

## Agriculture Workforce Housing Tax Credit HB 2980



Human Services and Housing Committee  
March 8, 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 in 1989 to support development of safe, adequate and affordable housing for the state's agricultural workforce:  
*"...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."* - ORS 456.550(7)
- 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



## Program overview

- DOR estimated 2013-15 revenue impact + cost to extend = \$2 million
- Extensive review in past 2 legislative sessions
- 2011 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



## Case study: Nuevo Amanecer, Woodburn

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



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## Safe, decent housing for Oregon's agricultural worker families



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



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If this program did not exist...



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If this program did not exist...



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Safe, decent housing for Oregon's  
agricultural worker families



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# AGRICULTURAL WORKFORCE HOUSING COALITION

"Housing People Who Put Food on Our Table"

## AGRICULTURE WORKFORCE HOUSING TAX CREDIT

### HB 2980 & SB 323/HB 2474

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

Please support [HB2980](#), with chief sponsors Rep. Bailey and Sens. Thomsen and Dingfelder. This bill extending the tax credit is very similar to HB2474/SB323 other than changing the name to Agriculture Workforce. This bill currently has a total of 26 sponsors – thank you to all our sponsors!

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. Our latest news:

- **The Co-Chairs' Budget, announced on March 4, [includes funding for the Farm Worker Housing Tax Credit](#).** We're grateful for the Co-Chairs' support!
- **On Feb. 12, the Rural Communities and Economic Development Committee unanimously supported SB 323 and forwarded the bill to the Joint Committee on Tax Credits.** Members of our diverse coalition provided powerful testimony on the economic and human benefits of this tax credit.



Feb. 12 Hearing Testimony (l to r): Ramon Ramirez, PCUN; Francisco Lopez, CAUSA; Ian Tolleson, Oregon Farm Bureau; John McCulley, Tree Fruit Growers. Farmworker families in the audience. Thank you to Chair Roblan and the Committee for your unanimous support!

- **Two new agriculture workforce housing projects have been awarded \$6 million in Federal funds.** This tax credit leverages significant Federal investment for Oregon's rural communities, most recently \$6 million from the U.S. Agriculture Department for community-based projects in The Dalles and Silverton.

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

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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 bills SB 323/HB 2474 – 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 2011 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.

### 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.



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

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 Lininger, Clackamas County Commissioner LMC Construction • Metropolitan Affordable Housing • NAYA Family Center • NEDCO • Neel Management Team • Neighborhood Partnerships • NeighborWorks Umpqua • Network of Oregon Affordable Housing (NOAH) • NORPAC Foods • North Willamette Valley Habitat for Humanity • Northwest Housing Alternatives • Northwest Pilot Project • Orchard View Farms • Oregon Association of Nurseries • Oregon Farm Bureau • Oregon Latino Health Coalition • Oregon Opportunity Network • Oregon State Board of Agriculture • Oregon Winegrowers Association • Piñeros y Campesinos Unidos del Noroeste (PCUN) • Proud Ground • RDO—Calbee Foods, LLC • REACH Community Development • Former Gov. Barbara Roberts • ROSE Community Development • Rural Community Assistance Corp. • Salem-Keizer CDC • Scott Edwards Architecture LLP • St. Joseph Shelter • St. Vincent de Paul of Lane County • Sisters of the Road • Sustainable Northwest • Threemile Canyon Farms, LLC • Tivnu: Building Justice • Umatilla County Housing Authority • Verde • Washington County Board of Commissioners • Willamette Neighborhood Housing Services • Willamette Partnership • Yamhill County Board of Commissioners



# AGRICULTURAL WORKFORCE HOUSING COALITION

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## CASE STUDY: Nuevo Amanecer ("New Dawn")

