

AGRICULTURAL WORKFORCE HOUSING COALITION

"Housing People Who Put Food on Our Table"

Agriculture Workforce Housing Tax Credit HB 2980A & SB 323 – April 2013 Update

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Our communities are stronger when we have safe, stable and affordable housing for all our residents. The Agriculture Workforce Housing Tax Credit has been a proven and effective part of the "toolkit" since 1989. This tax credit helps house agricultural workers and their families, ensuring a stable workforce, which is necessary to the success of Oregon's \$5 billion agriculture industry.

We ask the Joint Committee on Tax Credits to support extension of this tax credit via [HB 2980 A](#) and companion bill [SB 323](#). HB 2980 A updates the name to Agriculture Workforce. HB 2980 A has a total of 26 sponsors, including chief sponsors Rep. Bailey and Sens. Thomsen and Dingfelder.

Included in this packet:

- Powerpoint presentation to Joint Committee on Tax Credits (pp. 1-7)
- Quick Facts one-pager (p. 8)
- OHCS staff memo and supporting data (pp. 10-21)
- Examples of recent and upcoming community-based projects using the tax credit as leverage (pp. 22-25)
- Selected letters of support and endorsement (pp. 26-85)

Our latest news:

- **HB 2980 has been reviewed and passed unanimously out of two committees.** The Senate Rural Communities and Economic Development Committee voted in support on Feb. 12 and the Human Services and Housing Committee voted in support on April 1.
- **The Co-Chairs' Budget, announced on March 4, [includes funding for the Farmworker Housing Tax Credit](#).** We're very grateful for the Co-Chairs' support.



Rural Communities & Economic Development Hearing Testimony from key members of our coalition, 2/12/13 (l to r): Ramon Ramirez, PCUN; Francisco Lopez, CAUSA; Ian Tolleson, Oregon Farm Bureau; John McCulley, Tree Fruit Growers. Farmworker families in the audience.

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

Agriculture Workforce Housing Tax Credit (HB2980)



Joint Committee on Tax Credits, April 18, 2013

We support 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
- 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

What is the public policy purpose of this credit?

- The Legislature established the Farmworker Housing Tax Credit to support development of safe, adequate and affordable housing for the state's agricultural workforce
- ORS 456.550(7) states:
"...it is the policy of this state to ensure adequate accommodations commensurate with the housing needs of Oregon's farm workers that meet decent health, safety and welfare standards."
- The tax credit is an essential, effective tool that brings us closer to meeting this policy goal



Program overview

- OHCS allocates annually; community-based nonprofit developers and farmers with eligible projects apply
- About 2/3 of units built are community-based, 1/3 are on-farm
- 2011 analysis by OHCS: \$23.9 million in tax credits awarded since 2001 has had net economic benefit of \$271 million



Updated, reviewed & ready

- Extensive review in past 2 legislative sessions
- 2012 MOU updated and strengthened program administration
- On Governor's recommended list for extension
- Included in the Co-Chair's budget



Who directly benefits from the credit?

- **Farmworkers** (and their families) benefit from safe, decent, affordable housing. Housing gives people an opportunity to build better lives
- **Farmers** receive a tax credit to help offset 50% of the cost of building on-farm housing; they increase efficiency and production, and invest in a stable workforce
- **Nonprofit developers** of community-based housing are better able to provide safe, decent affordable housing
- **State resources are leveraged** by federal grants and loans, private investment
- **Local economies** benefit from the economic stimulus of housing construction, as well as a more stable local work force



Safe, decent housing for Oregon's agricultural worker families



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What happens if this credit sunsets?

- Reduction in the number of residences developed for farmworkers and likely a worsening of farmworker housing conditions in general
- Loss of an incentive for growers to use their own resources to build or rehab housing for their workers
- Reduced ability of nonprofit housing developers to provide quality community-based housing
- Fewer federal resources will be leveraged in Oregon and fewer units will be developed at a higher cost to the state

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Is tax credit an effective & efficient way to achieve this policy goal?

- Yes!
- For community projects, leverages Federal resources
- Provides an incentive for growers to utilize their own resources to provide housing
- Minimal administrative expenses for the State



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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If this tax credit did not exist...



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If this tax credit did not exist...



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Safe, decent housing for Oregon's
agricultural worker families – HB 2980



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AGRICULTURAL WORKFORCE HOUSING COALITION

"Housing People Who Put Food on Our Table"

Quick Facts on the Agriculture Workforce Housing Tax Credit

The Agriculture Workforce Housing Tax Credit – due to sunset in 2014, extended via HB 2980 and the related bill SB 323 – is an essential tool to help meet the need for safe, decent, affordable housing in and near Oregon's agricultural communities.

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. This investment by the State has helped build more than 1,200 housing units in 17 counties since 2001. Currently, about two-thirds of the units that have been built using this credit are community-based, and one-third are farm-based. (See attached memo from OHCS providing additional detail on the tax credit program and location of housing built with the credit.)

The Legislature established the Farmworker Housing Tax Credit to support development of safe, adequate and affordable housing for the state's agricultural workforce. ORS 456.550(7) states: *"...it is the policy of this state to ensure adequate accommodations commensurate with the housing needs of Oregon's farm workers that meet decent health, safety and welfare standards."* The tax credit is an essential, effective tool that brings us closer to meeting this public policy goal.

How the credit works:

- Community-based nonprofit developers and farmers with eligible projects apply annually. There is ongoing monitoring to ensure the housing remains affordable and for benefit of agriculture workers. A 2012 Memo of Understanding between OHCS, DOR and OR-OSHA updated and strengthened program administration.
- A maximum of \$3.625 million per year is allocated. Historically fewer credits are claimed than are allocated; DOR estimates the 2013-15 revenue impact + cost to extend at \$2 million.
- The tax credits make Oregon's applications for Federal Rural Development dollars competitive, bringing in Federal dollars that Oregon would not otherwise have received.
- This tax credit has undergone extensive review in past two legislative sessions and is on the Governor's recommended list for extension as well as in the Co-Chairs' budget.

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 affordable housing for families and connections to schools, health care and the community.
- **Farmers and owners of agricultural businesses** who build housing benefit from increasing the stability of their work force, which helps them remain competitive in the global marketplace. In return they make a long-term investment in their workforce and provide quality housing at very low or zero rent.
- **Local communities and our economy benefit** from increased economic activity, job creation, and stable, well-housed families. 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.

By leveraging public and private investment in safe, decent, affordable housing, this tax credit helps keep agricultural workers and their families out of unacceptable, inhumane living conditions.



