

Agriculture Workforce Housing Tax Credit (SB323)



Agriculture Workforce Housing Coalition
February 12, 2013



Who's in our coalition

- Over 100 organizations around the State
 - Community-based nonprofits
 - Farmers and agricultural industry groups
 - County commissions and elected officials
 - Organizations representing the Latino community and agricultural workers



We support SB323: Extension of tax credit for farmworker housing

- Since 1989, a proven and effective part of the “toolkit” to create affordable housing opportunities in Oregon communities. Virtually no community-based farmworker housing existed prior to the creation of the credit
- More than 1,200 units in 17 counties built since 2001. More than 6,000 workers and their families now have safe, decent and affordable housing
 - Over 800 community-based units
 - Over 400 on-farm units



- 2011 MOU between OHCS, DOR, OR-OSHA updated and strengthened program administration
- Extensive review in past 2 legislative sessions
- On Governor’s recommended list for extension
- DOR estimated 2013-15 revenue impact + cost to extend = \$2mm



Safe, decent housing for Oregon's agricultural worker families



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This tax credit serves an important public purpose and deserves extension

- Helps provide stable workforce to support our \$5 billion agricultural economy
- Stabilizes and creates jobs (both workers and construction/local services) in rural communities
- Provides safe, decent affordable housing for the families who put food on our tables

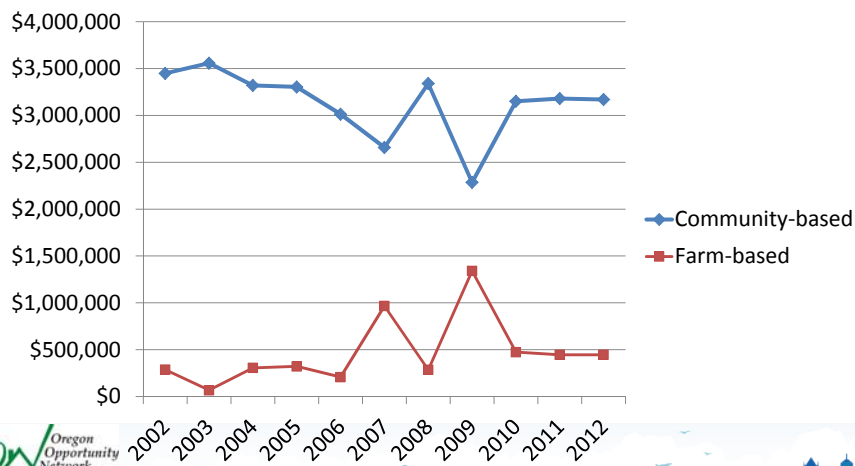
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How the credit works

- Community-based nonprofit developers and farmers with eligible projects apply annually
- Maximum of \$3.625 million per year allocated – per DOR , less than ½ have been claimed
- Tax credit mechanism leverages additional federal and private investment



Amount of Credits Used for Community vs. Farm-based Housing



Why a tax credit rather than a grant?

- Tax credit mechanism enables leverage of federal and private investment
- Consistent and predictable
- Efficient and effective incentive to develop housing for the agriculture workforce



Case study: Nuevo Amanecer, Woodburn

- Home to 90 families; another 300 on wait list
- On-site family and community support services



Canyon East, Madras: \$300K in tax
credits helped secure
\$3,200,000 in USDA RD funding



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Economic benefits

- Stable workforce benefits everyone
- Development made possible by this tax credit has stabilized or created jobs:
 - More than 1,000 agricultural workers
 - 4,200 construction workers
 - 100 local development professionals
- OHCS 2011 analysis: \$271 million in net economic benefit to the State over the last 10 years from the \$23.9 million of tax credits

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A smart investment that brings Federal resources to Oregon

- Leverages federal and private funds – over \$80 million since 2001
- Oregon would not have received these resources without the catalyst of the tax credits
- Latest example: USDA RD award of \$6 million for two new projects in Wasco and Marion counties



If this tax credit did not exist...



If this tax credit did not exist...



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Safe, decent housing for Oregon's
agricultural worker families



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AGRICULTURAL WORKFORCE HOUSING COALITION

"Housing People Who Put Food on Our Table"

Agriculture Workforce (Farm Worker) Housing Tax Credit

Update for Legislators – February 2013

Oregon's \$5 billion agriculture industry provides food and jobs for our residents and is a crucial driver of our state's economy. The Farm Worker Housing Tax Credit – renamed the Agriculture Workforce Housing Tax Credit, to reflect accurately who it serves – helps house these workers and their families, ensuring a stable workforce, which is necessary to the success of the agricultural industry.

Our communities are better and stronger when we have safe, stable and affordable housing for all our residents. A variety of tools and strategies are needed to create affordable housing opportunities in Oregon communities, and the Agriculture Workforce Housing Tax Credit has been a proven and effective part of the "toolkit" since 1989. The Governor has included this tax credit on his list of those recommended for extension.

We need your support to keep this tool working in Oregon's communities, by extending the sunset date to 2020.

Our latest news:

- **We appreciate the opportunity to testify before Chair Roblan and the Rural Communities and Economic Development Committee.** We look forward to discussing the importance and public benefit of this tax credit – to Oregon's agricultural economy, to rural communities, and to agricultural workers and their families.
- **Two new agriculture workforce housing projects have just been awarded \$6 million in Federal funds, thanks to the catalyst of this tax credit.** The Agriculture Workforce Housing Tax Credit continues to leverage new Federal investment for Oregon's rural communities. The U.S. Agriculture Department has awarded \$6 million in grants and loans for construction of two proposed community-based projects in The Dalles and Silverton (see information attached).
- **Governor Barbara Roberts urges extension of the Agriculture Workforce Housing Tax Credit.** We are honored to have the support of Governor Roberts: *"I strongly support extension of the Agriculture Workforce Housing Tax Credit. This is a cost-effective tool that helps ensure families have a safe, decent place to live. It's a great investment for the State and the right thing to do for the people who put food on our tables."*

Please contact John Miller at Oregon Opportunity Network (john@oregonon.org; 503-223-4041 x101) if you have any questions or would like additional information, or visit our [website](#).

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**Proposed 2013 Agriculture Workforce Housing Project:
Cielo Grande, The Dalles, Oregon - Columbia Cascade Housing Corporation (CCHC)**

This project in Wasco County would provide 23 new units of rent-assisted, community-based housing for agriculture workforce families. It has been awarded \$3 million from USDA Rural Development conditional upon on State funding, including \$1.6 million in Agriculture Workforce Housing Tax Credits.

Wasco County is one of the largest agricultural centers in the State of Oregon. Dozens of vineyards, farms, ranches, and other agricultural enterprises employ a significant number of agricultural workers in the area. Because housing along the Columbia River Gorge is often geared towards young professionals, retirees, or seasonal tourist rentals, agricultural workers have a difficult time finding affordable housing near their places of employment, considering their modest earnings (often far below 30% AMI).

Recognizing this need, Columbia Cascade Housing Corporation (CCHC) is proposing to develop Cielo Grande, which will include 23 units of new construction for agricultural worker families. These new units include 2, 3 and 4 bedroom townhomes which will surround landscaped courtyards, outdoor sitting areas, and a centrally located community building and play area. The Community Building will feature a laundry room, space for resident services activities (including a computer station) and a management office for the on-site manager.

The site, located along 10th Street in The Dalles (a main throughway), is centrally located near services, doctor and medical facilities, shopping, and other businesses and amenities typically desired by agricultural worker families. The site currently contains a single level home, built in 2008, which is intended for acquisition in the Purchase and Sale Agreement. CCHC will use this existing home to house the on-site manger, therefore dedicating all 23 units of new construction farmworker housing to resident families.

CCHC knows that serving agriculture workforce families is a unique market, and therefore strives to assist them accordingly. Of the 23 units, 22 are dedicated to year round workforce families, while one unit will be furnished and dedicated annually to a migrant worker family.

CCHC, with headquarters also based in The Dalles, has an excellent reputation managing their affordable housing projects, many of which include agriculture workforce housing. During the past 22 years, CCHC has developed 357 units of affordable housing. These projects are located within Oregon and Washington. CCHC already owns and successfully operates several agriculture workforce properties located in the state of Oregon such as CASA Lomas (24 units), East Hill Village (8 units) Hood River Crossing (25 units) and Wy East Vista (24 units) located in Hood River, along with Pueblo del Rio, a 16 unit complex located in Roosevelt, Washington. CCHC has also completed some Rural Development (non-farmworker) properties such as Mosier Creek Terrace (12 units), and White Cap Apartments (16 units).

Columbia Cascade Housing Corporation (CCHC) Funding Sources for Cielo Grande Apartments

The table below shows the proposed financing sources for Cielo Grande Apartments.
Federal money awarded in January 2013 highlighted in bold.

Permanent Sources of Funds		
<u>Grants & Equity</u>		
Oregon Housing & Community Services – Farmworker Housing Tax Credit Equity	1,670,302	This amount represents the equity investment by an investor. The project will use the maximum number of credits for which it is eligible. CCHC is currently seeking equity investors with Oregon State Tax Liability.
Oregon Housing and Community Services – HOME and HDGP	750,000	Grants. \$550,000 (HOME) and \$200,000 (HDGP) will be requested during the 2013 CFC cycle through OHCS.
Energy Trust Incentive	24,000	Grant. Will be sought during design development and the incorporation of energy efficient design measures. \$1,000 per townhome unit is expected.
Federal Home Loan Bank (FHLB) of Seattle	239,976	(Affordable Housing Program). Application to be submitted in April 2013 for a grant.
USDA Rural Development 514 Grant	1,500,000	Grant. CCHC was notified by USDA in January, 2013 that its application was selected for funding.
Grants	250,000	Applications will be submitted to foundations Spring 2013 for grant funding pertaining to specific aspects of the development.
<u>Loans</u>		
Oregon Rural Rehabilitation (ORR)	75,000	Loan. 1% interest rate over 10 years. Loan is made available through Oregon Housing and Community Services and is available only to farmworker housing projects.
USDA Rural Development 516 Loan	1,500,000	Loan. 1% interest rate amortized over 33 years. Grant. CCHC was notified by USDA in January, 2013 that its application was selected for funding.

