



For Immediate Release

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Oregon Housing Agency Commits \$34 million to Affordable Housing Projects

Salem – Oregon Housing and Community Services (OHCS), the state’s housing finance agency, has committed nearly \$34.1 million in combined grants, loans and tax credits that will help fund 913 units of affordable housing for lower-income Oregonians. Additional funding for each project comes from a variety of sources.

“In these challenging times, being able to offer funding to provide housing for vulnerable populations is especially meaningful,” said OHCS Director Victor Merced.

“Many of the funded projects are designed to help people get back on their feet and to become independent. We are helping to provide a safety net for families during times of economic transition, as well as permanent supportive housing for the elderly and people with disabilities who are on limited income.”

Twenty-three housing projects were selected for funding and three projects selected for further consideration. In this round, OHCS forward-allocated Low Income Housing Tax Credit (LIHTC), HOME, General Housing Account Program (GHAP) and Housing Trust Fund dollars in an effort to fund the maximum number of projects.

OHCS was able to allocate funding to housing authorities, for profits and nonprofits. Those entities seek to build or rehabilitate a mix of project types, including 12 new construction projects, 13 acquisition and rehabilitation projects, and one rehabilitation project. The completed housing units, located in both urban and rural areas, will serve homeless people and those at risk of homelessness, elderly, disabled and other vulnerable populations.

Of the 23 projects selected for funding, 16 were approved by the Housing Council in late August. The Housing Council must approve projects that receive grant funding in an amount that is more than \$200,000 or if a combination of allocated funds exceeds \$400,000. The following list shows the projects that were approved by the Housing Council Tax credits, which do not require approval by the Housing Council, are not listed.

Boardman: Castle Rock Apartments, a 40-unit project that includes a range of one- to four-bedroom units for various family sizes targeting farmworker housing populations, was allocated a \$650,000 loan reservation of HOME funds and a \$200,000 loan reservation of Housing Development Guarantee Program (HDGP)/GHAP funds.

Redmond: High Desert Commons, a proposed wood-framed, two- and three-story garden walk-up design containing 28 units of both two- and three-bedroom units, targeting workforce housing, was allocated a \$683,000 loan reservation of HOME funds and a \$200,000 loan reservation of HDGP/GHAP funds.

Hood River: Arends Place I and II, an acquisition-rehabilitation property in Hood River, with 62 units for families, seniors and people with disabilities. The complex has a mix of one- and two-bedroom units. The project was allocated a \$700,000 loan reservation of HOME funds and a \$200,000 loan reservation of HDGP/GHAP funds.

La Grande: La Grande Retirement Apartments, a preservation project of 46 units for elderly and people with disabilities, with a Section 8/HAP contract that will expire next September. The sponsor will do a significant rehabilitation of this project to meet the 30-year sustainability requirement. The project was allocated a grant reservation of \$200,000 for the Housing Development Grant Program (Trust Fund/GHAP), and \$740,002 of Housing Preservation Funds (HPF).

Medford: Canterbury Hills, a proposed 48-unit apartment complex in Medford serving families and consists of 14 one-bedroom units; six two-bedroom, one-bath units; 18 two-bedroom, 1.5 bath townhouse units; and 10 three-bedroom, two-bath units. The project is designed to achieve an Earth Advantage Multifamily Certification. The Energy Star and Earth Advantage upgrades will result in \$200 annual savings per unit. This project is a sister project to Scenic Heights in Central Point and Snowberry Brook in Ashland. The project was allocated a \$600,000 grant reservation of HOME funds and a \$200,000 grant reservation of HDGP/GHAP funds to the Housing Authority of Jackson County, completing the new construction of Canterbury Hills in Medford, Oregon, contingent upon meeting all HOME and HDGP/GHAP program requirements and conditions of award.

Hood River: Bella Vista / Riverside Apartments, a proposal to acquire and rehabilitate 54 units in two nearby properties and merge them into a single projects. The project was allocated a \$831,880 grant reservation of HOME funds and \$500,000 in HDGP/GHAP funds.

Hood River: Cascade Meadows Senior Apartments, a proposed new single-story project of 12 one-bedroom units serving seniors, with a two-bedroom manager unit and community room. The project will be built with sustainable and green building materials, including a 50 year roof, cement board and stone siding, bioswale drainage, and native landscaping. The lack of affordable housing for seniors in Cascade Locks makes it difficult for this population to find housing, and the need is urgent. The project was allocated a \$1,008,669 grant reservation of HOME funds and \$100,000 in GHAP funds.

Bend: Kearney II, a new six-unit, single-room occupancy complex consisting of five residential units and one manager unit, for people with disabilities. Services include individual case management, supporting services, self-directed supports, skill building and recreational activities to move tenants toward greater living independence. The project was allocated a \$396,000 grant reservation of GHAP/Trust Funds.

Portland: Bellrose Station Apartments, a 40-unit development built in 1971, serving families and veterans, is an acquisition/rehab project that will be affordable for 60 years. It consists of 31 two-bedroom and nine three-bedroom units, one of which is a manager unit. Seven of the units are expected to have permanent supportive housing. Rehabilitation will provide low-income persons with housing for 30 more years, at a minimum, without further capitalization. The complex is well located for employment opportunities and easy transit, and will incorporate sustainable/green features and a community center. The project was allocated a \$500,000 grant reservation of GHAP/Trust Funds.

Vale: Malheur Village Apartments, a 24-unit development built in 1976, serving families, is an acquisition/rehabilitation project that will add an additional 30 years to the project. Half the tenant population has lived at the complex for five years or more. The project represents nearly 90 percent of the affordable housing stock in the community, is the only subsidized family housing in the community, and there is great community support for this project. The project was allocated a \$500,000 grant reservation of GHAP funds and \$500,000 in Housing Preservation Funds.

Forest Grove: Juniper Gardens Apartments, a proposed 24-unit project consisting of six two-story buildings with a community building to serve farmworkers. The site will be developed in multiple phases. This project will be phase one and use 2.7 acres of the potential 6.5 acre site. The project was allocated a \$500,000 grant reservation of GHAP funds and an up-to-loan commitment amount of \$100,000 in an Oregon Rural Rehabilitation loan.

Portland: Ainsworth Court, an 88-unit complex built in the 1940s, serving the general family workforce, is a rehabilitation project. It was purchased by the Housing Authority in 1997. It needs a new hot water system and foundation repair. The units are contained in 22 buildings within two city blocks, spanning four acres. The project was allocated a \$500,000 grant reservation of GHAP funds.

Medford: Spring Street Apartments, a 56-unit HUD Section 8 property serving seniors and people with disabilities is a preservation project that was built in 1977. The project was allocated a grant reservation of \$200,000 in GHAP/Trust Funds and \$1,627,524 in Housing Preservation Funds (HPF).

Sublimity and Stayton: Sunnyside Village and Westside Apartments: The Farmworker Housing Development Corporation (FHDC) proposes to purchase both properties to keep them affordable. They were both built in 1985 and are in extreme need of rehabilitation. They each consist of 24 units and serve seniors and people with disabilities. The project was allocated a \$1,000,000 grant reservation of HDGP/GHAP funds, \$1,580,300 in HOME funds, and \$808,724 in HPF funds.

Happy Valley: 85 Causey, a four-story, 41-unit new development complex of Earth Advantage workforce housing, consisting of 12 studio, 24 two-bedroom and four one-bedroom units. There is one two-bedroom manager unit. The project was allocated a \$300,000 grant reservation of HDGP/GHAP funds and \$56,965 in Low Income Weatherization funds.

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