Oregon

John A. Kitzhaber, MD, Governor

Housing and Community Services

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February 11, 2013

Racquel Rancier, Committee Administrator
Legislative Committee Services
State Capitol
Salem, OR 97301

RE: Farmworker Housing Tax Credits ORS 315.164

Dear Ms. Rancier:

Oregon Housing and Community Services has prepared the following responses to Senate Rural Communities and Economic Development Committee's questions about the Oregon Farmworker Housing Tax Credit. We have also included several attachments, including data on credits previously awarded, the projected economic impact of the credit, a breakdown of credits awarded by county, and a copy of the MOU between OHCS, DCBS, and DOR.

1. What is the public policy purpose of this credit?

The Legislature established the Farmworker Housing Tax Credit to support the development of safe, adequate and affordable housing for the state's valuable agricultural workforce.

ORS 456.550(7) states "...it is the policy of this state to ensure adequate accommodations commensurate with the housing needs of Oregon's farm workers that meet decent health, safety and welfare standards." The tax credit brings us closer to meeting that goal.

The credit supports the development of housing for seasonal and year-round farmworkers and improves the balance between farmworker jobs and available quality housing. The credit supports the construction of new housing or the rehabilitation of existing housing on farms and in the community.

Housing developed through the credit remains in service as farmworker housing for a minimum of ten years and – if coupled with Oregon Housing and Community Services other grant and tax credit programs provided through Oregon Housing and Community Services – would remain a source of affordable housing for 60 years.

The credit encourages investors to make equity investments in rural areas to serve a low-income workforce. In some cases, the tax credits also induce investors to make loans for the construction of the housing (particularly on-farm housing).



2. Who directly benefits from the credit?

The beneficiaries from this program include:

- Year-round and seasonal farmworkers get safe and affordable housing.
- Growers receive a tax credit to help offset the cost of building on-farm housing.
- Farmers increase their efficiency and production, which benefits the local economy, because their workforce has a stable home in the community.
- Developers of community-based housing are better able to provide safe, decent affordable housing.
- Nonprofit developers that do not have a state tax liability can sell the credits and invest the equity in the development of the needed affordable housing.
- Investors benefit from the credit and reduced tax liability.
- State housing resources are leveraged by other federal grants and loans.
- Local communities benefit from any increase in safe, decent affordable housing.
- Local economies benefit from the economic stimulus effect of housing construction and rehabilitation as well as a more stable local work force.

3. What is expected to happen if this credit fully sunsets?

If the credit fully sunsets it would result in the following:

- Reduction in the number of residences developed for farmworkers and likely a worsening of farmworker housing conditions in general.
- Loss of an incentive for growers to use their own resources to develop new or rehabilitate deteriorated existing housing for their workers.
- Reduced ability of housing developers to obtain federal grant, loan and rental subsidies specifically targeted for farmworker housing.
- Fewer federal resources will be leveraged in Oregon and a fewer units will be developed at a higher cost to the state. For example during 2010, USDA Rural Development committed more than \$6 million towards two farmworker projects. Both projects also received commitments of long-term rental subsidies. Federal funding opportunities like this may be lost entirely if the credit expires.

4. Could adequate results be achieved with a scaled-down version of the credit?

Current efforts do not meet the existing need and fewer credits would exacerbate housing problems by adversely affecting workers. This will negatively impact Oregon's agricultural economy and the portion of the agricultural industry, which depends on farmworkers.



5. What would be the effect of reducing the credit by 50 percent?

A reduction in the credit would reduce the number of farmworker housing units developed.

Each \$1 of tax credit leverages another \$3.12 in capital investment and construction resources. A 50 percent reduction of the credit would result in a loss of \$5,655,000 of annual leveraged resources and fewer units rehabilitated or constructed.

Reducing the credit by 50% would only serve to direct investors to other credits or tax shelters.

6. What background information on the effectiveness of this type of credit is available from other states?

Although other states offer similar tax credit programs for affordable housing development, Oregon is unique in that it provides a tax credit that specifically supports the development of farmworker housing.

7. Is use of a tax credit an effective and efficient way to achieve this policy goal?

Yes. This tax credit provides an incentive for growers to utilize their own resources to build new or maintain existing seasonal or year-round housing.

For apartment building type projects, tax credits are one of several available financing tools. For small, grower sponsored projects, they are essentially the only tool. As a stand-alone funding source, FWHTC demands minimal initial investment by the applicant to apply for the credits and the state incurs minimal administrative expenses.

8. What other incentives (including state or local subsidies, federal tax expenditures or subsidies) are available that attempt to achieve a similar policy goal?

U.S. Department of Agriculture offers programs for development of on-farm and community-based farmworker housing.

In addition, other financial tools – state and federal grant funds, the federal Low Income Housing Tax Credit, and local statutes that enable property tax exemption – support the creation of affordable housing for people with lower incomes. Such housing could possibly serve farmworkers but, unlike units funded by the farmworker housing tax credit, does not provide exclusive use to farmworkers.

9. Could this credit be modified to make it more effective and/or efficient? If so, how?

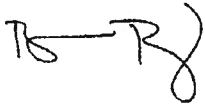
OHCS partners report that the current structure of the tax credit is both efficient and effective. If the department had the ability to carry-forward unused credits or forward allocate them, it could enhance its impact.



Additional information about the Farm Worker Housing Tax Credit is attached. If you have any further questions about the Farm Worker Housing Tax Credit Program please contact Ben Pray at 503-986-2079 or by e-mail at Benjamin.Pray@hcs.state.or.us.

Sincerely,

Ben Pray



Benjamin Pray
Policy Advisor, Legislative Manager
Oregon Housing and Community Services
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Enclosures:

- Attachment 1: Tax Credits Funded by County, 2001 - 2012
- Attachment 2: Benefits of tax credit and affordable housing development, 2001-2010
- Attachment 3: FWHTC Projects, 2001-2012
- Attachment 4: State Agency FWHTC Memorandum of Understanding (OHCS, DOR, DCBS)



Attachment 1**Tax Credits Funded by County, 2001 - 2012**

County	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
Total:	1257	427	830



Attachment 2

Benefits of tax credit and affordable housing development, 2001-2010

Benefits of tax credit and affordable housing development, 2001-2010		
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)	Assumptions
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

¹ The 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 storeowner 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.