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

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

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

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



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

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

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

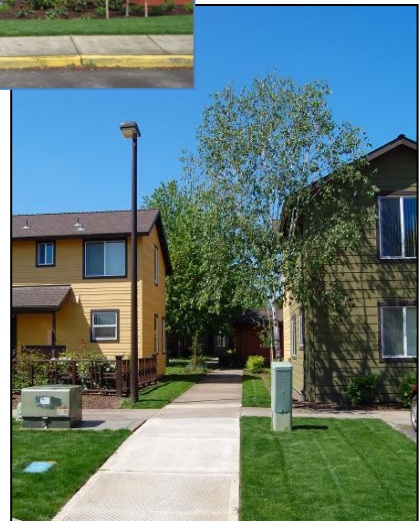
On December 3<sup>rd</sup>, 2012 Mario got the call he had been waiting for seven years. "We are prequalified. We are almost in!" The good news kept coming that day. "The doctor said we are having a boy! My girls will have a little brother." Mario and his family will be moving in to the new phase of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

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

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

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

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



# AGRICULTURAL WORKFORCE HOUSING COALITION

*"Housing People Who Put Food on Our Table"*

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





# Oregon

John A. Kitzhaber, MD, Governor

## Housing and Community Services

North Mall Office Building  
725 Summer St NE, Suite B  
Salem, OR 97301-1266  
PHONE: (503) 986-2000  
FAX: (503) 986-2020  
TTY: (503) 986-2100  
[www.ohcs.oregon.gov](http://www.ohcs.oregon.gov)

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?**

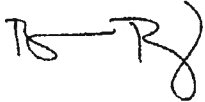
OHCS partners report that the current structure of the tax credit is both efficient and effective. If the department had the ability to carry-forward unused credits or forward allocate them, it could enhance its impact.



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**  
Office: 503.986.2079  
Cell: 503.510.1678

**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

<b>County</b>	<b>Total Units</b>	<b>Farm Based Units</b>	<b>Community Based Units</b>
<b>Clackamas</b>	82	4	78
<b>Columbia</b>	22	0	22
<b>Crook</b>	1	1	0
<b>Harney</b>	1	1	0
<b>Hood River</b>	85	85	0
<b>Jackson</b>	41	1	40
<b>Jefferson</b>	24	0	24
<b>Josephine</b>	6	6	0
<b>Lane</b>	2	0	2
<b>Linn</b>	2	2	0
<b>Marion</b>	218	10	208
<b>Polk</b>	42	4	38
<b>Umatilla</b>	172	0	172
<b>Union</b>	6	6	0
<b>Wasco</b>	316	293	23
<b>Washington</b>	199	14	185
<b>Yamhill</b>	38	0	38
<b>Total:</b>	<b>1257</b>	<b>427</b>	<b>830</b>



## Attachment 2

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

<b>Benefits of tax credit and affordable housing development, 2001-2010</b>		
<b>Benefits for 1,164 units since 2001</b>	<b>(millions)</b>	<b>Assumptions</b>
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 <sup>1</sup> economic impact model. One of the study's outcomes is a \$2.14 economic impact for each dollar invested.
<b>Total benefits</b>	<b>\$299.9</b>	Includes leverage and economic stimulus

<b>Costs</b>	<b>(millions)</b>	<b>Assumptions</b>
<b>FWHTCs investment</b>	\$ 23.9	Total credits awarded since 2001 for on-farm and community-based housing
<b>Gap financing</b>	\$ 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)
<b>Total cost</b>	<b>\$ 28.7</b>	<b>Total OHCS investment</b>
<b>Total Net Benefit:</b>	<b>\$271.2</b>	<b>Total benefits less total cost</b>

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



#	COUNTY	PROJECT NAME	CYCLE	Community Based/Farm-based	Unit Count	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)

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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 1<sup>st</sup> 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.

