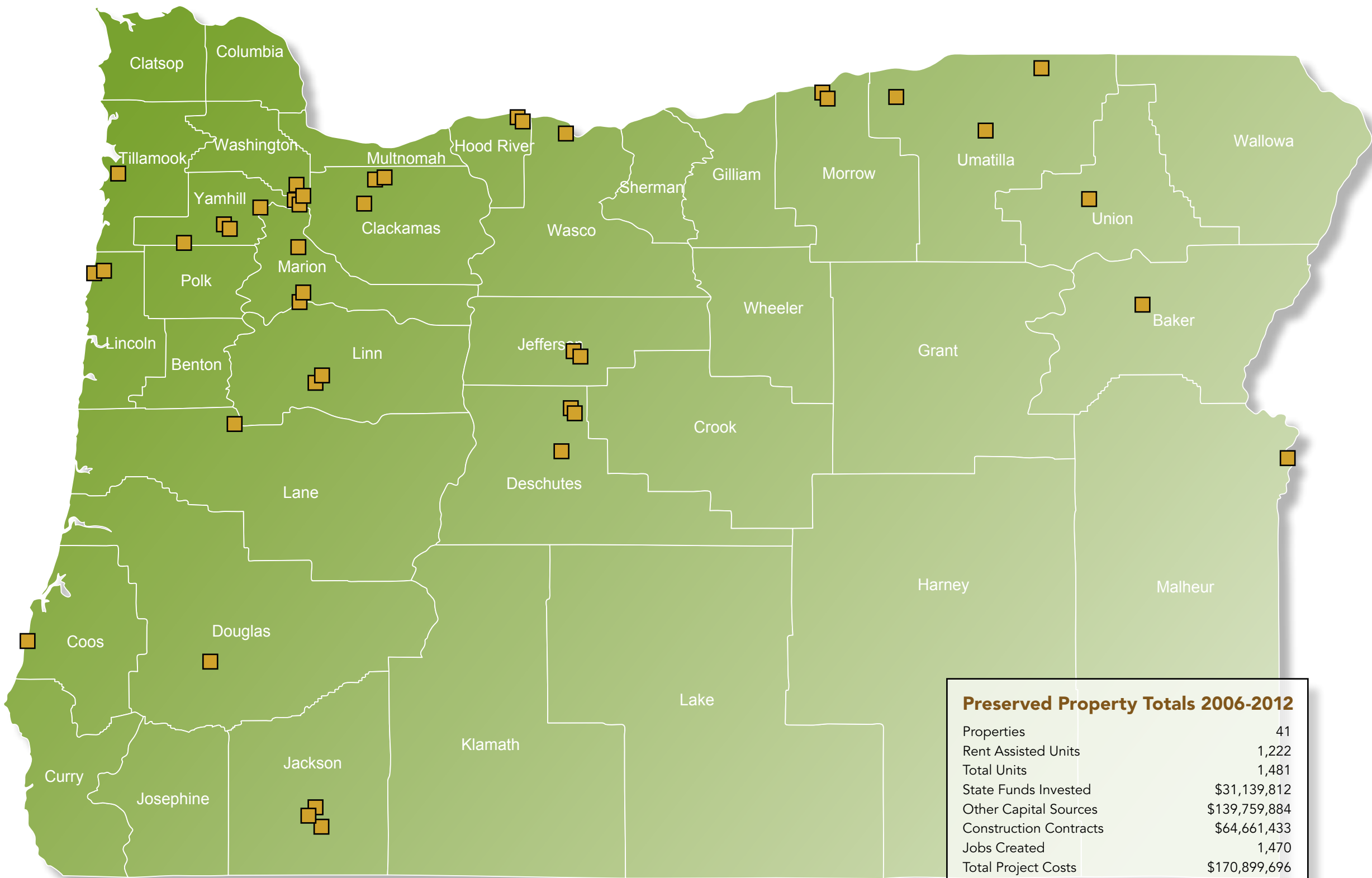


★ Preserved Without New OHCS Funding

Beaverton	Holly Tree Village	Forest Grove	Forest Manor Apartments	Milwaukie	Cascade Meadows/King Bell Apts	Portland	Me Re Center
Coquille	Hillside Terrace	Forest Grove	Forest Villa Apartments	Ontario	Riverside Manor	Portland	Prescott Place
Corvallis	Janus House	Grants Pass	Jefferson Court	Portland	Beacon Manor	Redmond	Residential Housing Inc
Corvallis	Oak Crest	Grants Pass	Victorian Arms	Portland	Marion Street Apts	Roseburg	Rose Apartments
Corvallis	Samaritan Village	Hillsboro	Smallwood Apartments	Portland	Multnomah Manor	Salem	Englewood East
Eugene	Uhlhorn Apartments	Hillsboro	Tarkington Square	Portland	Myers Court	Salem	Southfair Apts
Eugene	Village Oaks	John Day	Meadowbrook II	Portland	Plaza Townhomes	Stayton	Hollister Apartments
Eugene	Coburg Road Apts	La Grande	Cove Avenue (2011)	Portland	Emilie House		
Florence	Siuslaw Dunes	La Grande	Thunderbird Apts (2011)	Portland	McCarthy Place		

As of December 2012. Only includes projects funded after July 2006.

Preserved Rural Development Assisted Housing in Oregon, 2006-2012



Preserved With New OHCS Funding

- Ashland
Baker City
Bandon