Attachment 3

FWHTC Projects, 2001-2012

#	COUNTY	PROJECT NAME	CYCLE	Community Based/Farm-based	Unit Count	SPON/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	Curriu Creek Farm	2007A	FB	1	Curriu 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	SPON/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
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



Attachment 4

State Agency FWHTC Memorandum of Understanding (OHCS, DOR, DCBS)

STATE OF OREGON
OREGON HOUSING AND COMMUNITY SERVICES

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding No. 1535 ("Agreement") is entered into between the State of Oregon acting by and through its Department of Housing and Community Services ("OHCS") and its Department of Revenue ("DOR") and its Department of Consumer & Business Services Occupational Safety and Health Division ("OR-OSHA") referred to collectively herein as "the Parties".

Background

2012 Farm Worker Housing Tax Credit ("FWHTC") Changes

In 2011, the Joint Committee on Tax Credits contemplated extension of the sunset on the FWHTC to 2020. While this committee (and a previous review by a policy committee) were supportive of the extension, a number of questions came up during the legislative hearings. With insufficient time in the session to make a decision, committee leadership promised to revisit the issue in the 2012 session.

Over the summer of 2011 and into 2012, representatives from the Departments of Revenue, Oregon Housing & Community Services, Oregon Department of Agriculture, and OR-OSHA met with the Oregon Farm Bureau, Oregon Association of Nurseries, Oregon Opportunity Network and various housing groups to address many of the questions that came up during those committee hearings.

The group determined that the following changes should be made to the FWHTC program to better account for housing created/rehabilitated on-farm and in the community.

Agreement Parameters

Regulatory/Administrative Changes-OHCS

1. Prior to award of credits, OHCS shall verify with OR-OSHA that owners of farm labor camps who apply for FWHTCs are current with the registration (if required) of their farm labor camp as well as being in compliance with all rules and regulations related to their farm labor camps.
2. OHCS will provide OR-OSHA with a list of all projects receiving tax credits.
3. During the 10 -year compliance period of the tax credits, OHCS will periodically cross check with OR-OSHA that labor camps receiving tax credits are still registered.
4. OHCS will re-evaluate the amount of credit award based upon actual project costs at completion of work and will adjust the amount of credit awarded if actual costs are insufficient to support original award. Information will be forwarded to DOR.
5. Annually, OHCS and DOR will prepare a report that shows the total amount of FWHTCs awarded and claimed on an annual basis. Both agencies will track the credits to determine

Oregon Housing and Community Services 725 Summer St NE Ste B, Salem OR 97301 PH:503-986-2000 Fax:503-986-6705

Page 1 of 3



potential future liability to the state from unclaimed/unused credits.

Regulatory/Administrative Changes - OR-OSHA

1. FWHTC-funded camps will be included in the pool from which the farm worker housing inspection scheduling list is drawn.
2. Subsequent to an on-site inspection of labor housing receiving tax credits, OR-OSHA will take the following steps. If camp is in compliance with the requirements of OR-OSHA farm labor housing rules, no action is necessary. If not in compliance, OR-OSHA will take its usual actions and will inform DOR and OHCS of any citations issued.

Regulatory/Administrative Changes – DOR

1. Ensure the credit is tracked.

For Corporate returns, tracking must be based on the credit information provided by OHCS (credits awarded, tax payer, etc.) and transfer information from tax recipient or OHCS. There is no separate line, no ability to input a code on corporate returns.

For personal tax returns, this information can currently be tracked with a code.

With both programs, ability to track carryover amounts is limited to approximation of the difference between awarded and claimed. There is no way to tell from the tax return how much credit is carried to the next year.

Credit information is limited to summary form; no individual tax return information can be disclosed.

2. Expanded reporting between DOR/OHCS will show:
 - Project completion date, thus improving monitoring of credits to assure they are claimed after completion of work and for allowable term (OHCS began this practice for 2011 credits awarded);
 - Name and contact information of contributors who may have purchased credits thus identifying the taxpayer who will claim credit;
 - Total amount of FWHTCs awarded and claimed on an annual basis. Both agencies will track the credits to determine potential future liability to state from unclaimed/unused credits. DOR will provide reporting to OHCS by December 1st each year on the previous tax year.

Term of Agreement

Unless otherwise amended or extended, this Agreement shall be effective as of the date of execution by all Parties, and shall remain in effect until terminated.

Compliance with Applicable Law

All Parties shall comply with all federal, state and local laws, regulations, executive orders and ordinances applicable to the work under this Agreement including but not limited to Oregon Revised Statute 315.163-315.172.



Contact Persons/Authorized Officials

Unless otherwise stated, the designees named below shall be the contact for all activities relating to the work to be performed under this Agreement.

Department of Consumer & Business Services
Occupational Safety and Health Division
Marilyn Schuster
350 Winter St NE Rm 430
Salem, OR 97209-0405
Phone: 503-378-3272

Department of Revenue
Business and Personal Tax
Ken Ross
955 Center St NE
Salem, OR 97301
Phone: 503-945-8890

Oregon Housing and Community Services
Multifamily Housing Section
Heather Pate
725 Summer St. NE, Ste. B
Salem, OR 97301-1266
Phone: 503-986-6757


Amendments

The terms of this Agreement shall not be waived, altered, modified, supplemented or amended in any manner whatsoever, except by written instrument signed by all Parties.

Approvals

Now, therefore, in consideration of the mutual promises and undertakings contained herein, the parties hereto consent to the provisions of this Agreement.


DEPARTMENT OF CONSUMER & BUSINESS SERVICES OCCUPATIONAL SAFETY AND HEALTH DIVISION

Authorized Signature:  Title: Administrator Date: 2/9/12
Michael Wood

DEPARTMENT OF REVENUE

Authorized Signature: (See attached signature page) Date: _____
Stephanie Lehman

OREGON HOUSING AND COMMUNITY SERVICES

Authorized by:  Date: 2.13.12
Margaret S. Van Vliet, Director or designee



All Parties shall comply with all federal, state and local laws, regulations, executive orders and ordinances applicable to the work under this Agreement including but not limited to Oregon Revised Statute 315.163-315.172.

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DEPARTMENT OF CONSUMER & BUSINESS SERVICES OCCUPATIONAL SAFETY AND HEALTH DIVISION

Authorized Signature: _____ Title: _____ Date: _____
Michael Wood

DEPARTMENT OF REVENUE

Authorized Signature: Stephannie Lehman Title: Procurement Contracts manager Date: 2/9/12
Stephannie Lehman

OREGON HOUSING AND COMMUNITY SERVICES



AGRICULTURAL WORKFORCE HOUSING COALITION

"Housing People Who Put Food on Our Table"

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

The Agricultural 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 workers and families with low incomes by keeping rents below market, generally at 40-60% of area median incomes.