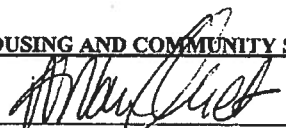
**DEPARTMENT OF CONSUMER & BUSINESS SERVICES OCCUPATIONAL SAFETY AND HEALTH DIVISION**

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



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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 Lehnman Title: Procurement Contracts manager Date: 2/9/12  
Stephannie Lehnman

**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.**

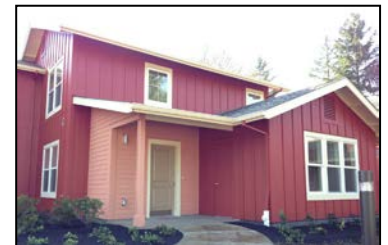
Two recent examples of community-based housing show the leveraging impact of the tax credit. The combined subsidies allow these properties to serve workers and families with low incomes by keeping rents below market, generally at 40-60% of area median incomes.

**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
<b>OHCS Farmworker Housing Tax Credit Equity</b>	<b>\$300,000</b>
OHCS Housing Trust Fund	\$100,000
OHCS Low Income Weatherization	\$23,751
<b>TOTAL</b>	<b>\$4,347,142</b>

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



Funding Source	Amount
USDA Rural Development 516 Grant	\$2,430,000
<b>OHCS Farmworker Housing Tax Credit Equity</b>	<b>\$1,527,226</b>
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
<b>TOTAL</b>	<b>\$5,906,026</b>

**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 10<sup>th</sup> 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.

<b>Permanent Sources of Funds</b>		
<b><u>Grants &amp; Equity</u></b>		
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.
<b>USDA Rural Development 514 Grant</b>	<b>1,500,000</b>	<b>Grant. CCHC was notified by USDA in January, 2013 that its application was selected for funding.</b>
Grants	250,000	Applications will be submitted to foundations Spring 2013 for grant funding pertaining to specific aspects of the development.
<b><u>Loans</u></b>		
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.
<b>USDA Rural Development 516 Loan</b>	<b>1,500,000</b>	<b>Loan. 1% interest rate amortized over 33 years. Grant. CCHC was notified by USDA in January, 2013 that its application was selected for funding.</b>

**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**

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



COMMUNITY DEVELOPMENT CORPORATION  
5136 NE 42<sup>nd</sup> Ave.  
Portland, OR 97218  
Phone: (503) 595-2111  
Fax: (503) 595-2116

[www.haciendacdc.org](http://www.haciendacdc.org)

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.

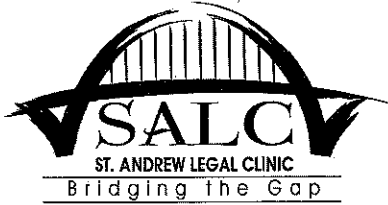
Residents at Plaza Los Robles, like all of Hacienda's affordable housing communities, enjoy the full support of a vast array of culturally appropriate services tailored to their needs, including inter-generational education for children and adults; healthy lifestyles awareness classes; civic engagement 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](mailto: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/>



## 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](http://www.salcgroup.org)

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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

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

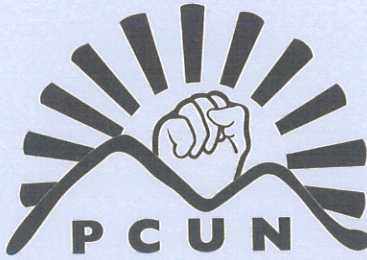
Our communities are better and stronger when we have safe, stable and affordable housing for all our residents. We don't have enough safe, decent and affordable housing for our agricultural workforce - we know that we are meeting only a small percentage of the need statewide. This leaves families and 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 in humane 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





## 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](mailto:farmworkerunion@pcun.org) website: [www.pcun.org](http://www.pcun.org)

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### **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

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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 12<sup>th</sup>, 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 3<sup>rd</sup> 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](http://www.co.yamhill.or.us)

October 24, 2012

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

Dear Chair Burdick and Co-Chairs Barnhart and Berger:

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

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

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

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

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

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

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

Sincerely,

Leslie Lewis, Chair

Kathy George, Vice-Chair

Mary P. Stern, Commissioner

# JEFFERSON COUNTY

## BOARD OF COMMISSIONERS

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



September 12, 2012

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

Dear Chair Burdick and Co-Chairs Barnhart and Berger:

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

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

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

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

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

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

Sincerely,

John Hatfield, Chair  
 Jefferson County Board of Commissioners



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

July 25, 2012

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

Dear Chair Burdick,

***We need your assistance.***

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

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

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

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

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

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

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

Sincerely,

Marty Myers  
General Manager



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

July 25, 2012

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

Dear Co-chair Barnhart,

***We need your assistance.***

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

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

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

Sincerely,

Marty Myers  
General Manager





# WASHINGTON COUNTY OREGON

August 16, 2012

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

Dear Chair Burdick and Co-Chairs Barnhart and Berger:

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

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

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

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

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

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

Andy Duyck, Chair  
Washington County Board of Commissioners

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



July 25, 2012

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

Dear Senator Burdick,

***We need your assistance.***

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

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

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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,

Nick Sauvie  
Executive Director



# Catholic Charities

Providing Help, Creating Hope

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

August 13, 2012

Dear Co-chair Barnhart,

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

Sincerely,

Pietro Ferrari  
Executive Director

PRF/jlb

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

503.231.4866  
503.231.4327 fax

[www.CatholicCharitiesOregon.org](http://www.CatholicCharitiesOregon.org)

Member of Catholic Charities USA





# 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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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](http://www.CatholicCharitiesOregon.org)

Member of Catholic Charities USA



# AGRICULTURAL WORKFORCE HOUSING COALITION

"Housing People Who Put Food On Our Table"



A Collaborative Effort of Oregon Opportunity Network:  
847 NE 19<sup>th</sup> Ave., Ste 150, Portland, OR 97232  
Phone: (503) 223-4041/Fax: (503) 335-0475  
[john@oregonon.org](mailto: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  
Neel 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  
Adeleite 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@JACC James.McCawley@CO.WASHINGTON.OREGON.GOV

Please contact John Miller at [john@oregonon.org](mailto: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"



A Collaborative Effort of Oregon Opportunity Network:  
847 NE 19<sup>th</sup> Ave., Ste 150, Portland, OR 97232  
Phone: (503) 223-4041/Fax: (503) 335-0475  
[john@oregonon.org](mailto: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  
Northwest Housing Alternatives  
Oregon Association of Nurseries  
Oregon Farm Bureau  
Oregon State Board of Agriculture  
Oregon Winegrowers Association  
Piñeros y Campesinos Unidos del Noroeste  
ROSE Community Development  
Scott Edwards Architecture LLP  
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  
Jeff Cogen, 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  
Anne Lininger, Clackamas County  
Commissioner  
Northwest Pilot Project  
North Willamette Valley Habitat for Humanity  
Chris Page  
REACH Community Development  
Salem-Keizer CDC  
St. Joseph Shelter  
St. Vincent de Paul of Lane County  
Mary Stern, Yamhill County Commissioner  
Verde  
Washington County Board of Commissioners  
Willamette Neighborhood Housing Services  
Willamette Partnership

## Endorsement Form

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- 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: 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](mailto: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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## Statewide Organizations:

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CAUSA  
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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  
Oregon Farm Bureau  
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## Columbia Gorge:

Columbia Cascade Housing Corp.  
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Boardman Foods  
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## 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  
Jeff Cogen, Multnomah County Chair  
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Community Home Builders  
Community Housing Fund  
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Farmworker Housing Development Corp.  
Housing Authority of Yamhill County  
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Northwest Pilot Project  
North Willamette Valley Habitat for Humanity  
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St. Vincent de Paul of Lane County  
Mary Stern, Yamhill County Commissioner  
Verde  
Washington County Board of Commissioners  
Willamette Neighborhood Housing Services  
Willamette Partnership

## Endorsement Form

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Organization: \_\_\_\_\_

Contact \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

NEDCO

Claire Seguin

212 Main

Springfield, OR 97477

541 345 7106

claire@nedcocdc.org

Please contact John Miller at [john@oregonon.org](mailto:john@oregonon.org) if you have any questions or would like additional information.