Bend
Boardman
Boardman
Dundee
Estacada
Hermiston
Hood River
Hood River
Junction City
La Grande
Lincoln City
Lincoln City
Madras
Madras
McMinnville
McMinnville
Milton-Freewater
Mt. Angel
Ontario
Pendleton
Phoenix
Phoenix
Redmond
Redmond
Riddle
Sandy
Sandy
Sherwood
Stayton
Sublimity
Sweet Home
Sweet Home
The Dalles
Tillamook
Willamina
Wilsonville
Wilsonville
Wilsonville
- Stratford Apartments
Elkhorn Village Apartments
Seacrest Apartments
Crest Butte Apartments*
Boardman Apartments
Trail Apartments
Dunhill Apartments
Estacada Village
Buttercreek Apartments
Arends Place I & II
Wy'East
Norseman Village
Pinehurst Apartments*
The Jetty Apartments
Spyglass Court
Madison Apartments
Willow Creek Apartments
Willamette Place I
Willamette Place II
Washington Park Apartments
Cascade Valley
Fairview Apartments
Indian Hills Apartments
Brookside Village
Rose Court
Ridgmont Apartments
Wintergreen Apartments
Glenhaven Apartments
Cedar Park Gardens
Firwood Village Apartments
Linnwood Apartments
Westside Apartments
Summerset Village
Linnhaven Apartments
Stonebrook Apartments
Sunrise Estates I & II
Meadow Glen
Willamina Villa*
Montebello Apartments
Montecino Apartments
Wilsonville Heights