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

**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

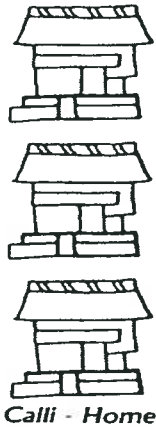
Agriculture Workforce Housing Coalition

Selected Letters in Support of Extending the Agriculture Workforce Housing Tax Credit & Statements of endorsement

The following organizations, agencies, and elected officials support extension
of the Agricultural 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, Former 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





Farmworker Housing Development Corporation

Corporación de Desarrollo de Vivienda Campesina www.fhdc.org

January 18, 2013

Senator Ginny Burdick
900 Court St. NE, S-2131
Salem, OR 97301

Rep. Phil Barnhart
900 Court St. NE, H-383
Salem, OR 97301

Dear Co-Chairs Burdick and Barnhart:

I write on behalf of nine major organizations representing Oregon's communities of color – *Adelante Mujeres, APANO, Bienestar, CAUSA, Farmworker Housing Development Corporation, Hacienda CDC, NAYA, the Oregon Latino Health Coalition and PCUN* – to urge the Democratic Caucus and the Joint Committee on Tax Credits to support extension of the Farm Worker Housing Tax Credit in the upcoming session.

This tax credit – which in the draft bill has been renamed the Agriculture Workforce Housing Tax Credit – is a proven, effective and updated program that is providing safe, clean, stable housing for some of our most vulnerable families in communities around the state. **It is a key safety net for people of color and populations that depend on the Democratic caucus for support.** It is a program that has support from a broad coalition of nonprofits, farmers, service providers, and local elected officials. It has that support because of the positive difference it makes in people's lives and for our economy.

Two-thirds of the housing built through this tax credit is off-farm and developed in communities by nonprofit affordable housing developers and housing authorities. These sponsors are coordinating with local community health centers, training programs, schools and youth programs to make our families and communities stronger and healthier. The leveraged funds enabled by the tax credit are subject to extensive state and federal oversight, which ensures the resources are being spent as intended: to provide safe, decent housing for the agricultural workers who toil year-round to put food on our tables, and their families.

Because of the housing built with funds leveraged through this tax credit, children are being kept from living in a car, young workers aren't being forced to sleep in a tent or under a bridge, and families are able to be warm and safe on frigid winter nights. Children are able to stay in school because they have a stable place to live. Young mothers are kept healthy because there is heat and clean water where they now live.

This tax credit also is an excellent economic investment for the state. A key benefit is that it leverages Federal Rural Development funds as well as private investment. For every dollar in credits, the state receives at least three dollars in federal and private investment. Decent, safe, affordable housing helps ensure a stable, year-round workforce for our state's agricultural industry. And finally, there are the direct and indirect economic benefits of building quality housing in communities around the state.

We ask that the Democratic majority move quickly to approve extension of this tax credit to 2020. Please let us know if we can provide any testimony, success stories, witnesses, or further information.

Sincerely yours,

Roberto Jiménez
Executive Director, FHDC

Cc: Senate President Peter Courtney, House Speaker Tina Kotek



Also co-signed by: Asian Pacific American Network of Oregon (APANO); CAUSA; Pinos y Campesinos Unidos del Noroeste (PCUN)





**Comments before the Joint Committee on Tax Credits
House Bill 2980, Farmworker Housing Tax Credit
By Jeff Stone, Executive Director
Oregon Association of Nurseries
April 1, 2013**

Co-Chairs Burdick and Barnhart and members of the committee, my name is Jeff Stone and I serve as the Executive Director of the Oregon Association of Nurseries. OAN is please to support House Bill 2980, which would extend the tax credit for farmworker housing.

The economic footprint of the nursery and greenhouse industry

The nursery and greenhouse industry remains the state's largest agricultural sector despite a severe economic downturn. As the nation's second largest nursery state with over \$744 million in sales, our growers ship their products throughout the country. Nearly 75% of nursery stock grown in our state leaves our borders – with over half reaching markets east of the Mississippi River. Nursery association members represent wholesale and Christmas tree growers, retailers and greenhouse operations. Our members have spent generations as stewards of the state's natural resources. We believe that economic vitality can go hand in hand with sustainability and long-term environmental health. Our top grossing nursery operations reside within the counties of Clackamas, Marion, Washington, Yamhill and Multnomah. While we have statewide reach with the numerous agricultural suppliers, our main nursery operations footprint is from Boring to Medford.

Agriculture is a critical part of the Oregon economy. It represents 15% of the state's economy, 1 in every 8 jobs, and an Oregon State University study estimates gross farm and ranch sales at \$5.255 billion for 2011, an all-time record.

A variety of tools and strategies are needed to create affordable housing opportunities in Oregon communities.

The Farm Worker Housing Tax Credit – renamed in HB 2980 the Agriculture Workforce Housing Tax Credit, to reflect accurately who it serves – has been a proven and effective part of the “toolkit” since 1989.

There are three key reasons why this tax credit serves an important public purpose and deserves extension:

- It helps provide stable workforce to support our \$5 billion agricultural economy.
- It leverages Federal and private investment, resulting in a net economic benefit to the State.
- It provides safe, decent affordable housing for the families who put food on our tables.

Over the past decade, the credit has helped create more than 1,200 housing units in 17 counties around Oregon.

Who benefits from this credit?

- Farmworkers (and their families) benefit from safe, decent, affordable housing. Housing gives people an opportunity to build better lives
- Farmers receive a tax credit to help offset the cost of building on-farm housing; they increase efficiency and production, which benefits the economy
- Nonprofit developers of community-based housing are better able to provide safe, decent affordable housing
- State resources are leveraged by federal grants and loans, private investment
- Local economies benefit from the economic stimulus of housing construction and rehabilitation as well as a more stable local work force and communities

We don't have enough safe, decent and affordable housing for our agricultural workforce - we know that we are meeting only a small percentage of the need statewide. This leaves families and workers sleeping in cars, under bridges, or in fields. Or, it means that growers don't have workforce available when the crops are ripe.

Please support HB 2980 and extend the Agriculture Workforce Housing Tax Credit. Thank you very much for your consideration, and do not hesitate to contact us if you have any questions.



Columbia Cascade Housing CORP.