Garden City Apartments – Silverton, OR
Project Description – Salem-Keizer CDC

Garden City Apartments is a proposed multi-family affordable housing development for farmworkers and their families. Consisting of 20 units of new construction, the project will be built in Silverton, Oregon, and will add much needed quality, affordable family homes for farmworkers to the limited existing supply in Marion County.

Rents will truly be affordable at Garden City Apartments. Residents of this project will pay no more than 50% of their income for housing, a subsidy which will be made possible by the Rental Assistance program administered by USDA Rural Development. The Rental Assistance subsidy program is project-based and will make certain that qualified farmworker families will always be able to afford living in the project.

Garden City Apartments is envisioned to be integrated into the community. The site layout, building design and landscaping will make it an asset to the neighborhood. The purpose of the project is to provide stable, year-round housing for farmworkers and their families.

The site is situated within 2 miles of nearby schools, shopping centers, social service providers and government offices.

Garden City Apartments is sponsored by Salem-Keizer Community Development Corporation, a private non-profit organization dedicated to helping low and moderate income families attain financial self-sufficiency through the provision of safe, stable, quality affordable housing, financial asset building opportunities & resident services. CASA of Oregon, a developer of housing, programs and facilities that improve the quality of life and self-sufficiency of farmworkers and other low-income populations, will assist Salem-Keizer CDC with the development of Garden City Apartments.

Salem-Keizer CDC owns approximately 148 units of affordable rental housing in apartments, townhomes and single-family houses in the Salem-Keizer area, and has completed various rehabilitation projects. Garden City Apartments represents Salem-Keizer CDC's continued efforts to revitalize Marion County's neighborhoods and community. Over the last 10 years, fewer than two percent of the housing need for agricultural workers in Marion County has been met, despite being the largest agricultural producing county in Oregon. A recent survey of four low-income housing apartments with over 200 units in Silverton found only four vacancies, and only eight units dedicated to agricultural workers. Garden City Apartments will meet the affordable housing needs not only for low income families, but specifically farmworker families, who play a vital role in the economic well-being of all Oregonians.

Funding Sources for this project include:

USDA Rural Development 516 Grant:	\$1,500,000
USDA Rural Development 514 Loan:	\$1,500,000
Farmworker Housing Tax Credits:	\$2,000,000

AGRICULTURAL WORKFORCE HOUSING COALITION

“Housing People Who Put Food on Our Table”

AGRICULTURE WORKFORCE HOUSING TAX CREDIT

Benefits to Agricultural Workers and their Families, to Farmers, and to Oregon

Legislative Update – January 2013

Oregon’s \$5.3 billion agriculture industry provides food and jobs for our residents and is a crucial driver of our state’s economy. The Agriculture Workforce Housing Tax Credit helps house these workers and their families, ensuring a stable workforce, which is necessary to the success of the agricultural industry.

Our communities are better and stronger when we have safe, stable and affordable housing for all our residents. A variety of tools and strategies are needed to create affordable housing opportunities in Oregon communities, and the Farm Worker Housing Tax Credit – renamed in the draft bill the Agriculture Workforce Housing Tax Credit, to reflect accurately who it serves – has been a proven and effective part of the “toolkit” since 1989. The Governor has included this tax credit on his list of those recommended for extension. **We need your support to keep this tool working in Oregon’s communities, by extending the sunset date to 2020.**

- **Agricultural workers and their families are the primary beneficiaries.** Since 2001, these tax credits have helped house thousands of workers and their families. To date, the credit has helped build over 800 units of community-based, non-profit owned housing and over 400 on-farm units around the State.
- **The tax credit mechanism works to leverage other resources, three dollars for every dollar in credits awarded, including federal and private sources.** Since 2001, more than \$80 million in leveraged resources from federal and private sources have been invested into farmworker housing. *Oregon would not have received these resources without the catalyst of the tax credits.*
- **These credits have helped stabilize or create long-term employment for more than 1,000 agricultural workers.** Factoring in the private sector construction jobs, salaries, leveraged resources, and the health and community benefits of safe housing, these tax credits provide a significant value for the state.
- **The majority of the funding has gone to community-based family housing projects owned by non-profit agencies and public housing authorities.** These providers also link residents to vital support services such as health clinics and youth programs. Children deserve an opportunity to succeed in school and life, which is tied to having a stable home. The housing that has been built with funds leveraged by this tax credit helps children and families.
- **Purchasers are paying a discounted rate that is in line with other State credits, and historically have not claimed the full value of the credits.** The State derives a net benefit from private investment in the tax credits, since investors are not claiming the full value.
- **Oregon Housing and Community Services (OHCS) has consistently rated housing for the farmworker population as a top priority.** According to OHCS, less than 2% of the housing need for farmworkers in Oregon has been met. It’s only fair that everyone has a safe, decent place to live.

Thank you very much for your consideration. Please contact John Miller at Oregon Opportunity Network (john@oregonon.org; 503-223-4041 x101) if you have any questions or would like additional information.

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AGRICULTURAL WORKFORCE HOUSING COALITION

"Housing People Who Put Food on Our Table"

Description of the Agriculture Workforce Housing Tax Credit

The Agriculture Workforce Housing Tax Credit is an essential tool to help meet the need for decent, affordable housing in and near Oregon's agricultural communities. Agricultural workers and their families benefit from the safe and stable homes provided, communities benefit from the economic activity and the increased vitality of engaged residents, and farm owners benefit from access to the skilled and capable workers they need.

The credit encourages development of two types of housing: community-based housing built and owned by non-profit organizations, and on-farm housing built and operated by farm owners or agricultural employers. Currently, about two-thirds of the units that have been built using this credit are community-based, and one-third are farm-based.

Who benefits from the Agriculture Workforce Housing Tax Credit?

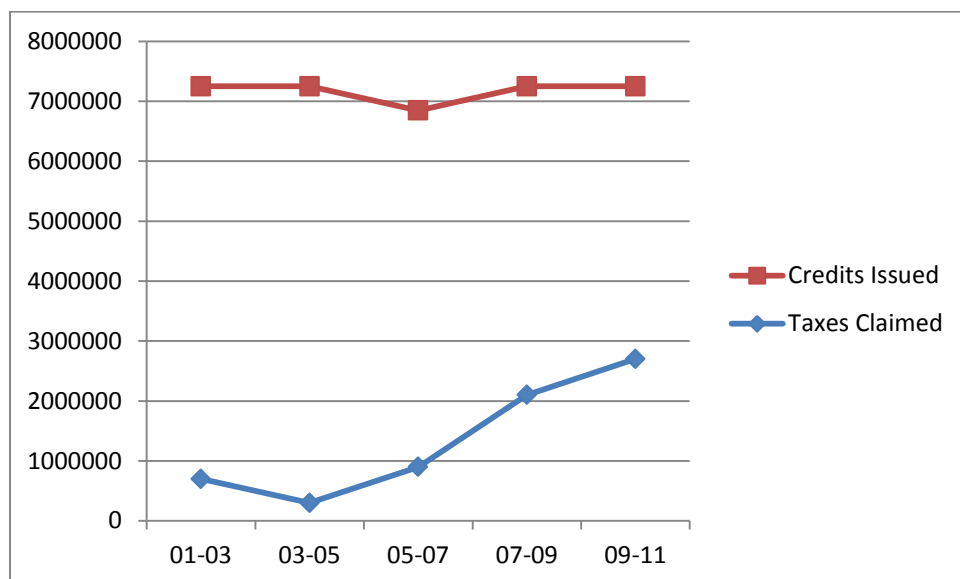
Agricultural workers benefit from the availability of safe, decent, and affordable housing near agricultural workplaces. Community-based housing built by non-profits – two-thirds of the housing developed with this tax credit – provides both affordable housing for families and an array of on-site or nearby services. Children receive support that helps them succeed in school, and adults get help meeting educational, health, or employment goals.

Communities benefit from increased economic activity, job creation, and stable, well-housed families. Since 2001, the credit has helped stabilize or create employment for more than 1,000 agricultural workers, 4,200 construction workers and 100 local development professionals (architects, engineers, arborists, surveyors, landscapers, etc.). *A 2011 analysis by OHCS found that the \$23.9 million in agriculture workforce housing tax credits awarded since 2001 has produced a net total economic benefit of \$271 million.*

Farmers and owners of agricultural businesses also may benefit from the credit. Farmers who build housing may receive a direct benefit from the credits, and benefit from increasing the stability of their work force. In return they make a long-term investment in their workforce. Ken Bailey, an orchardist from The Dalles, operates four on-farm housing projects in and around The Dalles. He has used the tax credits on three of his agricultural worker housing projects. All told, the four projects he operates have a capacity of approximately 350 workers. Ken was on the State Board of Agriculture from 2002-2010 and has been an advocate for rural and agricultural issues for decades. He states: *"Providing housing for agricultural workers is essential to ensuring a stable workforce. If a grower or the community can provide housing to agricultural workers, it not only assures crops get harvested, but it assures that the local economy benefits as well."*

Purchasers of the tax credits for community-based properties may benefit by purchasing credits at a discount. Historically, credits have been discounted 15 to 30%. New policies and an improved market for tax credits will minimize discounts. This is a relatively small incentive that leverages private capital and private lending as well as federal resources. Also, the true cost to the state appears to be lower than the awarded amount of tax credits, as purchasers historically have not claimed the full value of the credits. In a review of the credits issued by Oregon Housing and Community Services and the State of Oregon Tax Expenditure reports from the Department of Revenue since 2000, \$36 million in credits have been awarded but only \$8.6 million have been claimed.

Credits Issued vs. Taxes Claimed per Biennium



Sources: OHCS and DOR

The Agriculture Workforce Housing Tax Credit creates affordable housing

This credit helps leverage other affordable housing grants, loans or credits from state or federal agencies. Rent and income limit requirements are attached to these programs and generally limit the rent charged to a level that is affordable to households at or below 60 percent of median income. For on-farm housing, many of the growers who have participated in the program charge minimal or no rent to their workers in the housing.