Preserved Property Totals 2006-2012

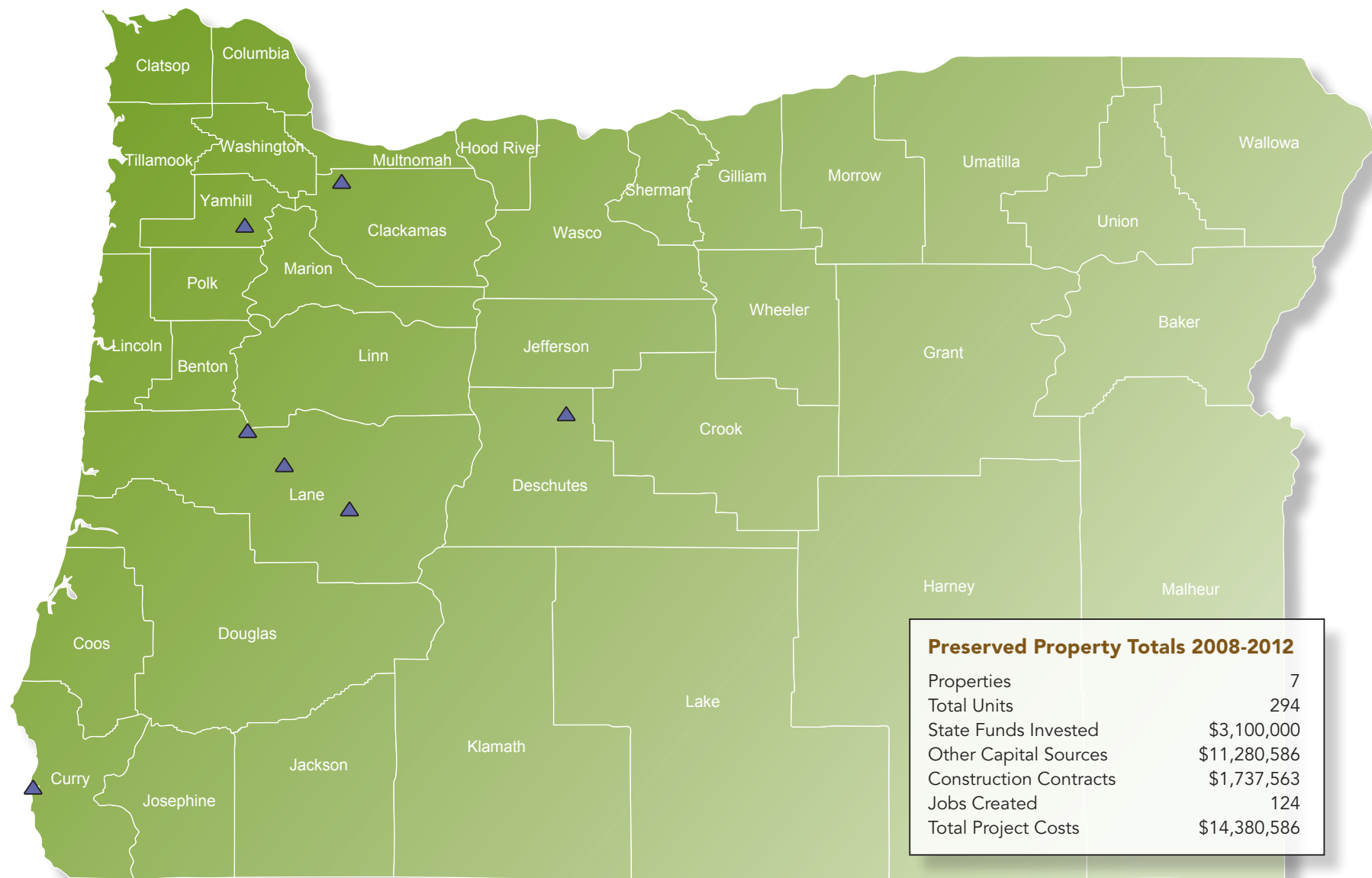
Properties	41
Rent Assisted Units	1,222
Total Units	1,481
State Funds Invested	\$31,139,812
Other Capital Sources	\$139,759,884
Construction Contracts	\$64,661,433
Jobs Created	1,470
Total Project Costs	\$170,899,696
Federal Subsidy Retained	\$113,589,340
Average Resident Household Income	\$9,335

Totals include estimates for projects not yet closed

**RD subsidized properties with HUD project-based rental assistance*

As of December 2012.
Only includes projects funded after July 2006.

Preserved Manufactured Home Parks in Oregon, 2006-2012



Clackamas – Clackamas River Village
Purchased by resident-owned coop,
assisted by CASA of Oregon, 2012

Gold Beach – Anchor Mobile Home Park
Purchased by resident-owned coop,
assisted by CASA of Oregon, 2011

Junction City – Harwood Mobile Manor
Purchased by St Vincent DePaul, 2011

Leaburg – Vida Lea Mobile Home Park
Purchased by resident-owned coop,
assisted by CASA of Oregon, 2012

McMinnville – Victor Manor Mobile Home Park
Purchased by resident-owned coop, assisted by
CASA of Oregon, 2008

Oakridge – Hillcrest Mobile Home Park
Purchased by St Vincent DePaul, 2011

Redmond – Green Pastures Mobile
Home Park
Purchased by resident-owned coop,
assisted by CASA of Oregon, 2009

As of December 2012.
Only includes projects funded after July 2006.



Foreclosure Prevention and Response

We all have a stake in addressing the problems our communities and neighbors continue to face as a result of the recession. Housing gives people the opportunity to build a better life for themselves and their families. We need to help the housing market recover.

In 2012, Oregon implemented historic foreclosure reform and imposed a requirement of mediation before non-judicial foreclosures. We need to continue to work to restore Oregon's housing market through continued implementation of the mediation program, and we need to expand the mediation requirement and program to judicial foreclosures. Nearly one in five Oregon homeowners is underwater on their mortgage, and one in eleven is either in default or 30 days late in paying their mortgage. Foreclosure continues to threaten the foundations of our state and our communities.