"This Institution is an Equal Opportunity Provider"

312 Court Street, Suite 419
The Dalles, OR 97058
(541) 296-3397 Phone
(541) 296-8570 FAX

Deaf Community Relay:
OR 1-800-735-1232
WA 1-800-833-6384

P.O. Box 1703
White Salmon, WA 98672
1-800-800-3397

April 10, 2013

Rep. Phil Barnhart, Co-Chair
Sen. Ginny Burdick, Co-Chair
Joint Committee on Tax Credits
Sen.GinnyBurdick@state.or.us
Rep.PhilBarnhart@state.or.us

Dear Co-Chairs Burdick and Barnhart:

We write to ask for your support of HB2980. A variety of tools and strategies are needed to create affordable housing opportunities in Oregon communities. The Farm Worker Housing Tax Credit – renamed in HB 2980 the Agriculture Workforce Housing Tax Credit, to reflect accurately who it serves – has been a proven and effective part of the “toolkit” since 1989.

There are three key reasons why this tax credit serves an important public purpose and deserves extension:

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"The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, or marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice and TDD). USDA is an equal opportunity provider and employer."

We are grateful to have received bipartisan support from this bill, including 26 sponsors and inclusion in the co-chairs' budget. We urge the Committee to support HB 2980. Thank you very much for your consideration, and do not hesitate to contact us if you have any questions.

Sincerely,



Ruby Mason
Executive Director

VIC GILLIAM
STATE REPRESENTATIVE
DISTRICT 18



HOUSE OF REPRESENTATIVES
900 COURT ST NE
SALEM, OR 97301

March 8, 2013

Honorable Representative Tomei
900 Court Street NE
Salem, OR 97301

Dear Chair Tomei,

I am writing today to support the work done by the Agriculture Workforce Housing Coalition and urge this committee's support for extending the Farm Worker Housing Tax Credit. This tax credit is an important tool to provide safe, stable and affordable housing that enables Oregon agricultural to be competitive worldwide.

This tax credit allows communities to provide the housing required to get Oregon's produce to markets worldwide. Let's encourage farm workers and the partners who provide decent shelter by fortifying this vital legislative instrument. As our Committee is aware, the workers we focus on in this sector are a mobile population that rely on the basic housing created by this tax credit. In addition, new federal farm housing requirements will begin in 2016, and this credit will give farmers vital support to comply with the new regulations.

Many of us are proud of the vast amount of farms and square miles of produce in our districts. All of us benefit from the related economic effects and even depend on the food produced from these fields. Thank you for joining me in supporting the agricultural community of farmers, non-profit partners and coalitions who are committed to quality farm worker housing.

Sincerely,

Vic Gilliam
State Representative
House District 18

March 7, 2013

Rep. Carolyn Tomei
900 Court St. NE, H-279
Salem, OR 97301

Re: Oregon House Bill 2980

Dear Representative Tomei,

I am writing you today on behalf of local nonprofit Hacienda Community Development Corporation in support of Oregon House Bill 2980. We are a Latino CDC that strengthens Oregon families by providing affordable housing, homeownership support, economic advancement and educational opportunities. Hacienda CDC utilized Farmworker Tax Credits to build Plaza Los Robles in Molalla, a 24 unit residential housing community for low income farmworkers and their families.

In 2004 Hacienda CDC researched the rural, agricultural town of Mollala and found there were approximately 2,833 year-round farm workers in Clackamas County and only 104 units of housing affordable specifically for farmworkers. This research compelled Hacienda CDC to do something about the appalling situation many farm workers found themselves in due to the lack of housing in the area. Despite some initial opposition to the development from more established Mollala residents, Hacienda CDC and its partners obtained assistance from Oregon Farmworker Tax Credits to create 24 units of dignified affordable housing in 2006. Plaza Los Robles not only serves as a roof over the heads of this vulnerable population, but as an inspirational place where the community meets in the conference room and gains enrichment at the learning center. Kids are able to play on the half-court basketball facility and fully accessorized playgrounds. Mollala residents have since testified that the development has added to the community and that they appreciate the investment.

Residents at Plaza Los Robles, like all of Hacienda's affordable housing communities, enjoy the full support of a vast array of culturally appropriate services tailored to their needs, including inter-generational education for children and adults; healthy lifestyles awareness classes; civic engagement and recreation. The community center at Plaza Los Robles has been accredited for adult education by the National Institute of Adult Education of the Mexican government. Currently, Plaza Los Robles is fully occupied, allowing 24 families earning just 30% to 50% of family median income to call Plaza Los Robles their home.

Should you have any questions please contact me at vmerced@haciendacdc.org or (503) 595-2111.

Thank you for your time and consideration,

Victor Merced
Executive Director
Learn more about our work: <http://www.haciendacdc.org/>

To: Representative Carolyn Tomei
RE: Agriculture Workforce Housing Tax Credit – HB2980
Human Services and Housing Committee, March 8, 2013

I am writing to ask for your support of [HB2980](#), with chief sponsors Rep. Bailey and Sens. Thomsen and Dingfelder. This bill extending the Farmworker Housing tax credit is very similar to HB2474/SB323 other than changing the name to Agriculture Workforce. The bill currently has a total of 26 sponsors.

There are three key reasons why this tax credit serves an important public purpose and deserves extension:

1. It helps provide stable workforce to support our \$5 billion agricultural economy.
2. It leverages Federal and private investment, resulting in a net economic benefit to the State.
3. It provides safe, decent affordable housing for the families who put food on our tables.

A variety of tools and strategies are needed to create affordable housing opportunities in Oregon communities. The Farm Worker Housing Tax Credit – renamed in the 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.

Over the past decade, the credit has helped create more than 1,200 housing units in 17 counties around Oregon. Who benefits from this credit?

- Farmworkers (and their families) benefit from safe, decent, affordable housing. Housing gives people an opportunity to build better lives
- Farmers receive a tax credit to help offset the cost of building on-farm housing; they increase efficiency and production, which benefits the economy
- Nonprofit developers of community-based housing are better able to provide safe, decent affordable housing
- State resources are leveraged by federal grants and loans, private investment
- Local economies benefit from the economic stimulus of housing construction and rehabilitation as well as a more stable local work force and communities

Our communities are better and stronger when we have safe, stable and affordable housing for all our residents. We don't have enough safe, decent and affordable housing for our agricultural workforce - we know that we are meeting only a small percentage of the need statewide. This leaves families and workers sleeping in cars, under bridges, or in fields. Or, it means that growers don't have workforce available when the crops are ripe.

Safe, decent housing means fewer people are homeless or inhumane conditions. Children's success in school and life is tied to having a stable home. Please support HB 2980 and extend the Agriculture Workforce Housing Tax Credit.