The Agriculture Workforce Housing Tax Credit leverages scarce federal resources, bringing funding to Oregon that would otherwise be allocated to another state

Every year applications for funding agriculture workforce housing are submitted to USDA Rural Development (RD) in a national competition. Since 2002 Oregon has received, on average, \$4.2 million annually in RD funds (out of approximately \$33 million available) and 35 units of Rental Assistance (RA) for projects that also receive Agriculture Workforce housing tax credits. Because the agriculture workforce housing tax credits are awarded first, non-profit developers are able to use those funds as leverage, which strengthens Oregon’s RD applications. This leverage is also responsible for these projects consistently placing in the top 5 projects awarded funding nationally. Without the leverage of the agriculture workforce housing tax credits, most of these community-based projects would not have been built over the last five years.

The Agriculture Workforce Housing Tax Credit keeps housing affordable and families stable

Agricultural workers are some of the lowest paid workers in the state. The federal resources leveraged by the tax credit have produced hundreds of units of project based Rental Assistance (RA), which allows the lowest income earners the ability to live in decent, safe housing while paying no more than 30% of their income to rent and utilities. The RA pays the difference between that amount and the actual rent and utility costs.

Projects are monitored to ensure quality and long-term benefit

Community-based projects that receive other affordable housing grants, loans, or tax credit resources from state, local, or federal agencies such as Oregon Housing and Community Services or USDA Rural Development

are subject to additional monitoring. Since 2011, OHCS has required a 50 year period of affordability for projects it funds. This requires submittal of annual certifications, monitoring of the physical asset, and review of project files for program compliance.

All claimants of the tax credits self-certify to the Oregon Department of Revenue each year. The Department of Consumer and Business Services monitors on-farm housing registration as well as camp conditions. The program administrative rules state that the taxpayer is subject, during the term the tax credit is being used, to monitoring by the Department of Revenue to ensure compliance with the provisions of ORS 315.163 to 315.167 that apply to the Department.

Housing created with the leverage of the credit is to be operated as farmworker housing for a period of at least ten years. The Department of Revenue may disallow the credit if the taxpayer has not shown the housing has been operated as farmworker housing or obtained credit by fraud. As provided by ORS 315.172, DOR will proceed to collect taxes not paid by the taxpayer and the taxpayer will be denied any further credit in connection with the housing projects as of the date of disallowance by DOR.

A taxpayer may request a waiver from OHCS of the ten-year requirement of operation as farmworker housing, but not until the development has been successfully operated as farmworker housing for at least five years. In requesting a waiver of the ten-year term, a taxpayer must demonstrate a declining need for farmworker housing in a particular area or other factors as may be outlined in the OHCS application or annual program notice.

There is no prohibition against sale of property. The original owner may continue to claim the tax credit, provided all other provisions are met and the original owner obtains a statement from the new owner of the property, certifying that any occupied units are occupied only by farmworkers and their immediate families. Upon audit or examination by DOR, the original owner must provide a statement for each year in which the credit is claimed.

The sunset on the Agriculture Workforce Housing Tax Credit should be extended until 2020

In 1989, the Oregon legislature established policy regarding agriculture workforce housing:

“In that agricultural workers in this state benefit the social and economic welfare of all of the people in Oregon by their unceasing efforts to bring a bountiful crop to market, the Legislative Assembly declares that it is the policy of this state to insure adequate agricultural labor accommodations commensurate with the housing needs of Oregon’s workers that meet decent health, safety and welfare standards.” (ORS 197.677)

As with affordable housing in general, the demand for affordable farmworker housing has not been met, nor has the market served this population well. In 2011 OHCS estimated that statewide only 2.3% of the farm worker population is served by currently funded affordable housing units. Nearly half of the housing that does exist was made possible by this credit. Market rate rental housing is often not available in rural areas. Also, most farmworkers qualify for affordable housing and are rent burdened even when they can find market rate housing. Given the huge unmet need for affordable housing, the clear human, health and economic benefits of providing safe, decent stable housing, and the significant leverage this credit provides, this tax credit deserves extension.

Legislative History

The credit passed through the House Agriculture Committee and through the Joint Tax Credit Subcommittee in 2011. Senator Burdick requested a work group (which resulted in a multi-agency MOU and the updated program/title). In 2012, it passed the House Energy Committee and got to the Finance/Revenue Committees. It had full hearings in both policy committees.

While advocates had hoped for approval earlier, the delay has given the industry an opportunity to fully update the program. Over the past two years, the Agricultural Workforce Housing Coalition has worked collaboratively

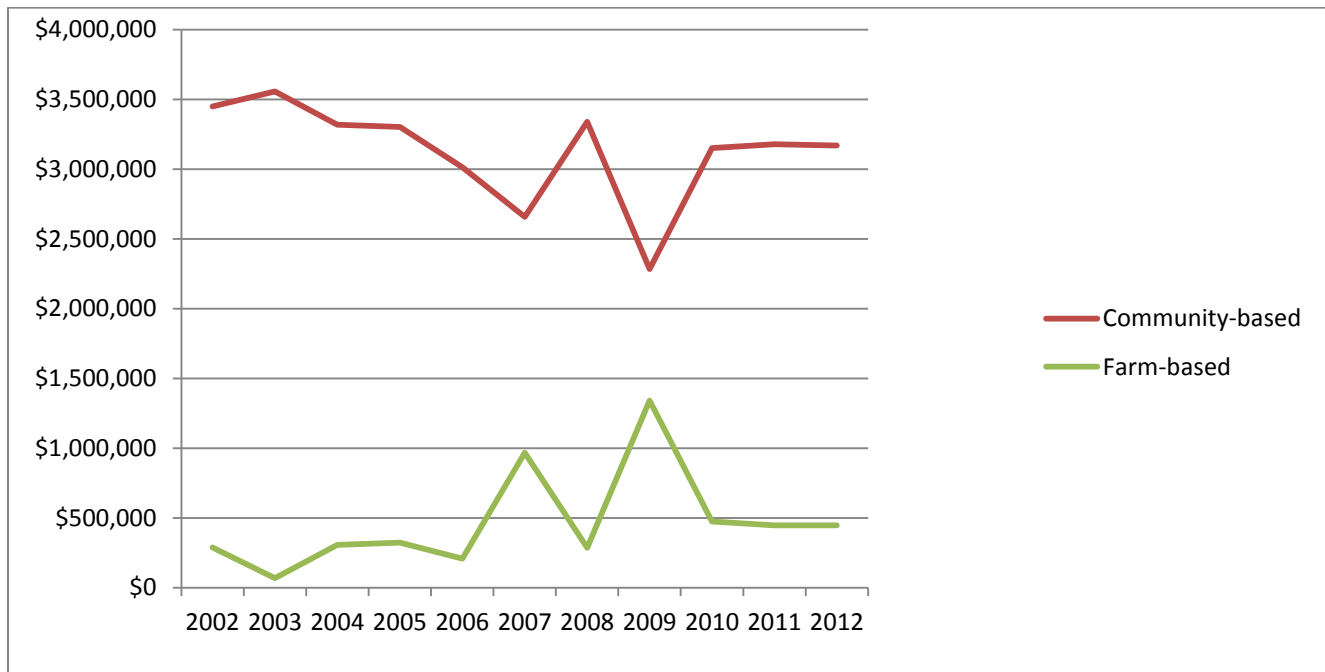
with three agencies (OHCS, DOR and Oregon OSHA) to respond to legislators’ requests that we review and recommend changes that would bring the program more in line with today’s needs. We gathered all of the parties together and identified shortcomings in coordination between agencies and established policies for agency follow-up that ensures that the projects are meeting the standards and goals of the program. An MOU between the agencies clarifies and strengthens the program at the administrative level.

How the Agriculture Workforce Housing Tax Credit is allocated

The tax credits are allocated on a first come, first served basis. Oregon Housing and Community Services makes the annual allocation of credits available the first of each year. Community-based housing developers and farmers with eligible projects apply for the credit through a rolling application process. Though it varies from year to year, typically over 90% of the credits are allocated to community-based projects. Because community-based projects use large allocations of the credits, OHCS sets aside a small percentage for on-farm housing. By October of every year, if the on-farm credits have not been awarded, those credits are made available for community-based projects. For the past five years 100% of the credits have been allocated.

The following chart shows the use of credits annually for both community-based and on-farm properties financed with Agriculture Workforce housing tax credits:

Amount of Credits Used for Community vs. Farm-based Housing



Source: OHCS

This chart illustrates that over the past decade as the program has matured, and as the agriculture industry and its labor needs have changed, the credit has moved away from simply providing itinerant on-farm housing to migrant workers and now focuses more on providing safer, decent quality housing for workers and their families in communities (rather than on farms) on a year-round basis. This reflects changes in the industry, including the federal definitional changes which now recognize that agricultural processing and storage are critical parts of the agricultural industry and that the workforce that staffs these key components is a part of the overall agricultural economy.

Why a tax credit rather than a direct grant program?

As mentioned earlier, the tax credit works to leverage federal funding as well as private investment. The benefit the tax credit provides through leverage makes this credit a far more effective investment of resources than a direct grant.

For the for-profit recipients of the tax credit, receipt of a grant in lieu of a tax credit would create both a federal and state income tax liability for the recipient. Depending on the tax bracket of the recipient, the value of a grant could be significantly reduced and create a disincentive for participating in the program. Agricultural employers generally apply the full benefit against their state income tax liability and there is no discount involved in the use of the credit. Note that this is only a 50% credit so the employer is only able to benefit for half the cost of developing the housing.

For community-based projects, the credit encourages bank participation in community-based developments. Banks benefit from investing in the credit and in some instances their involvement in the credit leads them to be the primary lender on the development. The bank also has incentives under the federal Community Reinvestment Act to invest in the communities from which it draws deposits.

Is the credit transferable?

An owner or operator of farmworker housing may transfer all or a portion of the credit allowed to a contributor. A contributor is a person that has acquired, constructed, manufactured, or installed farmworker housing or has contributed money to finance a farmworker housing project. The amount of credit that may be transferred cannot exceed the total credit that the owner has available to claim. So if the owner has already claimed 40 percent of the credit to date, then only the remaining balance or 60 percent of the credit may be transferred to a contributor.