EQUAL HOUSING OPPORTUNITY

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

# AGRICULTURAL WORKFORCE HOUSING COALITION

"Housing People Who Put Food On Our Table"



A Collaborative Effort of Oregon Opportunity Network:  
847 NE 19<sup>th</sup> Ave., Ste 150, Portland, OR 97232  
Phone: (503) 223-4041/Fax: (503) 335-0475  
[john@oregonon.org](mailto: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  
Northwest Housing Alternatives  
Oregon Association of Nurseries  
Oregon Farm Bureau  
Oregon State Board of Agriculture  
Oregon Winegrowers Association  
Piferos y Campesinos Unidos del Noroeste  
ROSE Community Development  
Scott Edwards Architecture LLP  
Sustainable Northwest

## Columbia Gorge:

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

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Cascade Specialties, Inc.  
CAPECO  
Joel Chavez  
Lisa Dawson  
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Housing Works  
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RDO - Calbee Foods, LLC  
Umatilla County Housing Authority  
Threemile Canyon Farms, LLC

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Housing Authority of Jackson County  
Klamath Housing Authority  
NeighborWorks Umpqua

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Adelante Mujeres  
Bienestar  
Hacienda CDC  
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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](mailto: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](mailto: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

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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](mailto: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

Please contact John Miller at [john@oregonon.org](mailto:john@oregonon.org) if you have any questions or would like additional information.



EQUAL HOUSING OPPORTUNITY

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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](mailto:john@oregonon.org) if you have any questions or would like additional information. Thank you for joining our Coalition!



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

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

Please contact John Miller at [john@oregonon.org](mailto: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"



A Collaborative Effort of Oregon Opportunity Network:  
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Phone: (503) 223-4041/Fax: (503) 335-0475  
[john@oregonon.org](mailto:john@oregonon.org)

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## Endorsement Form

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- Benefited Oregon's rural, agricultural economies.

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

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

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

Please contact John Miller at [john@oregonon.org](mailto:john@oregonon.org) if you have any questions or would like additional information.



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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

Please contact John Miller at [john@oregonon.org](mailto:john@oregonon.org) if you have any questions or would like additional information.



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Willamette Valley  
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Organization: Enterprise  
Contact Name: Annunella Saul  
Address: 520 SW 12<sup>th</sup> Ave., Suite 700  
City, State: Portland, OR  
Telephone: 503-553-5646  
Email: asaul@enterprisecommunity.org

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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  
Address: 13930 Gain St.  
City, State: Oregon City, OR  
Telephone: 503-655-8506  
Email: trelland@co.clackamas.or.us

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Organization: Cascadia Behavioral Healthcare  
Contact Name: Margaret Jonsson  
Address: 847 NE 19<sup>th</sup> Ave, Ste. 100  
City, State: Portland, OR 97225  
Telephone: 503-552-6275  
Email: margaret.jonsson@cascadiabhcare

Please contact John Miller at [john@oregonon.org](mailto: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"



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

#### Statewide Organizations:

CASA of Oregon  
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.  
CAPECO  
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  
Blenestar  
Hacienda CDC  
Centro Cultural of Washington County  
Clackamas County Board of Commissioners  
Community Home Builders  
Community Action Organization  
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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](mailto:john@oregonon.org) if you have any questions or would like additional information. Thank you for joining our Coalition!



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Oregon  
Opportunity  
Network

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[john@oregonon.org](mailto:john@oregonon.org)

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Organization :

REACH Community Development

Contact Name:

Dee Walden

Address:

1135 SE Salmon

City, State:

Portland, OR

Telephone:

503 231 0682

Email:

dewalden@reachcdc.org

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



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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

Please contact John Miller at [john@oregonon.org](mailto:john@oregonon.org) if you have any questions or would like additional information.