Thank you,

Kathy Kniep, Interim Executive Director



COMMUNITY DEVELOPMENT LAW CENTER

101 SW Main Street, Suite 1100, Portland, OR 97204

(503) 248-1100 (Portland) | (541) 550-7689 (Bend)

(503) 974-2352 (Fax) | www.salcgroup.org

March 5, 2013

Committee on Human Services and Housing
Oregon House of Representatives
Salem, Oregon

Re: HB 2980

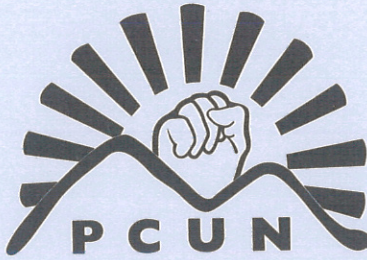
Dear Committee Members:

I am submitting this letter in support of HB 2980 for the Agricultural Workforce Housing Tax Credit. The Community Development Law Center is a nonprofit law firm, a program of St. Andrew Legal Clinic, that was formed in 2000 to provide legal services to support housing for low income families in Oregon. Much of our work has been with nonprofit corporations providing housing for farmworkers in rural Oregon. The funds available from the Farmworker Housing Tax Credit has been invaluable in enabling our clients to build housing. Without these funds hundreds of units would not have been built. The housing built by nonprofits using funds from sale of the tax credits is beautiful and healthy housing, contributing to the lives of farmworkers and to the communities in which they live.

We urge you to vote "yes" on HB 2980.

Sincerely,

Attorney Name



Pineros y Campesinos Unidos del Noroeste *Northwest Treeplanters and Farmworkers United*

300 Young St. / Woodburn, Oregon 97071 / (503) 982-0243 / (503) 982-1031 (FAX)
e-mail: farmworkerunion@pcun.org website: www.pcun.org

PCUN Testimony supporting HB 2980 House Human Services and Housing Committee March 8, 2013

Submitted by PCUN Secretary-Treasurer Larry Kleinman

PCUN, Oregon's farmworker union, strongly supports passage of HB 2980 and the continuation of the Agricultural Worker Housing Tax Credit, today known as the "Farm Worker Housing Tax Credit" or FWHTC.

Since our founding in 1985, PCUN has advocated for and worked to increase the supply of decent and affordable housing for farmworkers. The shortage of such housing existed in 1985 and continues to exist today.

Part of our longstanding efforts to remedy this shortage has manifest in our co-founding of the Farmworker Housing Development Corporation (FHDC) in 1991 and our active support for and participation in its efforts. I serve as FHDC's board treasurer.

The FWHTC have played an indispensable role in the development and rehabilitation of FHDC's apartment units, soon to number 278, located in Woodburn, Salem and Independence. A total of more than 1,000 individuals currently reside in these units. Since FHDC opened its first project, *Nuevo Amanecer*, in Woodburn in 1994, many hundreds of families have moved into FHDC apartment units, stabilized their families, gained training and skills, and moved onto to market rate housing or home ownership. There are thousands more who desperately need such housing and opportunity.

By enacting HB 2980 and extending the Credit's sunset, the Oregon Legislature will be sending a strong message to investors, to growers, and to farmworkers that the economic security of Oregon agribusiness and continues to be a high priority, as is the condition of farmworker families, and that housing plays a key role in both.

As a long-time leader of PCUN, I can attest that our organization and grower associations have often disagreed on public policy, sometimes sharply. Therefore, it's significant to note that, on HB 2980 and AWHTC/FWHTC, **the union and the employers are in full agreement.**

We appreciate this opportunity to share our views and urge a "yes" vote on HB 2980.



Professional Administrative Services, Inc.

Public Affairs Management Specialists

Statement in Support of SB 323
John McCulley
Representing Tree Fruit Growers
February 12, 2013

The tree fruit producers and shippers in the Mid-Columbia region and Umatilla County strongly support SB 323. This part of Oregon is a national leader in the production of pears and sweet cherries and grows a significant amount of apples.

These are all crops that require harvest by hand during a very short time period. Our family farmers rely on a highly skilled, seasonal and often migrant workforce who often struggle to find decent, affordable housing for a limited time. The on-farm housing provided by growers is a relatively small, but still important, piece of the benefit provided by this tax credit.

Farmers need to attract workers to Oregon so that we can remain competitive in the world marketplace. The family-owned farms I represent operate on very slim margins and face significant risks. As they seek ways to remain competitive, this modest tax incentive from the state makes it possible for producers to invest in the long-term stability of their workforce.

Having a healthy, well-housed, stable workforce benefits the economy and it improves the lives of the workers who harvest our crops.

We urge support extension of this tax credit to keep this important tool that benefits Oregon's farmers, rural communities and families.

OREGON LAW CENTER

921 SW Washington, Suite 516
Portland, Or. 97205

TESTIMONY IN SUPPORT OF SB 323
Before the Senate Committee on Rural Communities and Economic Development
February 12th, 2013
Submitted by: Sybil Hebb

Chair Roblan, Vice-Chair Baertschiger, and members of the Committee:

On behalf of the Oregon Law Center, I submit this written testimony in support of Senate Bill 323, which would extend the current tax credit program for farmworker housing development. This tax credit program helps to preserve and improve access to an important source of affordable housing for Oregon agricultural workers and their families. I thank the committee for allowing me the opportunity to provide testimony in support of this program.

The Oregon Law Center (OLC) is a non-profit law firm whose mission is to achieve justice for the low-income communities of Oregon. A large number of our clients are low-wage workers, some of whom have jobs on farms or processing and handling crops in rural areas around the state. Just like employees in other sectors, these laborers work hard to earn a decent living and provide basic necessities for their families. The availability of safe and affordable housing for farmworker and agricultural worker families is crucial not only to their livelihood, but to strengthen and maintain a strong economy locally and regionally.

Study after study has cited the lack of affordable housing in rural areas for low income individuals. The Farmworker Housing Tax Credit (FHTC) set out in ORS 315.164 encourages development and maintenance of safe, stable, and affordable housing for the workers who are so integral to the success of Oregon's agricultural economy. When the struggles of finding a safe and stable home are alleviated for our state's agricultural workers, their families thrive. Oregon's children growing up in secure housing suffer fewer illnesses and achieve higher graduation rates. Oregon's model of farmworker housing has been nationally recognized as achieving excellent results through collaboration between developers, communities, advocates, health care providers, and employers. Rural communities are stronger and healthier as a result of this program.