Credits are normally transferred when the owner has no tax liability, such as when the owner is a non-profit ownership entity. This is most often seen with community-based housing. Credits are sold at a discount to a contributor for cash which is then used to develop the housing. With on-farm housing, most agricultural employers are for-profit entities and they generally keep the credit and apply it against their state income tax liability.

How is the demand for agricultural workers changing?

According to the USDA's Agricultural Census, conducted every five years, the number of total farmworkers identified in Oregon decreased 13 percent between 2002 and 2007. However, when examining this data for trends, we also see that this decrease has largely been in the category of part-time or seasonal agricultural employment. This indicates that while the overall number of seasonal workers has decreased, conceivably due to shifting business demands and practices, including mechanization, the use of full-time farm labor – the Agriculture Workforce – has actually increased.

Other factors support the continual need for a well-supported Agriculture Workforce:

- Increase in specialty crops which are labor intensive
- Some crops cannot be harvested except by hand
- Even though labor-intensive crops like strawberries have seen acreage decrease, other labor intensive crops have increased acreage (most notably blueberries)
- Increased number of acres have been planted in labor intensive nursery and greenhouse industries

**The following organizations, agencies, and elected officials support extension
of the Agriculture Workforce Housing Tax Credit to 2020:**

1000 Friends of Oregon • ACCESS • A to Z Wineworks • Adelante Mujeres • Bear Creek Orchards, Inc. • Bienestar • Boardman Foods • CAPECO • CASA of Oregon • Cascade Specialties • Cascadia Behavioral Healthcare • Catholic Charities • CAUSA • Central City Concern • Centro Cultural of Washington County • Chrisman Development, Inc. • Clackamas County Board of Commissioners • Jeff Cogen, Multnomah County Chair • Columbia Cascade Housing Corp. • Columbia Gorge Fruit Growers • Community Action Organization • Community Action Partnership of Oregon • Community Action Team • Community Alliance of Tenants • Community Development Law Center • Community Home Builders • Community Housing Fund • Community Partners for Affordable Housing (CPAH) • Ecumenical Ministries of Oregon • Enterprise • Farmworker Housing Development Corp. • Habitat for Humanity of Oregon • Hacienda CDC • Home Forward • Housing Alliance • Housing Authority of Clackamas County • Housing Authority of Jackson County • Housing Authority of Malheur County • Housing Authority of Yamhill County • Housing Development Center • Housing Works • Impact NW • Innovative Housing, Inc. • Jefferson County Board of Commissioners • Klamath Housing Authority • Lane County Legal Aid & Advocacy Center • Latino Network • Ann Lininger, Clackamas County Commissioner LMC Construction • Metropolitan Affordable Housing • NAYA Family Center • NEDCO • Neel Management Team • Neighborhood Partnerships • NeighborWorks Umpqua • Network of Oregon Affordable Housing (NOAH) • NORPAC Foods • North Willamette Valley Habitat for Humanity • Northwest Housing Alternatives • Northwest Pilot Project • Orchard View Farms • Oregon Association of Nurseries • Oregon Farm Bureau • Oregon Opportunity Network • Oregon State Board of Agriculture • Oregon Winegrowers Association • Piñeros y Campesinos Unidos del Noroeste • Proud Ground • RDO–Calbee Foods, LLC • REACH Community Development • ROSE Community Development • Rural Community Assistance Corp. • Salem-Keizer CDC • Scott Edwards Architecture LLP • St. Joseph Shelter • St. Vincent de Paul of Lane County • Sisters of the Road • Sustainable Northwest • Threemile Canyon Farms, LLC • Tivnu: Building Justice • Umatilla County Housing Authority • Verde • Washington County Board of Commissioners • Willamette Neighborhood Housing Services • Willamette Partnership • Yamhill County Board of Commissioners



AGRICULTURAL WORKFORCE HOUSING COALITION

"Housing People Who Put Food on Our Table"

CASE STUDY: Nuevo Amanecer ("New Dawn")

Nuevo Amanecer ("New Dawn") in Woodburn was built thanks in part to the Agriculture Workforce Housing Tax Credit. It was developed by the non-profit Farmworker Housing Development Corporation (FHDC), based in Woodburn.

Nuevo Amanecer is home to 90 families, with another 300 families on the waiting list. It has been developed in 4 phases, 3 of which used the agriculture workforce tax credits.

FHDC provides on-site family and community support services at Nuevo Amanecer such as an early childhood literacy program, after school programs, summer enrichment, adult computer classes, English classes, driver's education, and much more through other funding sources and partnerships.

These services make a difference in the lives of residents. According to Executive Director Roberto Jiménez, FHDC is closing in on a 100% graduation rate among high school age youth living at their properties. States Jiménez: ***"When you witness three year olds who can count to 50 and know the alphabet and come from families where parents are often marginally literate, it's a moving experience."***



This is the human benefit of the tax credit – one which, of course, also becomes an economic benefit as the children who grow up in safe, affordable, supported community housing projects like Nuevo Amanecer become successful adults.

Mario Jacuiende first heard of Nuevo Amanecer in 2005. He remembers it very clearly. He had just gotten married and was looking for a place to start a family. "It's a safe place. The rent is cheap. The managers care. There are programs..." That's what a friend told Mario. He went ahead and applied right away even though there were no apartments available. "Just in case," he said. What Mario did not know at the time was that FHDC had over 200 families on the waiting list for Nuevo Amanecer, for only 90 units of housing. Years passed by and the call never came.

Mario thought that the closest he would ever come to being part of the Nuevo Amanecer community was driving by it on his way back from work. But that changed. This past October Mario noticed something different about Nuevo Amanecer. There was construction happening. He stopped by the office and asked what was going on. "They said they were building new apartments! I was very happy to hear that. I have two kids and one more coming. I need more space," said Mario. He applied right away.

On December 3rd, 2012 Mario got the call he had been waiting for seven years. "We are prequalified. We are almost in!" The good news kept coming that day. "The doctor said we are having a boy! My girls will have a little brother." Mario and his family will be moving in to the new phase of Nuevo Amanecer in March of 2013.

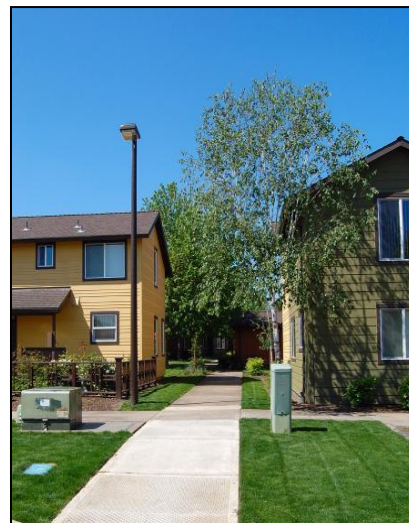
– Source: FHDC

A recent news article highlights other community benefits of Nuevo Amanecer:

"Currently, FHDC is providing 90 local farmworking families with affordable housing in a residential complex that is clean, quiet, attractively landscaped, well maintained and well managed. This program is so successful and so popular that about 300 families are on a waiting list to move in. That's right: The demand for housing at Nuevo Amanecer is so acute that even with the additional 40 units expected to be ready for occupancy in early 2013, there will still be more than 250 families that would like to move there.

"This new construction project will not only serve to slightly ease the demand for low-income and farmworker housing in the county, it will also provide badly needed construction jobs...84 construction workers will be kept busy for about 10 months on this project. Once the building work is done, there will be additional work for landscapers and maintenance personnel and property management staff and others."

- "A Doorway to a Better Life," published February 15, 2012 by the Woodburn Independent



AGRICULTURAL WORKFORCE HOUSING COALITION

"Housing People Who Put Food on Our Table"

The State's investment in safe, decent housing for its agriculture workforce helps keep workers and their families out of unacceptable, inhumane living conditions such as these:



AGRICULTURAL WORKFORCE HOUSING COALITION

"Housing People Who Put Food on Our Table"

Examples of Community-Based Projects Using the Tax Credit as Leverage

The Agriculture Workforce Housing Tax Credit provides partial, but critical, funding for affordable housing located in communities close to agricultural work. **The tax credit is often the first resource committed, and it acts to leverage other state, federal, and private resources.**

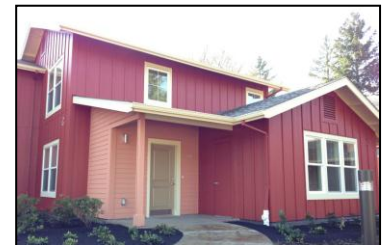
Two recent examples of community-based housing show the leveraging impact of the tax credit. The combined subsidies allow these properties to serve families with low incomes by keeping rents below market, generally at 40-60% of area median incomes. Project-based Rental Assistance provides additional support to families.

Canyon East Apartments, Madras – Housing Works (Central Oregon Regional Housing Authority)
Opened 2011



Funding Source	Amount
USDA Rural Development 514 Loan/516 Grant	\$3,248,391
OHCS HOME	\$675,000
OHCS Farmworker Housing Tax Credit Equity	\$300,000
OHCS Housing Trust Fund	\$100,000
OHCS Low Income Weatherization	\$23,751
TOTAL	\$4,347,142

Juniper Gardens, Forest Grove – Bienestar Grand opening: January 17, 2013



Funding Source	Amount
USDA Rural Development 516 Grant	\$2,430,000
OHCS Farmworker Housing Tax Credit Equity	\$1,527,226
Washington County HOME Fund	\$750,000
USDA Rural Development 514 Loan	\$570,000
OHCS Housing Trust Fund	\$500,000
OHCS Oregon Rural Rehabilitation	\$100,000
Energy Trust Incentive	\$28,800
TOTAL	\$5,906,026

Benefits of Agriculture Workforce housing tax credit and affordable housing development (2011)

Benefits for 1,164 units since 2001	(millions)	Assumptions
Leverage	\$ 79.2	Total project costs (\$103.1 million) less total amount of credits (\$23.9 million)
Economic impact	\$220.7	Economic Impact equals total project costs times 2.14. This is based upon the Housing as an Economic Stimulus study conducted by OHCS which used the IMPLAN ¹ economic impact model. One of the study's outcomes is a \$2.14 economic impact for each dollar invested.
Total benefits	\$299.9	Includes leverage and economic stimulus
Costs	(millions)	
FWHTCs investment	\$ 23.9	Total credits awarded since 2001 for on-farm and community-based housing
Gap financing	\$ 4.8	Other OHCS federal and state grant resources invested (Trust Fund, HOME, HELP, Document Recording Fee, Farmworker Housing Development Account, and Low Income Weatherization)
Total cost	\$ 28.7	Total OHCS investment
TOTAL NET BENEFIT	\$271.2	Total benefits less total cost

¹The IMPLAN model uses regional and statewide data of the construction industry and related activities such as architectural review and environmental testing to determine the local and statewide impacts of a housing development. There are three kinds of impacts:

1. Direct – the dollars actually spent on the project locally;
2. Indirect - the dollars spent locally to purchase land, pay for fees and services, buy supplies, and pay wages and taxes; and
3. Induced – the dollars re-spent locally by those that received indirect dollars. For example, if a developer purchases 12 refrigerators from a local appliance store, the appliance store owner may use the money to buy more stock, buy advertising in local papers, pay employees in the store, buy groceries, make a car payment, etc. Some of these dollars are spent locally and generate even more regional (or statewide) economic impact.