We must continue to protect Oregon homeowners with a two pronged approach: strong policy plus allocation of the remaining resources from the National Attorneys' General settlement. Resources will support systems now in place to provide homeowners with essential information, counseling, legal support, mediation services and expand strategies for direct financial relief. In addition to resources from the settlement, technical changes are needed to strengthen current law and help end the havoc and despair caused by foreclosure in our communities.

Foreclosure counseling equips homeowners to make good decisions based on good information. Mediation provides homeowners with timely and accurate information about their choices which will help allow them to make informed decisions. Funded by the national bank settlement resources, these approaches have the potential to significantly benefit Oregonians at risk of foreclosure and our communities across the state.

Housing provides everyone with an opportunity to succeed in life. In Oregon, we've always pulled together to overcome hardship. Let's continue to support Oregon homeowners and Oregon communities as they recover.



Housing Alliance c/o Neighborhood Partnerships ·
503-363-7084 · www.oregonhousingalliance.org

January 2013



Foreclosure Relief and Prevention

Let's Re-start Oregon's Housing Market

Proposed uses of \$29.3 million national bank settlement payment to State of Oregon

USE	ADMINISTERED BY	ALLOCATED AMOUNT	
		2011-2013	NEEDED IN 2013-2015
Connect the disparate and fragmented assistance and refinance programs funded by state and federal government, and create a comprehensive system. Maintain data for evaluation of impacts and assessment of gaps.	Oregon Housing and Community Services		\$200,000
Outreach to homeowners to ensure they access the considerable settlement funds to which they are directly entitled, and that they are aware of their options and local resources for counseling, loan modification, and legal recourse.	Oregon Housing and Community Services	\$450,000	\$ 800,000
Foreclosure Counseling and education for homeowners who need more than information or referral and want to prepare for mediation.	Oregon Housing and Community Services	\$3,000,000	\$6,000,000
Legal assistance for low and moderate income homeowners who need legal advice or representation.	Oregon Housing and Community Services	\$400,000	\$1,000,000
Pre-foreclosure mediation. Establish a statewide coordination system for pre-foreclosure mediation. Fund start up costs until revenue collections support expenses.	Dept of Justice	\$1,801,909	Largely funded through fees set in statute
Direct financial assistance. Mechanism to be determined. Could include modifications, refinancing, gap financing, or other efforts.	Oregon Housing and Community Services		Balance of \$29.3 million
TOTAL HOUSING ALLIANCE REQUESTS:			\$ 21,700,000
Other requests for these resources:			
Enforcement and Monitoring to ensure banks comply with the terms of the settlement and that consumer protection activities can continue at an adequate level. Reimbursement of DOJ costs related to the settlement.	Dept of Justice	\$1,979,889	
TOTAL APPROPRIATION TO DATE:		\$7,631,798	



Agricultural Workforce Housing Tax Credit

Our communities are better and stronger when we have housing for all our residents. We can help ensure all of our residents, including the people that work to pick and process our food, have safe and decent places to call home.

Many rural areas in Oregon lack the housing they need for their workers, particularly for farmworkers. The Agricultural Workforce Housing Tax Credit (ORS 315.164) is a tool Oregon has used effectively since 1989 to help build housing for agricultural workers and their families.

Our communities are better and stronger when we have safe, stable and affordable housing for all our residents. We can ensure everyone has access to safe housing they can afford by maintaining tools to make it easier to build and maintain affordable housing, like the Agricultural Workforce Housing Tax Credit. A variety of tools and strategies are needed to create affordable housing opportunities in these communities, and this tax credit has been a proven and effective part of the “toolkit.”

We all need safe and stable places to call home. The Oregon Legislature should act to extend the sunset for the Agricultural Workforce Housing Tax Credit until 2020, and help ensure our agricultural workers in Oregon have access to safe, stable, and affordable housing for themselves and their families.

In Oregon, we value our rural communities, our productive farms, and the benefits the agriculture industry offers the state. Unfortunately, many of our rural areas lack the housing they need to offer people an opportunity to build better lives.

The tax credits under this program are allocated by Housing and Community Services. Tax credits benefit low income agricultural workers and their families by ensuring access to affordable rental units, both on farm and in the communities around agricultural areas. Tax credits leverage private development resources and help ensure the engagement of farmers and lenders in the development of this housing.

Since 2001, the Agricultural Workforce Housing Tax Credit has helped house more than 1,100 agricultural workers and their families in 17 Oregon counties. The enabling legislation for this critical tool establishes a sunset of 2014. The Legislature should grant an extension of at least six years from the current sunset, to 2020.