The tax credit program leverages and facilitates private investment in development of this resource that is so essential both to agricultural employers and their employees. The current program is set to sunset in 2014. Unless the sunset is extended until 2020, we will lose this important tool for development of critical housing resources. Due to the preparation and timelines involved in seeing an affordable housing development project to completion, a tax credit that is set to expire fewer than six years from this legislative session could have the effect of halting future development and rapidly depleting existing stock of quality housing.

For the above reasons, we urge your support for the extension of the sunset on this program until 2020, in the interest of predictability and stability for developers, employers, and most importantly, families. We thank you for your efforts to help preserve this important resource.



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

Wayne Fording, Commissioner • John Hatfield, Chair • Mike Ahern, Commissioner



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



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.

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



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,

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,

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:

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,

Pietro Ferrari
Executive Director

PRF/jlb

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

503.231.4866

503.231.4327 fax

www.CatholicCharitiesOregon.org



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

Endorsement Form

The Agriculture Workforce Housing Tax Credit 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 830 units of community housing and 427 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 Agriculture Workforce Housing Tax Credit.

Organization: Columbia Gorge Fruit Growers
Contact Name: Jean Godfrey
Address: PO Box 168
City, State: Odell OR 97044
Telephone: 541-387-4769
Email: cgfg@hrecn.net

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



EQUAL HOUSING OPPORTUNITY

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 • Coalition for a Livable Future • 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 • Fair Housing Council of Oregon • 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 Linger, 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 (PCUN) • Proud Ground • RDO-Calbee Foods • REACH Community Development • Former Gov. Barbara Roberts • ROSE Community Development • Rural Community Assistance Corp. • Salem-Kelzer CDC • Scott Edwards Architecture LLP • St. Joseph Shelter • St. Vincent de Paul of Lane County • Sustainable Northwest • Threemile Canyon Farms, LLC Timu: 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"



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
NORPAC Foods
Northwest Housing Alternatives
Oregon Association of Nurseries
Oregon Farm Bureau
Oregon State Board of Agriculture
Oregon Winegrowers Association
Riferos 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.
CAPECO
Joel Chavez
Lisa Dawson
Housing Authority of Malheur County
Housing Works
BDO-Calbee Foods, LLC
Umatilla County Housing Authority
Threemile Canyon Farms, LLC

Southern Oregon

Bear Creek Orchards, Inc.
Housing Authority of Jackson County
Klamath Housing Authority
NeighborWorks Umpqua

Willamette Valley:

A to Z Wineworks
Adeante Milleres
Bienestar
Hacienda CDC
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 Liringer, Clackamas County Commissioner
Chris Page
Northwest Pilot Project
North Willamette Valley Habitat for Humanity
REACH Community Development
Salem-Kaiser CDC
St. Joseph Shelter
St. Vincent De Paul of Lane County
Mary Stein, 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: 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.



EQUAL HOUSING OPPORTUNITY

AGRICULTURAL WORKFORCE HOUSING COALITION

"Housing People Who Put Food On Our Table"



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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 of Oregon
Enterprise
Housing Alliance
Latino Network
LMC Construction
Neel Management Team
NORPAC Foods
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Oregon Association of Nurseries
Oregon Farm Bureau
Oregon State Board of Agriculture
Oregon Winegrowers Association
Piñeros y Campesinos Unidos del Noroeste
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Sustainable Northwest

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

Central & Eastern Oregon:
Boardman Foods
Cascade Specialties, Inc.
CAPECO
Joel Chavez
Lisa Dawson
Housing Authority of Malheur County
Housing Works
Jefferson County Board of Commissioners
RDO - Calbee Foods, LLC
Umatilla County Housing Authority
Threemile Canyon Farms, LLC

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

Willamette Valley:
A to Z Wineworks
Adelante Mujeres
Bienestar
Hacienda CDC
Centro Cultural of Washington County
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Clackamas County Board of Commissioners
Community Home Builders
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Anne Lininger, Clackamas County
Commissioner
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REACH Community Development
Salem-Keizer CDC
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Verde
Washington County Board of Commissioners
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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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john@oregonon.org

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- CAUSA
- Catholic Charities
- Community Development Law Center
- Ecumenical Ministries of Oregon
- Enterprise
- Housing Alliance
- Latino Network
- LMC Construction
- Neel Management Team
- NORPAC Foods
- Northwest Housing Alternatives
- Oregon Association of Nurseries
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- Piñeros y Campesinos Unidos del Noroeste
- ROSE Community Development
- Scott Edwards Architecture LLP
- Sustainable Northwest

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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.



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

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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: _____

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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

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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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St. Joseph Shelter
St. Vincent de Paul of Lane County
Sustainable Northwest
Threemile Canyon Farms, LLC
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847 NE 19th Ave., Ste 150, Portland, OR 97232
Phone: (503) 223-4041/Fax: (503) 335-0475
john@oregonon.org

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.

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Since 2001 the FWHTC has:

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- 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: 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 Schwesefmann
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 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
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 City, State: Portland, OR 97232
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 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
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Address: 133 NW SIXTH Avenue
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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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Statewide Organizations:
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Ecumenical Ministries Oregon
Housing Alliance
Latino Network
LMC Construction
Neel Management Team
NORPAC Foods
Oregon Association of Nurseries
Oregon Farm Bureau
Oregon State Board of Agriculture
Oregon Winegrowers Association
Pillares y Campesinos Unidos del Noroeste
Rural Community Development
Scott Edwards Architecture LLP

Columbia Gorge
Columbia Cascade Housing Corp.
Columbia Gorge Fruit Growers
Gardner View Farms

Central & Eastern Oregon
Bendishan Foods
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CZPFG
Cul Chaska
Lisa Dawson
Housing Authority of Milheur County
Housing Works
HDB - Calbee Foods, LLC
Umatilla County Housing Authority
The Farm at Canyon Farms, LLC

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Housing Authority of Jackson County
Jamaiah Housing Authority

Willamette Valley
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Community Home Builders
Community Action Organization
Farmworker Housing Development Corp.
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Agricultural, Clackamas County Commissioner
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Organization: Enterprise
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Address: 520 SW 12th Ave., Suite 700
City, State: Portland, OR
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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!