Source: OHCS, April 2011

Agriculture Workforce Housing Tax Credit
Summary – Number of Units Funded, 2001-2012

	Total Units	Farm- Based Units	Community- Based Units
Clackamas	82	4	78
Columbia	22	0	22
Crook	1	1	0
Harney	1	1	0
Hood River	85	85	0
Jackson	41	1	40
Jefferson	24	0	24
Josephine	6	6	0
Lane	2	0	2
Linn	2	2	0
Marion	218	10	208
Polk	42	4	38
Umatilla	172	0	172
Union	6	6	0
Wasco	316	293	23
Washington	199	14	185
Yamhill	38	0	38
Oregon Total	1,257	427	830

Source: OHCS, Jan. 2013

**Agriculture Workforce Housing Tax Credit
Projects by County, 2001-2012**

#	COUNTY	PROJECT NAME	CYCLE	Community-based/Farm-based	Unit Count	SPONSOR/OWNER NAME
1	Clackamas	Sandy Vista Phase II	2001F	CB	24	Caritas Community Housing Corp
2	Clackamas	Sandy Vista Phase I	2003S	CB	30	Caritas Community Housing Corp
3	Clackamas	Plaza Los Robles	2005F	CB	24	Hacienda CDC
4	Clackamas	Schmidt & Son	2002A	FB	3	J Frank Schmidt & Son Co
5	Clackamas	Currin Creek Farm	2007A	FB	1	Currin Creek Farms
1	Columbia	Los Arboles	2004F	CB	22	Hsg Dev Corp of NW OR
1	Crook	Bedortha Ranches	2006A	FB	1	Bedortha Ranches Inc
1	Harney	Diamond Lane	2008A	FB	1	Larry and Susan Otley
1	Hood River	Endow Farm	2002A	FB	1	Terry Endow Farm
2	Hood River	Gays Farm Labor Camp	2002A	FB	3	Tony and Sue Gay
3	Hood River	Hanners Orchards	2002A	FB	1	Hanners Orchards Inc
4	Hood River	Laurance Orchards	2002A	FB	2	RC Laurance Orchards Inc
5	Hood River	Cascade Orchards	2003A	FB	1	Cascade Orchards Inc
6	Hood River	Lyle S McAlexander-2003	2003A	FB	8	Lyle S McAlexander
7	Hood River	Alpine View	2005A	FB	1	Orchard View Farms Inc
8	Hood River	BTK Orchards	2008A	FB	1	BTK Orchards
9	Hood River	C & D Orchards	2008A	FB	1	C & D Orchards
10	Hood River	Ron Rivers	2008A	FB	2	Ron Rivers Orchards Inc
11	Hood River	Columbia Ag Inc	2008A	FB	2	Columbia Ag Inc
12	Hood River	Mallon Farmworker Housing	2008A	FB	3	James & Shirley Mallon
13	Hood River	Donnelly Orchards	2009A	FB	1	Donnelly Orchards Inc
14	Hood River	M Goe & Son Inc	2009A	FB	8	M Goe & Son Inc
15	Hood River	Nakamura Orchards	2009A	FB	7	Nakamura Orchards Inc
16	Hood River	Tamura Orchards	2009A	FB	2	Tamura Orchards Inc
17	Hood River	Trout Creek Orchard	2009A	FB	1	Trout Creek Orchard LLC
18	Hood River	Valley Crest Orchards	2009A	FB	2	Valley Crest Orchards
19	Hood River	Valley Crest Orchards II	2009A	FB	2	Valley Crest Orchards
20	Hood River	Aubert Drive	2009A	FB	2	Kyle Gray
21	Hood River	McGraw Holdings	2010A	FB	1	McGraw Holdings LLC c/o DAR Properties
22	Hood River	Lyle S McAlexander-2010	2010A	FB	1	Lyle S McAlexander
23	Hood River	Oates Orchards-2010	2010A	FB	1	Oates Orchards Inc
24	Hood River	Avalon Orchards	2010A	FB	6	Avalon Orchards, Inc.
25	Hood River	BLM Inc	2010A	FB	4	BLM Inc
26	Hood River	Sunset Orchard	2010A	FB	4	Sunset Orchard
27	Hood River	D & P Orchards	2011A	FB	1	D & P Orchards Inc
28	Hood River	George Aubert Orchards	2011A	FB	5	George Aubert Orchards Inc
29	Hood River	Moore Orchards	2011A	FB	1	Moore Orchards Inc
30	Hood River	JW Ranch	2012A	FB	1	Mike McCarthy
31	Hood River	McGraw Holdings 2	2012A	FB	3	McGraw Holdings LLC
32	Hood River	Oates Orchards	2012A	FB	6	Oates Orchards Inc
1	Jackson	Lilac Meadow Phase III	2002S	CB	20	Housing Authority of Jackson Co
2	Jackson	Lilac Meadow Phase I	2003A	CB	20	Housing Authority of Jackson Co
3	Jackson	Majestic Ranch	2012A	FB	1	Daniel J Boyden
1	Jefferson	Canyon East	2007A	CB	24	Housing Works
1	Josephine	Maple Ranch	2006A	FB	6	Edward L & Teresa N Gerber
1	Lane	Corey Commons	2002F	CB	2	St Vincent de Paul Society of Lane Co
1	Linn	Kitzrow and Schwartz Farm	2002A	FB	1	James Kitzrow and Lisa Schwartz Farm
2	Linn	Olsen Honey Farms	2010A	FB	1	Olsen Honey Farms

#	COUNTY	PROJECT NAME	CYCLE	Community-based/Farm-based	Unit Count	SPONSOR/OWNER NAME
1	Marion	Nuevo Amanecer II	2007A	CB	40	Farmworker Housing Development Corp
2	Marion	Nuevo Amanecer I	2007F	CB	50	Farmworker Housing Dev Corp / LP
3	Marion	Colonia Libertad	2010&2004A	CB	48	Farmworker Housing Development Corp
4	Marion	St Joseph Shelter	2011A	CB	10	St Joseph Shelter
5	Marion	Garden City Apts	2012A	CB	20	Salem-Keizer CDC
6	Marion	Nuevo Amanecer IV	2012A	CB	40	Farmworker Housing Development Corp
7	Marion	Bill Case Farmworker Housing	2006A	FB	5	Bill Case Farms
8	Marion	Chapin Orchards	2009A	FB	1	Chapin Orchards LLC
9	Marion	Santiam Farms	2010A	FB	4	Santiam Farms Inc
1	Polk	Colonia Amistad	2005F	CB	38	Farmworker Housing Development Corp
2	Polk	Alluvial Farm	2002A	FB	1	John I Haas Inc
3	Polk	Jenks-Olsen Farms	2004A	FB	2	Jenks-Olsen Farms Inc
4	Polk	Kirk Manufactured Home	2006A	FB	1	JD Kirk and Sons Inc
1	Umatilla	Hacienda West Apts	2001F	CB	32	UGMW Nonprofit Development Corp
2	Umatilla	Milton-Freewater Orchard Homes	2002A	CB	140	Milton-Freewater Orchard Homes Inc
1	Union	George Galloway	2002A	FB	6	George M Galloway & Andrea K Walters
1	Wasco	Cielo Grande Apartments	2012A	CB	23	Columbia Cascade Housing Corp / CASA of Oregon
2	Wasco	Cramer House	2004A	FB	1	Orchard View Farms Inc
3	Wasco	Dufur House	2004A	FB	1	Orchard View Farms Inc
4	Wasco	Hazel Dell Orchards	2004A	FB	63	Hazel Dell Orchards LLC
5	Wasco	Blaine Limited Partnership	2005A	FB	8	Rick & Sydney Blaine
6	Wasco	Highland at Millcreek	2005A	FB	1	Highland LLC
7	Wasco	Omeg Orchards - 2005	2005A	FB	5	Omeg Orchards Inc
8	Wasco	Tygh Orchard	2005A	FB	1	Klindt Inc
9	Wasco	Cramer Camp	2007A	FB	20	Orchard View Farms Inc
10	Wasco	Hi Valley Camp	2007A	FB	12	Orchard View Farms Inc
11	Wasco	Knob Hill Home Cabins	2007A	FB	6	Timothy Dahle
12	Wasco	Orchard View Main Camp	2007A	FB	28	Orchard View Farms Inc
13	Wasco	Overman House	2008A	FB	1	Orchard View Farms Inc
14	Wasco	Lester Farmworker Housing	2008A	FB	9	James and Linda Lester
15	Wasco	C & F Orchards Phase I	2008A	FB	58	C & F Orchards by John Carter
16	Wasco	C & F Orchards Phase II	2008A	FB	3	C & F Orchards by John Carter
17	Wasco	Omeg Orchards - 2009	2009A	FB	43	Omeg Orchards Inc
18	Wasco	Dahle Orchards	2010A	FB	13	Dahle Orchards
19	Wasco	Dahle Orchards 2	2010A	FB	1	Dahle Orchards
20	Wasco	Dahle Orchards 3	2011A	FB	2	Dahle Orchards
21	Wasco	McClaskey Orchard	2011A	FB	4	John & Dawn McClaskey
22	Wasco	Anderson Fruit	2012A	FB	8	Anderson Fruit Inc
23	Wasco	Anderson Fruit 2	2012A	FB	1	Anderson Fruit Inc
24	Wasco	Polehn Farms	2012A	FB	4	Polehn Farms Inc / Polehn Family Trust
1	Washington	Cornelius Park Apts	2005A	CB	24	Hsg Dev Corp of Washington Co
2	Washington	Elm Park Apts	2005A	CB	66	Hsg Dev Corp of Washington Co
3	Washington	Reedville Apts	2005A	CB	49	Hsg Dev Corp of Washington Co
4	Washington	Juniper Gardens Apts	2010A	CB	24	Bienestar
5	Washington	Juniper Gardens 2	2011A	CB	22	Bienestar
6	Washington	Scholls Ferry Community Farm	2009A	FB	14	Old Scholls Ferry LLC
1	Yamhill	Villa del Sol - McMinnville	2003A	CB	24	Yamhill CDC
2	Yamhill	Fresa Park Apts	2004A	CB	14	Housing Authority of Yamhill Co / CASA
				TOTAL	1,257	