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  - Floating Alliance
  - Latino Network
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  - Need Management Team
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  - Oregon Association of Nurses
  - Oregon Farm Bureau
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  - CAPECO
  - Jack Harvey
  - Eisa Dawson
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  - Umatilla County Housing Authority
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  - Adelante Mujeres
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  - Radenda, LLC
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Organization : NORTHWEST HOUSING ALTERNATIVES

Contact Name: SHERY GRAU

Address: 2316 SE WILLARD ST

City, State: MILWAUKIE, OR 97222

Telephone: 503.654.1007 x100

Email: GRAU@NWHOUSING.ORG

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



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

Please contact John Miller at [john@oregonon.org](mailto:john@oregonon.org) if you have any questions or would like additional information.



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

Please contact John Miller at [john@oregonon.org](mailto:john@oregonon.org) if you have any questions or would like additional information.



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

Please contact John Miller at [john@oregonon.org](mailto:john@oregonon.org) if you have any questions or would like additional information.



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

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Cascade Specialties, Inc.  
Cascadia Behavioral Healthcare  
Catholic Charities  
CAUSA  
Centro Cultural of Washington County  
Joel Chavez  
Clackamas County Board of Commissioners  
Jeff Cogen, Multnomah County Chair  
Columbia Cascade Housing Corp.  
Columbia Gorge Fruit Growers  
Community Action Organization  
Community Development Law Center  
Community Home Builders  
Community Housing Fund  
Community Partners for Affordable Housing  
Lisa Dawson  
Ecumenical Ministries of Oregon  
Enterprise  
Farmworker Housing Development Corp.  
Hacienda CDC  
Home Forward  
Housing Alliance  
Housing Authority of Jackson County  
Housing Authority of Multnomah County  
Housing Authority of Yamhill County  
Housing Works  
Jefferson County Board of Commissioners  
Klamath Housing Authority  
Latino Network  
Anne Linger, Clackamas City Commissioner  
LMC Construction  
Metropolitan Affordable Housing  
NEDCO  
Niel Management Team  
NeighborWorks Unique  
NORFAC Funds  
North Willamette Valley Habitat for Humanity  
Northwest Housing Alternatives  
Northwest Pilot Project  
Orchard/Sea Farms  
Oregon Association of Nurseries  
Oregon Farm Bureau  
Oregon State Board of Agriculture  
Oregon Winegrowers Association  
Chris Page  
Pafros y Campesinos Unidos del Noroeste  
PDO - Dalbee Foods, LLC  
REACH Community Development  
ROSE Community Development  
Rural Community Assistance Corp.  
Salem-Kelzer CDC  
Scott Edwards Architecture LLP  
Mary Stern, Yamhill City Commissioner  
St. Joseph Shelter  
St. Vincent de Paul of Lane County  
Sustainable Northwest  
Threemile Canyon Farms, LLC  
Umatilla County Housing Authority  
Verde  
Washington County Board of Commissioners  
Willamette Neighborhood Housing Services  
Willamette Partnership

# OREGON AGRICULTURAL WORKFORCE HOUSING COALITION

"Housing People Who Put Food On Our Table"

Strong Communities · Lasting Value



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

A to Z: Wlnetworks  
Adelante Mujeres  
Bear Creek Orchards, Inc.  
Blenestar  
Boardman Foods  
CAPECO  
CASA of Oregon  
Cascade Specialties, Inc.  
Cascadia Behavioral Healthcare  
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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](mailto:john@oregonon.org) if you have any questions or would like additional information.



EQUAL HOUSING OPPORTUNITY



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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](mailto:john@oregonon.org) if you have any questions or would like additional information.



EQUAL HOUSING OPPORTUNITY

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

Please contact John Miller at [john@oregonon.org](mailto:john@oregonon.org) if you have any questions or would like additional information.



EQUAL HOUSING OPPORTUNITY  
CAT

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Oregon Winegrowers Association  
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Scott Edwards Architecture LLP  
Sustainable Northwest

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Adeante Mujeres  
Bienestar  
Hacienda GDC  
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REAGH Community Development  
Salem-Kelzer, CDC  
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Organization: 1000 FRIENDS OF OREGON  
Contact Name: JASON MILLER  
Address: 134 SW 2ND AVE STE. 201  
City, State: PORTLAND, OR 97204  
Telephone: 503 497-1000 x. 127  
Email: j2son@friends.org

Please contact John Miller at [john@oregonon.org](mailto:john@oregonon.org) if you have any questions or would like additional information.