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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

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

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Organization: Cascadia Behavioral Healthcare
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 847 NE 19th Ave., Ste 150, Portland, OR 97232
 Phone: (503) 223-4041/Fax: (503) 335-0475
john@oregonon.org

Statewide Organizations:

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 GAUSA
 Catholic Charities
 Community Development Law Center
 Ecumenical Ministries Oregon
 Housing Alliance
 Latino Network
 LMC Construction
 Neel Management Team
 NORPAC Foods
 Oregon Association of Nurseries
 Oregon Farm Bureau
 Oregon State Board of Agriculture
 Oregon Winegrowers Association
 Pfliferos 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.
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 Joel Chavez
 Lisa Dawson
 Housing Authority of Malheur County
 Housing Works
 RDO - Calbee Foods, LLC
 Umatilla County Housing Authority
 Threemile Canyon Farms, LLC

Southern Oregon:

Bear Creek Orchards, Inc.
 Housing Authority of Jackson County
 Klamath Housing Authority

Willamette Valley:

A to Z Wineworks
 Adelante Mujeres
 Bienestar
 Hacienda CDC
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 Clackamas County Board of Commissioners
 Community Home Builders
 Community Action Organization
 Farmworker Housing Development Corp.
 Housing Authority of Yamhill County
 Anne Lininger, Clackamas County Commissioner
 North Willamette Valley Habitat for Humanity
 St. Joseph Shelter
 St. Vincent De Paul of Lane County
 Mary Stern, Yamhill County 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.

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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

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 :

REACH Community Development

Contact Name:

Dee Walden

Address:

1135 SE Salmon

City, State:

Portland, OR

Telephone:

503 231 0682

Email:

dwalden@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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 - Klamath Housing Authority
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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

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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

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EQUAL HOUSING OPPORTUNITY

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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

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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

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Organization: NAYA Family Center
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Endorsement Form

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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.



EQUAL HOUSING OPPORTUNITY

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john@oregonon.org

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

Columbia Gorge:

Columbia Cascade Housing Corp.
Columbia Gorge Fruit Growers
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Housing Authority of Jackson County
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Willamette Valley:

A to Z Wineworks
Adelante Mujeres
Bienestar
Hacienda CDC
Centro Cultural of Washington County
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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@oregoncat.org or info@oregoncat.org

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Scott Edwards Architecture LLP
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Columbia Cascade Housing Corp.
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Orchard View Farms

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Lisa Dawson
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RDO - Calbee Foods, LLC
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NeighborWorks Umpqua

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A to Z, Wineworks
Adeante Mujeres
Bienestar
Hacienda GDC
Centro Cultural of Washington County
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Chris Page
REAGH Community Development
Salem-Kelzer, CDC
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St. Vincent de Paul of Lane County
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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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City, State: Eugene, OR 97401
Telephone: 541-485-1017 x138
Email: johnvul@lclac.org

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



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Orchard View Farms

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Boardman Foods
Cascades Specialties, Inc.
GAPECO
Jael Chavez
Lisa Davison
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RDO - Calbee Foods, LLC
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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

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



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Organization: C PAH
Contact Name: Sheila Greenlaw-Fink
Address: PO Box 23206
City, State: Tigard, OR 97281-3206
Telephone: 503.293.4038
Email: sgfink@cpahinc.org

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



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Ecumenical Ministries of Oregon
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Housing Alliance
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Neel Management Team
NDRPAC Foods
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Oregon Association of Nurseries
Oregon Farm Bureau
Oregon State Board of Agriculture
Oregon Winegrowers Association
Pileos, Campesinos Unidos del Noroeste
ROSE Community Development
Scott Edwards Architecture LLP
Sustainable Northwest
Columbia Gorge
Columbia Cascade Housing Corp.
Columbia Gorge Fruit Growers
Gardner View Farms
Central & Eastern Oregon
Boardman Foods
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CARECO
Joel Chayer
Lisa Dawson
Housing Authority of Malheur County
Housing Works
Jensen County Board of Commissioners
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Umsilla County Housing Authority
Threemile Canyon Farms LLC
Southern Oregon
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Housing Authority of Jackson County
Klamath Housing Authority
Neighbor Works Umpqua
Willamette Valley
Ayo 2 Winery
Adeleite Moritz
Benedict
Racinda CDE
Seno Cultural of Washington County
Jeff Cohen, Multnomah County Chair
Clackamas County Board of Commissioners
Community Home Builders
Community Housing Fund
Community Action Organization
Farmworker Housing Development Corp.
Housing Authority of Yamhill County
Babe Gringer, Clackamas County
Commissioner
Northwest Fair Project
North Willamette Valley Habitat for Humanity
SHEP
BRCH Community Development
Sara New - CDE
St. Joseph Shelter
St. Vincent Home of Lane County
Wendy Stone, Yamhill County Commissioner
Yield
Washington County Board of Commissioners
Willamette Valley Housing Coalition
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Willamette Valley:
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Ebenestar
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Organization: Willamette Partnership
Contact Name: Bobby Cochran
Address: 2550 SW Hillsboro Hwy
City, State: Hillsboro, OR 97123
Telephone: 503-681-4435
Email: Cochran@willamettepartnership.org

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Organization: SUSTAINABLE NORTHWEST
Contact Name: MARTIN GOEBEL, PRESIDENT
Address: 813 SW ALDER, SUITE 500
City, State: PORTLAND, OR 97205
Telephone: 503-221-6911 x102
Email: mgoebel@sustainablenorthwest.org

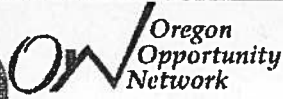
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 Oregon State Board of Agriculture
 Oregon Migration Services Association
 Oregon's Farmworker Health Care Network
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Columbia Gorge

Columbia Gorge Housing Coalition
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 Orchard View Farms

Central & Eastern Oregon

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 CAPERS
 Cascade Valley
 Ika Dawson
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 Umatilla County Housing Authority
 Umatilla Canyon Farms, LLC

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 Working Authority of Jackson County
 Rainier Housing Authority
 Neighbor Works Oregon

Willamette Valley

ACEZ Willamette
 Abilene Motors
 Aqueduct
 BioScapes ORE
 Cedar Central of Washington County
 Clatsop County Board of
 Cooperatives
 Community Housing Fund
 Community Action Organization
 Farmworker Housing Development Corp.
 Housing Authority of Yamhill County
 Anne Johnson - Clackamas County
 CommTrust
 GHS-PAGE
 Northwest Fruit Producers
 North Willamette Valley Housing for
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 REACH Community Development
 Rivers Valley ORE
 St. Joseph Shelter
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Organization: VERDE

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Address: 6899 NE COLUMBIA BLVD

City, State: PORTLAND, OR

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Email: alandverdenw.org

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



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