Source: OHCS, Jan. 2013

Agriculture Workforce Housing Coalition

**A selection of
Letters in Support of
Extending the Farmworker Housing Tax Credit
&
Statements of endorsement
from supporting organizations**



BOARD OF COUNTY COMMISSIONERS

PUBLIC SERVICES BUILDING
2051 KAEN ROAD | OREGON CITY, OR 97045

December 13, 2011

Co-Speakers Arnie Roblan and Bruce Hanna
Senate President Peter Courtney
Oregon Legislative Assembly
900 Court Street
Salem, Oregon 97310

Dear House and Senate Leaders:

The Clackamas County Board of Commissioners supports an extension of the sunset of the Farmworker Housing Tax Credits (FWHTC) to 2020.

Since 2001, the FWHTC has helped house more than 1,100 farm workers and their families in 17 counties, including 774 units of community housing and 374 on-farm units. Here in Clackamas County, the FWHTC has been used as leverage to finance three community-based (78 units) and two on-farm affordable housing projects. This housing has had an enormous positive impact in the community.

Clackamas County's economy benefits greatly from the agricultural sector. In 2010, Clackamas County ranked 3rd in the state in agricultural production with over \$231 million in gross farm sales. Nearly 15,000 farmworkers work in the county and contribute in a substantial way to the agricultural sector.

The county has 12 registered labor camps providing 303 bed spaces. Over the past ten years, the FWHTC has benefited Oregon's rural agricultural economies by providing housing which helps ensure a stable workforce. The construction of the housing units also provided work for more than 4,200 construction workers.

It would be difficult to continue to develop affordable housing for farmworkers and their families without the financing leverage provided by the FWHTC. We urge you to extend the sunset of this tax credit to 2020.

Thank you for considering our request.

Sincerely,

Charlotte Lehan, Chair
On Behalf of Clackamas County Board of Commissioners



BOARD OF COUNTY COMMISSIONERS

KATHY GEORGE • LESLIE LEWIS • MARY P. STERN

535 NE Fifth Street • McMinnville, OR 97128-4523
(503) 434-7501 • Fax (503) 434-7553
TTY (800) 735-2900 • www.co.yamhill.or.us

October 24, 2012

Sen. Ginny Burdick, Chair
Senate Finance and Revenue Committee
Rep. Phil Barnhart, Co-Chair
Rep. Vicki Berger, Co-Chair
House Revenue Committee

Dear Chair Burdick and Co-Chairs Barnhart and Berger:

The Farm Worker Housing Tax Credit (ORS 315.167) was established in 1989 in response to a series of articles detailing the unsafe housing conditions for the men and women who help our agricultural communities harvest their crops, maintain their farms, and ensure a strong Oregon economy.

Here in Yamhill County, the Farm Worker Housing Tax Credit (FWHTC) impacts include:

- Projects in Dayton, Newberg, McMinnville, and Lafayette were constructed using FWHTCs.
- 383 people are housed in the 83 units.
- \$879,999 in FWHTCs were awarded to these projects.
- Those FWHTCs leveraged another \$5.6 million in other resources.

Because occupancy in these units requires employment in farm work or agriculture, the credits are helping to stabilize the agricultural workforce in Yamhill County. In addition, these residents become consumers of local good and services, thereby supporting the local economy.

The credit expires next year. Because most projects require one to two years of advance planning, banks and other financial institutions are becoming unwilling to move ahead on critical projects.

With new federal housing standards coming online soon, and with the continued difficulty facing farmers and the agricultural community, we must renew this important credit this legislative session.

The Yamhill County Board of Commissioners asks that you support the reauthorization bill for the Farm Worker Housing Tax Credit that will be advanced in the next legislative session. This plan is a consensus proposal and is supported by agriculture and the local community alike.

Sincerely,

Leslie Lewis, Chair

Kathy George, Vice-Chair

Mary P. Stern, Commissioner

JEFFERSON COUNTY

BOARD OF COMMISSIONERS

66 S.E. "D" St., Suite A • Madras, Oregon 97741
 • Ph: (541) 475-2449 • FAX: (541) 475-4454



September 12, 2012

Sen. Ginny Burdick, Chair
 Senate Finance and Revenue Committee
 Rep. Phil Barnhart, Co-Chair
 Rep. Vicki Berger, Co-Chair
 House Revenue Committee

Dear Chair Burdick and Co-Chairs Barnhart and Berger:

A critical tool for providing safe, affordable housing in our state expires next year. The Farm Worker Housing Tax Credit (ORS 315.167) was established in 1989 in response to a series of articles detailing the unsafe housing conditions for the men and women who help our agricultural community harvest their crops, maintain their farms, and ensure a strong Oregon economy.

Here in Jefferson County, the Farmworker Housing Tax Credit impact includes:

- Two community based properties (Menta Park Apts. and Canyon East Apartments in Madras) were constructed using Oregon Farmworker Tax Credits (FWTC).
- 44 families (or approximately 176 people) are housed in the 44 units created.
- \$838,198 thousand in FWTCs awarded to these projects.
- Those FWTCs leveraged another \$4.7 million in other resources to construct these units.
- In order to live in these units, residents must be employed in agriculture. Therefore the credits are helping stabilize the agricultural workforce in Jefferson County. It also provides consumers for local goods.

The credit expires next year, but because most projects require one to two years of advance planning, banks and other financial institutions are becoming unwilling to move ahead on critical projects because of the impending expiration of the credit.

With new federal housing standards coming on line soon, and with the continued difficulty facing farmers and the agricultural community, we must renew this important credit this year.

The Jefferson County Board of Commissioners asks that you support the reauthorization bill for the Farm Worker Housing Tax Credit that will be advanced in the next legislative session. This plan is a consensus proposal and is supported by all of the key organizations that have tracked this issue over the past several years.

Sincerely,

John Hatfield, Chair
 Jefferson County Board of Commissioners



THREEMILE CANYON FARMS, LLC
COLUMBIA RIVER DAIRY, LLC • CASTLE ROCK FARMING, LLC

July 25, 2012

Sen. Ginny Burdick, Chair
Senate Finance and Revenue Committee
900 Court St NE, S-213
Salem, OR 97301
sen.ginnyburdick@state.or.us

Dear Chair Burdick,

We need your assistance.

A critical tool for providing safe, affordable housing in our state expires next year, and the uncertainty over its renewal is already causing delays of much needed housing projects.

The Farm Worker Housing Tax Credit (ORS 315.167) was established in 1989 in response to a series of articles detailing the unsafe housing conditions for the men and women who help our agricultural community harvest their crops, maintain their farms, and ensure a strong Oregon economy.

The credit expires next year, but because most projects require one to two years of advance planning, banks and other financial institutions are becoming unwilling to move ahead on critical projects because of the impending expiration of the credit.

With new federal housing standards coming on line soon, and with the continued difficulty facing farmers and the agricultural community, we must renew this important credit this year.

Over the past several months, a broad coalition, including the Oregon Farm Bureau, Oregon Association of Nurseries, Oregon Tree Fruit Growers, state agencies, local housing groups, state wide advocacy organizations and the construction industry, have worked to suggest key improvements. These changes will ensure accountability and efficiency in the use of the tax credit. This Agricultural Workforce Housing coalition prepared the recommendations at the suggestion of the House and Senate Revenue/Finance Committees.

We ask that you support the reauthorization bill for the Farm Worker Housing Tax Credit that will be advanced in the next legislative session. Our plan is a consensus proposal and is supported by all of the key organizations that have tracked this issue over the past several years.

Please let me know if there is any further information that we can provide.

Sincerely,

Marty Myers
General Manager



THREEMILE CANYON FARMS, LLC
COLUMBIA RIVER DAIRY, LLC • CASTLE ROCK FARMING, LLC

July 25, 2012

Rep. Phil Barnhart, Co-Chair
House Revenue Committee
900 Court St NE, H-383
Salem, OR, 97301
rep.philbarnhart@state.or.us

Dear Co-chair Barnhart,

We need your assistance.

A critical tool for providing safe, affordable housing in our state expires next year, and the uncertainty over its renewal is already causing delays of much needed housing projects.

The Farm Worker Housing Tax Credit (ORS 315.167) was established in 1989 in response to a series of articles detailing the unsafe housing conditions for the men and women who help our agricultural community harvest their crops, maintain their farms, and ensure a strong Oregon economy.

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We ask that you support the reauthorization bill for the Farm Worker Housing Tax Credit that will be advanced in the next legislative session. Our plan is a consensus proposal and is supported by all of the key organizations that have tracked this issue over the past several years.

Please let me know if there is any further information that we can provide.