EQUAL HOUSING OPPORTUNITY

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Organization: LAWE County Legal Aid & Advocacy Center  
Contact Name: John VanLandingham  
Address: 376 EAST 11<sup>th</sup> AVE  
City, State:  Eugene, OR 97401  
Telephone: 541-485-1017 x138  
Email: johnvul@lclac.org

Please contact John Miller at [john@oregonon.org](mailto:john@oregonon.org) if you have any questions or would like additional information.



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Oregon Winegrowers Association  
Pifleros 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

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

Please contact John Miller at [john@oregonon.org](mailto: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

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 Latino Network  
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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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Cascade Specialties, Inc.  
CAPECO  
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  
NeighborWorks Umpqua

Willamette Valley:  
A to Z Wineworks  
Adelante Mujeres  
Bienestar  
Hacienda CDO  
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 Uninger, Clackamas County Commissioner  
Chris Page  
Northwest Pilot Project  
North Willamette Valley Habitat for Humanity  
REACH Community Development  
Salem-Keizer CDC  
St. Joseph Shelter  
St. Vincent De Paul of Lane County  
Mary Stem, 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: 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

Please contact John Miller at [john@oregonon.org](mailto:john@oregonon.org) if you have any questions or would like additional information.

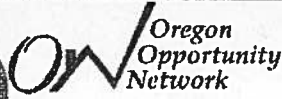


EQUAL HOUSING OPPORTUNITY



# AGRICULTURAL WORKFORCE HOUSING COALITION

"Housing People Who Put Food On Our Table"



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

### Statewide Organizations:

CASA of Oregon  
CAUSA  
Catholic Charities  
Community Development - NW Center  
Economic Industries Oregon  
Expanding  
Funding Alliance  
Latino Network  
Local Government  
Local Managerial Teams  
NOHRAI Board  
North West Housing Alternatives  
Oregon Association of Farm Centers  
Oregon Farm Bureau  
Oregon State Board of Agriculture  
Oregon Migration Assistance  
Oregon Community Development  
Farm Workers Association of Oregon

### Columbia Valley:

Columbia Valley Housing Council  
Columbia Valley Food Shoppers  
Orford View Farms

### Central & Eastern Oregon:

Bakerian Foods  
Columbia Valley Food Shoppers  
CAPCO  
Local Food Systems  
Local Government  
Local Managerial Teams  
Local Migration Assistance  
Local Migration Assistance  
Local Migration Assistance  
Local Migration Assistance

### Southern Oregon:

Class Creek Orchard, LLC  
Working Authority of Jackson County  
Harney Housing Authority  
Neighbor Works Oregon

### Willamette Valley:

CLAZ Ag Services  
Abnaki Market  
AgCenter  
Biscuits CFB  
Ecological Center of Washington County  
Clatsop County Board of  
Local Managers  
Community Housing Fund  
Community Action Organization  
Farmworker Housing Development Corp  
Housing Authority of Yamhill County  
Anne Johnson - Clackamas County  
Community  
Farm Bureau  
Northwest Food Policy  
North Willamette Valley Housing for  
Habitat  
BEACON Community Development  
Farm Worker CFB  
St. Joseph Shelter  
SP Villages de Pau in Lane County  
Mary Stern - Yamhill City Commission  
Willamette Neighborhood Housing  
Services

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Organization: VERDE  
Contact Name: ALAN HIPOLITO

Address: 6899 NE COLUMBIA BLVD

City, State: PORTLAND OR

Telephone: 503.980.5260

Email: alandverdenw.org

Please contact John Miller at [john@oregonon.org](mailto:john@oregonon.org) if you have any questions or would like additional information.



EQUAL HOUSING OPPORTUNITY