Sincerely,

Marty Myers
General Manager



WASHINGTON COUNTY OREGON

August 16, 2012

Sen. Ginny Burdick, Chair
Senate Finance and Revenue Committee
Rep. Phil Barnhart, Co-Chair
Rep. Vicki Berger, Co-Chair
House Revenue Committee

Dear Chair Burdick and Co-Chairs Barnhart and Berger:

A critical tool for providing safe, affordable housing in our state expires next year. The Farm Worker Housing Tax Credit (ORS 315.167) was established in 1989 in response to a series of articles detailing the unsafe housing conditions for the men and women who help our agricultural community harvest their crops, maintain their farms, and ensure a strong Oregon economy.

Here in Washington County, the Farmworker Housing Tax Credit impact includes:

- Five community based properties (Reedville Apts., Montebello in Hillsboro, Jose Arciga and Juniper Gardens I and II in Forest Grove) were constructed using Oregon Farmworker Tax Credits (FWTC).
- 154 families (or approximately 690 people) are housed in the 154 units created.
- \$3.9 Million in FWTCs awarded to these projects.
- Those FWTCs leveraged another \$12.47 million in other resources to construct these units.
- In order to live in these units residents must be employed in farm work. Therefore the credits are helping stabilize the agricultural workforce in Washington County. It also provides consumers for local goods.
- One on-farm project received an award of FWTCs (\$1.7 million) to create 10 new units of housing.

The credit expires next year, but because most projects require one to two years of advance planning, banks and other financial institutions are becoming unwilling to move ahead on critical projects because of the impending expiration of the credit.

With new federal housing standards coming on line soon, and with the continued difficulty facing farmers and the agricultural community, we must renew this important credit this year.

The Washington County Board of Commissioners asks that you support the reauthorization bill for the Farm Worker Housing Tax Credit that will be advanced in the next legislative session. This plan is a consensus proposal and is supported by all of the key organizations that have tracked this issue over the past several years.

Andy Duyck, Chair
Washington County Board of Commissioners

Board of County Commissioners
155 N. First Avenue, Suite 300, MS 22 Hillsboro, OR 97124-3072
Phone: (503) 846-8681 Fax: (503) 846-4545



July 25, 2012

Sen. Ginny Burdick, Chair
Senate Finance and Revenue Committee
900 Court St. NE, S-213
Salem, OR 97301

Dear Senator Burdick,

We need your assistance.

A critical tool for providing safe, affordable housing in our state expires next year, and the uncertainty over its renewal is already causing delays of much needed housing projects.

The Farm Worker Housing Tax Credit (ORS 315.167) was established in 1989 in response to a series of articles detailing the unsafe housing conditions for the men and women who help our agricultural community harvest their crops, maintain their farms, and ensure a strong Oregon economy.

The credit expires next year, but because most projects require one to two years of advance planning, banks and other financial institutions are becoming unwilling to move ahead on critical projects because of the impending expiration of the credit.

With new federal housing standards coming on line soon, and with the continued difficulty facing farmers and the agricultural community, we must renew this important credit this year.

Over the past several months, a broad coalition, including the Oregon Farm Bureau, Oregon Association of Nurseries, Oregon Tree Fruit Growers, state agencies, local housing groups, state wide advocacy organizations and the construction industry, have worked to suggest key improvements. These changes will ensure accountability and efficiency in the use of the tax credit. This Agricultural Workforce Housing coalition prepared the recommendations at the suggestion of the House and Senate Revenue/Finance Committees.

We ask that you support the reauthorization bill for the Farm Worker Housing Tax Credit that will be advanced in the next legislative session. Our plan is a consensus proposal and is supported by all of the key organizations that have tracked this issue over the past several years.

Please let me know if there is any further information that we can provide.

Sincerely,

Nick Sauvie
Executive Director



Catholic Charities

Providing Help, Creating Hope

Rep. Phil Barnhart, Co-Chair
House Revenue Committee
900 Court St NE, H-383
Salem, OR, 97301

August 13, 2012

Dear Co-chair Barnhart,

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Please let me know if there is any further information that we can provide.

Sincerely,

Pietro Ferrari
Executive Director

PRF/jlb

2740 SE Powell Blvd., #5
Portland, OR 97202

503.231.4866
503.231.4327 fax

www.CatholicCharitiesOregon.org





Catholic Charities

Providing Help, Creating Hope

The Honorable Diane Rosenbaum
The State Senate
900 Court Street NE, Suite S-223
Salem OR 97301

August 13, 2012

Dear Senator Rosenbaum:

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www.CatholicCharitiesOregon.org

Member of Catholic Charities USA



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"Housing People Who Put Food On Our Table"



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Phone: (503) 223-4041/Fax: (503) 335-0475
john@oregonon.org

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Ecumenical Ministries Oregon
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NeighborWorks Umpqua

Willamette Valley

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Adeleite Milleres
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REACH Community Development
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Mary Stein, Yamhill City Commissioner
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Organization: Washington County Board of Commissioners

Contact

Name: Jim McCawley

Address: 155 N. FIRST AVE., SUITE 300. MS 21

City, State: HILLSBORO, OR 97124

Telephone: (503) 846-8685

Email: JAN@JIMC James_McCawley@CO.WASHINGTON.OREGON.US

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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Organization: RCAC - Rural Community Assistance Corp
Contact Name: BRUCE NEWMAN
Address: PO Box 1358
City, State: GOLD BEACH, OR 97444
Telephone: 503-449-5120
Email: bnewman@rcac.org

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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Organization: NEDCO

Contact Name: Claire Seguin

Address: 212 Main

City, State: Springfield, OR 97477

Telephone: 541 345 7106

Email: claire@nedcocdc.org

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



EQUAL HOUSING OPPORTUNITY

I sent this in already but since we aren't in am filling it in again cc

AGRICULTURAL WORKFORCE HOUSING COALITION

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Organization: Metropolitan Affordable Housing Corp
Contact Name: Richard A. Herman, Exec Dir.
Address: 275 West Ave
City, State: Eugene, OR
Telephone: 541-683-1751
Email: RHerman@metropolitanmetroaffordablehousing.org

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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Organization: Community Action Team, Inc

Contact

Name: Jim Tierney, Executive Director

Address: 125 N. 17th St.

City, State: St. Helens, OR 97051

Telephone: (503) 366-6575

Email: jtierney@cat-team.org

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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Organization: Habitat for Humanity of Oregon
Contact Name: Maybeth Beall
Address: PO Box 832
City, State: Salem OR 97308
Telephone: 503 798-9994
Email: info@habitatoregon.org

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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Organization:

Organization: Community Action Partnership of Oregon

Contact: Tom Clancey-Burns

Address: 945 Columbia Street NE,
Salem Oregon. 97301

Telephone: 503.316.3951 ext 621

Email: tom@caporegon.org we are in full support

Telephone: _____

Email: _____

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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Organization: Clackamas County
Contact Name: Gary Schmidt
Address: 2051 Kaen Road
City, State: Oregon City, OR
Telephone: 503-742-5908
Email: gschmidt@co.clackamas.or.us

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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Organization : NeighborWorks Umpqua
Contact Name: Betty Tamm
Address: 605 SE Kane Street
City, State: Roseburg, OR 97470
Telephone: 541-673-4909
Email: BTamm@nwumpqua.org

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information. Thank you for joining our Coalition!



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Organization: ACCESS
Contact Name: Jackie Schad
Address: 3630 Aviation Way
City, State: Medford, OR 97504
Telephone: 541-779-6691
Email: jschad@accesshelps.org

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Organization: Chrisman Development, Inc
Contact Name: Shelly Cullin, VP of Development
Address: PO Box 490
City, State: Enterprise OR
Telephone: 541-398-1013
Email: shelly@chrismandm.com

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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Organization: Coalition for a Livable Future
Contact Name: Irene Schwesefermann
Address: 107 SE Washington St, Ste 239
City, State: Portland, OR 97214
Telephone: 503.294.2889
Email: irene@clfuture.org

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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Organization: Fair Housing Council of Oregon
Contact Name: Alyssa Sudmore, Equity Policy Specialist
Address: 506 SW 6th Suite 111
City, State: Portland, OR 97232
Telephone: 503-223-8197 x109
Email: asudmore@fhco.org

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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Organization: Sisters of The ROAD
Contact Name: MONICA Beemer
Address: 133 NW SIXTH Avenue
City, State: Portland OR 97209
Telephone: 503-860-9880
Email: monica@sistersoftheroad.org

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Organization:

Housing Development Center

Contact

Name:

Robin Boyle

Address:

847 NE 19th Ste 150

City, State:

Portland OR

Telephone:

503-335-3668 x107

Email:

robin@housingdevelopmentcenter.org

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Organization: Enterprise
Contact Name: Annemela Saul
Address: 520 SW 12th Ave., Suite 700
City, State: Portland, OR
Telephone: 503-553-5646
Email: asaul@enterprisecommunity.org

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information. Thank you for joining our Coalition!



EQUAL HOUSING OPPORTUNITY

AGRICULTURAL WORKFORCE HOUSING COALITION

"Housing People Who Put Food On Our Table"



A Collaborative Effort of Oregon Opportunity Network:
847 NE 19th Ave., Ste 150, Portland, OR 97232
Phone: (503) 223-4041/Fax: (503) 335-0475
john@oregonon.org

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Bear Creek Orchards, Inc.
Bienestar
Boardman Foods
CAPECO
CASA of Oregon
Cascade Specialties, Inc.
Cascadia Behavioral Healthcare
Catholic Charities
CAUSA
Centro Cultural of Washington County
Joel Chavez
Clatskanie County Board of Commissioners
Jeff Cogan, Multnomah County Chair
Columbia Cascade Housing Corp.
Columbia Gorge Fruit Growers
Community Action Organization
Community Development Law Center
Community Home Builders
Community Housing Fund
Community Partners for Affordable Housing
Lisa Dawson
Ecumenical Ministries of Oregon
Enterprise
Farmworker Housing Development Corp.
Bachenda CMC
Home Forward
Housing Alliance
Housing Authority of Jackson County
Housing Authority of Malheur County
Housing Authority of Yamhill County
Housing Works
Jefferson County Board of Commissioners
Klamath Housing Authority
Labpro Network
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NEDCO
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NORPAC Foods
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Oregon Association of Nurseries
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Oregon Winegrowers Association
Chris Page
Pioneros y Campesinos Unidos del Noroeste
RDO - Calbee Foods, LLC
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Salem-Kelzer CMC
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St. Joseph Shelter
St. Vincent de Paul of Lane County
Sustainable Northwest
Threemile Canyon Farms, LLC
Umatilla County Housing Authority
Verde
Washington County Board of Commissioners
Willamette Neighborhood Housing Services
Willamette Partnership

Endorsement Form

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Organization: Network For Oregon Affordable Housing
Contact Name: Bill VanVliet, Executive Director
Address: 1020 SW Taylor, Suite 585
City, State: Portland OR 97205
Telephone: 503 223-3211
Email: billv@noah-housing.org

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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Organization: Housing Authority of Clackamas Co.
Contact Name: Trell Anderson
Address: 13930 Gain St.
City, State: Oregon City, OR
Telephone: 503-655-8506
Email: trelland@co.clackamas.or.us

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Oregon Winegrowers Association
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ROSE Community Development
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Orchard View Farms

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Housing Authority of Jackson County
Klamath Housing Authority
NeighborWorks Umpqua

Willamette Valley:
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Commissioner
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Organization: Cascadia Behavioral Healthcare ^{-statewide org.}
Contact Name: Margaret Jonsson
Address: 847 NE 19th Ave, Ste. 100
City, State: Portland, OR 97225
Telephone: 503-552-6275
Email: margaret.jonsson@cascadiabhcare.com

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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Oregon Winegrowers Association
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Scott Edwards Architecture LLP

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Housing Authority of Jackson County
Klamath Housing Authority

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Organization: Multnomah County Oregon
Contact Name: Jeff Cogen, Chair
Address: 501 SE Hawthorne Blvd - Suite 600
City, State: Portland, OR. 97214
Telephone: (503) 988-3308
Email: mult.chair@multco.us

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Oregon
Opportunity
Network

A Collaborative Effort of Oregon Opportunity Network:

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Organization :

REACH Community Development

Contact Name:

Dee Walden

Address:

1135 SE Salmon

City, State:

Portland, OR

Telephone:

503 231 0682

Email:

dewalden@reachcdc.org

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Organization: Proud Ground
Contact Name: Jesse Beason
Address: 5288 N Interstate Ave
City, State: Portland, OR
Telephone: 503-493-0293
Email: jesse@proudground.org

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- Nationwide Organizations:**
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 - Latino Network
 - LMIC Construction
 - Need Management Team
 - NOREAC Fund
 - Oregon Association of Nurses
 - Oregon Farm Bureau
 - Oregon State Board of Agriculture
 - Oregon Winery Growers Association
 - Philly's Campesino Unidos del Noroeste
 - Rose Community Development
 - Scott Edwards Architecture LLP
- Columbia Gorge:**
 - Columbia Cascade Housing Corp.
 - Columbia Gorge Fruit Growers
 - Orchard View Farms
- Central & Eastern Oregon:**
 - Boardman Foods
 - Cascade Spadalis, Inc.
 - CAPECO
 - Jack Harvey
 - Eisa Dawson
 - Housing Authority of Malheur County
 - Housing Works
 - RDC - Colby Farms, LLC
 - Umatilla County Housing Authority
 - Thereminia Canyon Farms, LLC
- Southern Oregon:**
 - Bear Creek Orchards, Inc.
 - Housing Authority of Jackson County
 - Klamath Housing Authority
- Willamette Valley:**
 - Acres Wineworks
 - Adelante Mujeres
 - Bienestar
 - Radenda, LLC
 - Centro Cultural de Washington County
 - Clackamas County Board of Commissioners
 - Community Home Builders
 - Community Action Organization
 - Farm Worker Housing Development Corp.
 - Housing Authority of Yamhill County
 - Anne Linniger, Clackamas County
 - Gemma Schier
 - North Willamette Valley Habitat for Humanity
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Organization : NORTHWEST HOUSING ALTERNATIVES

Contact Name: SHERY GRAU

Address: 2316 SE WILLARD ST

City, State: MILWAUKIE, OR 97222

Telephone: 503.654.1007 x100

Email: GRAU@NWHOUSING.ORG

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information. Thank you for joining our Coalition!



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Organization: Central City Concern
Contact Name: Sean Hubert
Address: 252 NW 6th Ave
City, State: Portland OR 97232
Telephone: 971-200-3892
Email: Sean.hubert@ccconcern.org

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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Northwest Pilot Project
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Threemile Canyon Farms, LLC
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Organization: Innovative Housing Inc.
Contact Name: Sarah Stevenson
Address: 219 NW 2nd Avenue
City, State: Portland, OR 97209
Telephone: (503) 226-4368 x2
Email: sstevenson@innovativehousinginc.com

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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Organization: Impact NW
Contact Name: Susan I. Stoltenberg
Address: PO Box 33530
City, State: Portland, OR 97292
Telephone: 503-988-4996
Email: SStoltenberg@impactnw.org

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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Organization: NAYA Family Center
Contact Name: Jen Matheson
Address: 5135 NE Columbia Blvd
City, State: Portland, OR
Telephone: 503-288-9177 x297
Email: jenm@naya.pdx.org

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Organization: Neighbourhood Partnerships

Contact

Name: Alison McIntosh

Address: 310 SW 4th Ave, Suite 715

City, State: Portland, OR

Telephone: 503 226 3001 x107

Email: amcintosh@neighbourhoodpartnerships.org

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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Organization: Home Forward
Contact Name: Betty Dominguez
Address: 135 SW Ash St
City, State: Portland OR 97204
Telephone: 503-802-8506
Email: betty.dominguez@homeforward.org

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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Organization: Community Alliance of Tenants
Contact Name: Eliza Harrigan
Address: 2710 NE 14th Ave.
City, State: Portland, OR 97212
Telephone: 503-460-9702
Email: eliza@oregoncatorg or info@oregoncatorg

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Organization: 1000 FRIENDS OF OREGON
Contact Name: JASON MILLER
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Email: j2son@friends.org

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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Organization: LAWE County Legal Aid & Advocacy Center
Contact Name: John VanLandingham
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Telephone: 541-485-1017 x138
Email: johnvul@lclac.org

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Organization: Tivv: Building Justice
Contact Name: Steve Eisenbach-Budner
Address: 7971 SE 11th Ave
City, State: Portland, OR, 97202
Telephone: 503-239-5411
Email: steveebpdx@gmail.com

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Organization: C PAH
 Contact Name: Sheila Greenlaw-Fink
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 City, State: Tigard, OR 97281-3206
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 Email: sfink@cpahinc.org

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



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 Washington County Board of Commissioners
 Willamette Valley Housing Coalition
 Willamette Valley Housing Coalition

AGRICULTURAL WORKFORCE HOUSING COALITION

"Housing People Who Put Food On Our Table"



A Collaborative Effort of Oregon Opportunity Network:
847 NE 19th Ave., Ste 150, Portland, OR 97232
Phone: (503) 223-4041/Fax: (503) 335-0475
john@oregonon.org

Statewide Organizations:

CASA of Oregon
CAUSA
Catholic Charities
Community Development Law Center
Ecumenical Ministries Oregon
Enterprise
Housing Alliance
Latino Network
LMC Construction
Need Management Team
NOFPAC Foods
Northwest Housing Alternatives
Oregon Association of Nurseries
Oregon Farm Bureau
Oregon State Board of Agriculture
Oregon Winegrowers Association
Fileros y Campesinos Unidos del Noroeste
ROSE Community Development
Scott Edwards Architecture LLP

Columbia Gorge:
Columbia Cascade Housing Corp.
Columbia Gorge Fruit Growers
Orchard View Farms

Central & Eastern Oregon
Boardman Foods
Cascade Specialties, Inc.
CAFEDO
Joel Chavez
Lisa Dawson
Housing Authority of Malheur County
Housing Works
FDO - Calbee Foods, LLC
Umatilla County Housing Authority
Threemile Canyon Farms, LLC

Southern Oregon:
Bear Creek Orchards, Inc.
Housing Authority of Jackson County
Kamath Housing Authority
NeighborWorks Umpqua

Willamette Valley:
A to Z Networks
Adelante Mujeres
Ebenstar
Hacienda ODC
Centro Cultural of Washington County
Clackamas County Board of Commissioners
Community Housing Fund
Community Action Organization
Farmworker Housing Development Corp.
Housing Authority of Yamhill County
Anne Linger, Clackamas County Commissioner
Chris Page
Northwest Pilot Project
North Willamette Valley Habitat for Humanity
REACH Community Development
Salem-Keizer ODC
St. Joseph Shelter
St. Vincent De Paul of Lane County
Mary Stern, Yamhill City Commissioner
Willamette Neighborhood Housing Services

Endorsement Form

The Farm Worker Housing Tax Credit (FWHTC) is an Oregon income tax credit that encourages investment in developing and rehabilitating agricultural workforce housing. The tax credit allows for a credit to be taken against the eligible costs (most costs excluding land) of a project that provides housing for agricultural workers.

According to the 2002 Migrant and Seasonal Farmworker Enumeration Study "there are 174,484 farmworkers and their families living and working in Oregon." According to Oregon Housing and Community Services (OHCS), less than 2% of the housing needs of these agricultural workers have been met.

Since 2001 the FWHTC has:

- Helped house more than 1,100 agricultural workers and their families in 17 counties, including 774 units of community housing and 374 on-farm units.
- Helped stabilize or create employment for more than 1,100 agricultural workers, 4,200 construction workers and 100 local development professionals (architects, engineers, arborists, surveyors, landscapers, etc.).
- Benefited Oregon's rural, agricultural economies.

The credit expires in 2014. We need *your* support. We have asked the legislature to extend the credit to 2020. Please endorse our campaign to continue the FWHTC.

Organization: Willamette Partnership
Contact Name: Bobby Cochran
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City, State: Hillsboro, OR 97123
Telephone: 503-681-4435
Email: Cochran@willamettepartnership.org

Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



EQUAL HOUSING OPPORTUNITY

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Organization: SUSTAINABLE NORTHWEST
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Please contact John Miller at john@oregonon.org if you have any questions or would like additional information.



EQUAL HOUSING OPPORTUNITY

